

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building E
Honolulu, Hawaii 96817**

**June 20, 2013
9:00 a.m.**

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting Minutes, April 18, 2013 (*Pages 1-11*)
- B. Executive Session Minutes, April 18, 2013 (not for public release)

III. PUBLIC TESTIMONY

Public testimony on any item relevant to this agenda 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. FOR ACTION

- A. Motion: To Adopt Board Resolution No. 60 Expressing Appreciation to Director Roger Godfrey (*Pages 13-014*)
- B. Motion: To Reappoint Ms. Radiant Chase, Mr. Earl Mente, Ms. Joyce Nakamura, Mr. Soloman Kuresa and Ms. Sylvianne Young to the Oahu Eviction Board, Mr. George DeMello to the Hilo Eviction Board, Mr. Mark Nishino to the Maui Eviction Board and Mr. Ross Oue to the Kona Eviction Board for an additional Two-Year Term Expiring on July 31, 2015. To Reappoint Ms. Jane Moana Gray to the Oahu, Hilo, Kauai, Kona and Maui Eviction Boards for an additional Two-Year Term Expiring on June 30, 2015 (*Pages 15-35*)
- C. Motion: To Ratify the Determination of the Executive Director that the Decision of the Grievance Hearing Officer in Case No. 113161 was not Based Solely and Exclusively Upon the Facts Presented at the Hearing as Required by 24 CFR 966.56; and that Such Determination Does Not Reflect a Waiver of Rights of the Tenant to Further Review or Relief (*Pages 36-210*)

- D. Motion: To Update the Utility Allowance Rates Provided by National Facilities Consultants for the Fiscal Year July 1, 2013 to June 30, 2014 for the Federal Low Income Public Housing Program (**Pages 211-218**)
- E. Motion: To Adopt Resolution No. 61, Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2013 – 2014 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development (HUD-Form 52574) (**Pages 219-223**)

V. REPORTS

- A. Executive Director's Report: (**Pages 224-278**)

Updates and Accomplishments Related to Public Housing Occupancy, Maintenance Repairs; Design and Construction Project Updates; Review of Financial Contracts & Procurements Executed During April/May 2013; Staffing; Rent Collections and Evictions; and Follow-Up Report on Board Inquiries; Request for Finance Task Force to Review Operating Budget for FY 2013 – 2014; Audited Financial Data Schedule Submitted to HUD; PHA Plan Certifications and Salary Comparability Task Force

- B. Task Force Report: Report from the Executive Director's Compensation Task Force as Requested in April 2013

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 personnel matters.

VI. FOR DISCUSSION/INFORMATION

- A. For Information: *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority Denise Wise in Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795) (Page 279)*

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 *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority; Denise Wise In Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795)*.

- B. For Discussion: State Representative Rida Cabanilla to Discuss Her Vision for Public Housing with the HPHA Board of Directors (**Page 279**)

If any person requires special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Taryn Chikamori at (808) 832-4690 by close of business two days prior to the meeting date. Meals will be served to the Board and support staff as an integral part of the meeting.

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING E
HONOLULU, HAWAII 96817
ON THURSDAY, APRIL 18, 2013
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority met for their Regular Board Meeting at 1002 North School Street, on Thursday, April 18, 2013 at 9:00 a.m. The meeting was called to order by Chairperson Gierlach and upon the call to order, those present were as follows:

DIRECTORS

PRESENT:

Director David Gierlach, Chairperson
Director Matilda Yoshioka, Vice-Chair
Director Jason Espero, Secretary
Director Roger Godfrey
Director Debbie Shimizu
Director Trevor Tokishi
Designee Wilfredo Tungol
Director George Yokoyama

Deputy Attorney General, Jennifer Sugita
Deputy Attorney General, John Wong

DIRECTORS

EXCUSED:

Director Desiree Kihano

STAFF PRESENT:

Hakim Ouansafi, Executive Director
Barbara Arashiro, Executive Assistant
Clarence Allen, Acting Chief Financial Management Advisor
Kiriko Oishi, Chief Compliance Officer
Rick Sogawa, Contracts & Procurement Officer
Becky Choi, State Housing Development Administrator
Stephanie Fo, Section 8 Subsidy Program Branch Chief
Joanna Renken, Public Housing Supervisor
Rochelle Akamine, Resident Services Program Specialist
Diane Johns, Property Management Specialist
Veronica Malbey, Property Management Specialist
Taryn Chikamori, Secretary to the Board

OTHERS:

Scott Jepson, EJP Consulting
Brian Matson, Assistant Governor's Homelessness Coordinator

Proceedings:

Chairperson Gierlach declared a quorum present.

Director Espero moved,

To approve the Regular Meeting Minutes of March 21, 2013.

Director Shimizu corrected page 8 stating she did not “abstain”, she voted “nay”.

The minutes were unanimously approved as amended.

Public Testimony

With there being none, Chairperson Gierlach moved on with the next order of business.

For Action:

Director Yoshioka moved,

**To Reappoint Ms. Elaine Watai to the Hawaii Public Housing Authority’s
Kona Eviction Board for a Two-Year Term Expiring on May 31, 2015.**

Executive Director Ouansafi reported that Ms. Watai is fair and qualified to serve. The staff recommends the reappointment of Ms. Watai.

The motion was unanimously approved.

For Action:

Director Espero moved,

**To Amend the January 17, 2013 Regular Meeting Minutes Previously
Approved by the Board of Directors of the Hawaii Public Housing Authority.**

Executive Director Ouansafi reported that staff meets and discusses the events that occurred after each Board meeting. The statement about the vouchers and preferences was an issue. In turn, the HPHA asked the Attorney General’s office to review the tape of the January 17, 2013 meeting. The Attorney General’s office found that what was reported in the January minutes were incorrect.

Director Shimizu asked if it is proper to amend minutes that the Board already approved. Deputy Attorney General Sugita responded that it is proper to amend the minutes, but there will be two versions on record.

The motion was unanimously approved.

For Action:

Director Yoshioka moved,

To Adopt Amendments to and Compilation of Chapter 17-2028 “Federally-Assisted Housing Projects”, Hawaii Administrative Rules and to Authorize the Executive Director to Undertake All Actions Necessary under Chapter 91, Hawaii Revised Statutes, and Administrative Directive No. 09-01 to Implement the Amendments.

Executive Director Ouansafi reported that staff, along with Deputy Attorney General Sugita, has put in hundreds of hours on the proposed amendments. Many of the proposed amendments are necessary to comply with State laws and federal regulations. Some of the items are related to health and safety issues. One of the issues is the utility allowance, the HPHA wants to remove the current schedule and add that “the schedule would be developed annually based on the listed factors.” Another change is that the current rule only requires applicants not to “be engaged in drug-related criminal activity or violent criminal activity” and the HPHA wants to add “or other criminal activity.” The HPHA would also like to amend the motion to remove the definition of household.

Director Shimizu asked if the percentages and years are determined by the U.S. Department of Housing and Urban Development (HUD). Executive Director Ouansafi responded that the utility allowance rates were determined by a consultant and the three year period on criminal activity is based on federal regulations.

Designee Tungol asked if the smoking ban is for federal and State housing projects. Executive Director Ouansafi confirmed that the smoking ban is for all HPHA projects. However, the rules under consideration only govern federal public housing.

Designee Tungol asked if the HPHA discussed the smoking ban with HUD. Executive Director Ouansafi responded that HUD recommends the smoking ban, but does not mandate it.

Designee Tungol asked if the smoking ban would apply to all units or whether there would be designated smoking buildings. Executive Director Ouansafi responded that the smoking ban covers all dwelling units and areas within 20 feet from all dwelling units.

Designee Tungol asked if each Asset Management Project (AMP) will decide where the designated smoking area will be. Executive Director Ouansafi confirmed that the AMPs are working with each community to identify a designated smoking area. The designated area needs to meet two criterias: 1) be accessible to all and 2) be located 20 feet from any window, door or unit.

Designee Tungol stated that he is concerned about the disabled tenants who are unable to go to the designated smoking area. Ms. Oishi stated that tenants can submit a reasonable accommodation request and the HPHA will review each request on a case by case basis.

Director Shimizu asked how the HPHA prohibits medical marijuana usage if State law allows it. Chairperson Gierlach responded that this rule applies only to federal public housing because medical marijuana usage is not allowed in federal public housing units.

Director Shimizu stated that this will also apply to the State units. Ms. Oishi responded that these rules do not apply to the State public housing units.

Director Yoshioka asked when the rules will take effect. Executive Director Ouansafi responded that the time table is on page 33 and the HPHA is working towards a July 1, 2013 implementation date.

The motion was unanimously approved as amended.

For Action:

Director Yoshioka moved,

To Adopt Amendments to and Compilation of Chapter 17-2020 “Evictions – Practice and Procedure”, Hawaii Administrative Rules, and to Authorize the Executive Director to Undertake All Actions Necessary under Chapter 91, Hawaii Revised Statutes, and Administrative Directive No. 09-01, to Implement the Amendments.

Executive Director Ouansafi stated that the proposed amendments are necessary to implement State law and have been reviewed by the Attorney General’s Office. Many of the revisions were proposed by the Attorney General’s Office for consistency between Chapter 17-2020 and Chapter 17-2028.

Director Shimizu asked if a tenant is currently a medical marijuana user in a federal unit will they be allowed to stay in the unit. Executive Director Ouansafi responded that if a person discloses that they are a medical marijuana user the HPHA places them in State public housing, not federal public housing.

The motion was unanimously approved.

For Action:

Director Espero moved,

To Adopt Amendments to and Compilation of Chapter 15-185-25 “Section 8 - Housing Choice Voucher Program”, Hawaii Administrative Rules, and Adopt Amendments to the Section 8 Housing Choice Voucher Program’s Administrative Plan to Remove Waitlist Preferences, to Update all Chapter Numbers, and Update References to Applicable State Statutes and Federal Regulations, Subject to Review by the Department of the Attorney General; and to Authorize the Executive Director to Take All Actions Necessary Under Chapter 91, Hawaii Revised Statutes, and Administrative Directive No. 09-01, to Implement the Amendments, including Amending the Rules to Incorporate Revisions Recommended by the Department of the Attorney General.

Executive Director Ouansafi reported that the HPHA met with the Hawaii Interagency Council on Homelessness (HICH) and other service providers to discuss their concerns with the proposed removal of preferences. There seemed to have been a misunderstanding because the service providers were under the impression the HPHA was removing the preferences from the public housing program. The Executive Director explained that this is for Section 8 and the administrative burden it was adding to the program. With the preferences and with the HPHA receiving only 69% of its administrative fees, it needs to find ways to reduce its administrative expenses. The HPHA had \$1.8 million reduced from its housing assistance payments by the federal government and can never get those funds back. After explaining that it was for Section 8 and the reasons behind the removal of preferences, most providers supported the idea. Collin Kippen sent an email supporting the HPHA and the removal of the preferences.

Designee Tungol asked what the HPHA will do if someone needs housing quickly and requires a preference. Executive Director Ouansafi responded that the HPHA is recommending that they apply for public housing which will allow them to get housing quicker because the Section 8 waitlist has been closed since 2006.

Director Shimizu asked if the preferences are being removed permanently. Executive Director Ouansafi responded that the Board can revisit the issue at anytime, but at that time the staff would likely not recommend the reinstatement of the preferences. He stated that the preferences were causing an administrative burden to agencies nationwide, so ending the removal of the preferences is one of the strategies proposed by HUD to streamline services and make housing authorities more efficient.

The motion was unanimously approved.

For Action:

Director Yoshioka moved,

To Amend the Section 8 Housing Choice Voucher Program's Administrative Plan and the Federal Public Housing Program's Admissions and Continued Occupancy Policy Regarding Income Verification Hierarchy Guidelines and to Authorize the Executive Director to Undertake All Steps Necessary to Effect such Changes.

Executive Director Ouansafi reported that this is mandated by HUD Notice 2010-19, Administrative Guidance for Effective and Mandated Use of the Enterprise Income Verification (EIV) system. The HPHA already follows this process, but it is not in the administrative rules.

The motion was unanimously approved.

Chairperson Gierlach moved,

To Amend the Agenda to Add Item IV. G. Creation of a Mayor Wright Task Force with the Purpose to Interact with Other State Players in Terms of Moving Forward with Public Housing with a Preference on the Mayor Wright Homes (MWH) Redevelopment.

The motion was unanimously approved.

Director Yoshioka asked if the term "redevelopment" is too broad. Chairperson Gierlach responded that it is meant to be broad so the task force can develop working relationships with many different stake holders, ranging from the Department of Public Safety (DPS) to the Department of Business and Economic Development (DBED) and for the overall redevelopment of the Kalihi-Palama area.

Executive Director Ouansafi stated that the HPHA is looking at three projects for the Rental Assistance Demonstration (RAD) program and one is potentially on Kauai.

Chairperson Gierlach, Director Espero, Designee Tungol, Director Yoshioka and Director Shimizu volunteered to be on the task force.

Chairperson Gierlach called for a recess at 10:00 a.m. and reconvened at 10:10 a.m.

Executive Director's Report:

- Executive Director Ouansafi reported that the HPHA is trying to cut down costs and showed the Board a new electronic format of the board packet and asked if the Board would be interested in receiving the packet electronically in this format.

Chairperson Gierlach stated he would like to get the file electronically.

- Executive Director Ouansafi reported that the HPHA is also creating electronic applications for public housing and will be assigning applicants a bar code instead of using social security numbers.
- Executive Director Ouansafi reported that the HPHA requested \$180 million from the Legislature. The House budgeted \$30 million for 2014 and nothing for 2015 until the HPHA can prove it can spend the 2014 funds. The HPHA has \$134 million spoken for and \$90 million of that already being spent from previous funds. The Senate version is looking to be about \$30-\$45 million. The HPHA only receives about \$9 million from the federal with about half a billion dollars in need.

- Executive Director Ouansafi reported that the HPHA is investing in customized software and training of staff. The software and training will cost about \$500,000 which the HPHA already spends on the auditor to fix issues after the fact.

Director Shimizu asked if there is security built in. Executive Director Ouansafi responded there will be different levels of security for each staff.

- Executive Director Ouansafi introduced Scott Jepson, EJP Consulting, from Seattle who is helping the HPHA with the Choice Neighborhood Grant Planning application.
- Executive Director Ouansafi reported that the HPHA has sent staff to Maui because of numerous complaints. The staff is working with residents and law enforcement agencies on the issues.
- Executive Director Ouansafi reported that the staff is working on finalizing the request for bid (RFB) for Lanakila. The HPHA should have shovel in ground by the end of the year.
- Executive Director reported that the HPHA has been working with HUD on the Fair cloth issue. The HPHA found documents dating back to 1994 proving that the HPHA should be receiving subsidy for an additional 68 units. HPHA is awaiting HUD's response.

Director Yoshioka asked what the Fair Cloth limit is. Executive Director Ouansafi responded that in 1999 the federal government capped the amount of federal public housing units each agency can have, using the number of units from 1999. HUD did not count the units that were being demolished at Lanakila. The HPHA believes that

those units should be counted because the HPHA received HUD approval to demolish those units.

- Executive Director Ouansafi reported that the HPHA is making tremendous progress on the title search and Declaration of Trust project.
- Designee Tungol asked if the HPHA is on track with the MWH redevelopment. Chairperson Gierlach responded that because the HPHA lost the planner who oversaw the project it is a little delayed.
- Director Yoshioka stated that she drove by Kalihi Valley Homes (KVH) and asked why so many units are vacant. Executive Director Ouansafi responded that KVH has a 90% occupancy rate and the building that is vacant is currently under construction. Executive Assistant Arashiro also added that construction on some units cannot start until the retaining wall has been fixed.
- Executive Director Ouansafi stated that Budget & Finance (B & F) released the funds. The HPHA is owed around \$2.1 million. The HPHA already expended the funds because it is from fiscal year 2008-2009 and is just looking to get reimbursed from B & F. This is in addition to the 10% reimbursement for administrative costs.
- Director Tokishi asked if maintenance is not being done because of sequestration budget cuts. Executive Assistant Arashiro responded that maintenance is being done, but purchases for large items are not currently being approved. Also expenditures that qualify for capital funds are being moved to capital funds.
- Designee Tungol asked if the HPHA still has the volunteer program. Executive Director Ouansafi confirmed that the AMPs still use volunteers, and that there is a bill in the Legislature that would allow the HPHA to accept donations. The HPHA originally supported the bill, but Representative Cabanilla added preferences to the bill which the HPHA now opposes. The HPHA has met with Representative Cabanilla several times and informed her if the preferences are not removed the Governor may veto.
- Director Tokishi asked if depreciation expenses went up because projects finished earlier than expected or did the HPHA not budget for the depreciation. Mr. Allen responded that the HPHA used the actual depreciation expense from the previous year for the budget.

For Discussion

Chairperson Gierlach stated that the Board will discuss:

To Seek Board Input on Proposed Revision to the Hawaii Public Housing Authority's Policy Regarding Retraction of Section 8 Housing Choice

Vouchers from Families Most Recently Issued Vouchers to Retraction of Vouchers from Families Who Have Been on the Section 8 Program the Longest.

Executive Director Ouansafi stated that if sequestration goes on longer than expected the HPHA may need to recall vouchers. One of the options the HPHA has is to remove families from the program on a "first in, first out" basis. The staff is considering this option because there are families with vouchers for over 30 years. Removing families on a "last in, first out" basis will most likely mean these families will be at risk for homelessness. In any of these proposed alternatives, the elderly and disabled will be exempt.

Designee Tungol stated that like many of the Department of Human Services (DHS) programs, Section 8 is income based and asked whether people get removed from Section 8 because they are over the income limit. Executive Director Ouansafi responded it does happen, but not very often. Some participants feel like "why should I work or get a raise, and then I have to move out and pay higher rent." There is no incentive for people to move out.

Designee Tungol asked if there is any direction from HUD. HUD has not given PHAs a directive, but during a conference call with a HUD consultant they recommended "first in, first out."

Chairperson Gierlach stated he feels that because the idea is self sufficiency it should be "first in, first out."

Director Godfrey asked if there is a way to determine who is closest to the income limit and recall the vouchers from those families. Executive Ouansafi stated that if the HPHA does that then many people will quit their jobs, instead of losing their voucher.

Chairperson Gierlach asked if the HPHA can set a time limit on Section 8. Executive Director Ouansafi responded that because the federal government's intent is not to penalize anyone for being poor and as such, there is no time limit for Section 8.

Director Shimizu stated that she would like notices sent to all Section 8 voucher holders informing them that the HPHA may be recalling vouchers.

Director Godfrey stated that he feels the best way is a lottery.

Director Espero stated that he feels the fairest way is a lottery, but he also understands that families who have held the voucher for 30 years should allow others a chance of assistance.

Director Tokishi stated that he feels it should be "first in, first out" because they benefited the longest. He also stated that he feels everyone should be notified.

Designee Tugol stated that he feels a lottery would be the fairest to all because if it's "first in, first out" the HPHA may be disrupting families that are established in schools and the community.

Chairperson Gierlach stated that majority of the Board feels that a lottery system is the fairest way.

Director Shimizu stated that the resident advocate's voice is missing from this Board and feels a survey should be sent out. Executive Director Ouansafi stated that the HPHA can do a survey, but feels that if a family has been on for 30 years they will say "last in, first out" and vice versa.

Director Shimizu asked if the HPHA will give notice. Executive Director Ouansafi responded the HPHA will be sending out a notice. Executive Assistant Arashiro stated that the HPHA is still in the investigative process and would still have to amend the PHA plan, amend the Section 8 administrative plan and hold a public hearing to implement any proposed changes.

Director Yoshioka moved at 11:04 a.m.,

To 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:

- 1. Executive Session Minutes, March 21, 2013**
- 2. *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority Denise Wise in Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795)***
- 3. Status and Updates of the Federal Section 8 Project Based Contract Administration (PBCA) Program**
- 4. Update on Status of Ke Kumu Ekahi**

The motion was unanimously carried.

The Board reconvened from Executive Session at 11:45 a.m.

Executive Director Ouansafi reported that the HPHA submitted the Financial Data Schedule (FDS), the PHA plan, and related certifications to HUD on time.

Chairperson Gierlach stated that the Board needs to appoint task force to make recommendations on Executive Director's compensation and the task force needs to work with Executive Assistant Arashiro.

Chairperson Gierlach stated that the task force will consist of Directors Yokoyama, Tungol, Godfrey and Tokishi.

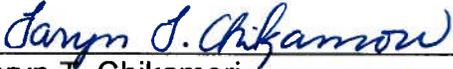
Chairperson Gierlach stated that there is a bill that ties the Executive Director's Compensation to Governor's salary.

Chairperson Gierlach congratulated the HPHA on receiving for the second year in a row a Senate Commendation for Excellence under the leadership of Executive Director Ouansafi and Executive Assistant Arashiro.

With no further business for the Board to conduct, the meeting adjourned at 11:50 a.m.

MINUTES CERTIFICATION

Minutes Prepared by:



Taryn T. Chikamori
Secretary to the Board

JUN 20 2013

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on May16, 2013: [] As Presented [] As Amended



Jason Espero
Director/Board Secretary

JUN 20 2013

Date

Page 12
Intentionally left Out

FOR ACTION

MOTION: To Adopt Board Resolution No. 60 Expressing Appreciation to Director Roger Godfrey

I. FACTS

A. Director Roger Godfrey is a member of the Hawaii Public Housing Authority's Board of Directors.

II. DISCUSSION

A. Director Godfrey's appointed term will end on June 30, 2013.

III. RECOMMENDATION

That the Board of Directors Adopt Board Resolution No. 60 Expressing Appreciation to Director Roger Godfrey of the Hawaii Public Housing Authority's Board of Directors

Prepared by: Barbara E. Arashiro, Executive Assistant *BA*

Adopted by the HPHA Board of Directors on the date set forth above:

 David Gierlach
David Gierlach, Chairperson

**RESOLUTION NO. 60
HAWAII PUBLIC HOUSING AUTHORITY**

EXPRESSING APPRECIATION TO DIRECTOR ROGER GODFREY

WHEREAS, Director Roger Godfrey is an active member of the Hawaii Public Housing Authority's (HPHA) Board of Directors; and

WHEREAS, as the President of Times Super Market and the Fleming Companies in Honolulu, Director Godfrey brought with him a wealth of business and finance experience which was reflected in his thoughtful inquiries, discussions and decisions at the Board level; and

WHEREAS, Director Godfrey worked tirelessly to improve services and programs for the families in the HPHA's programs; and

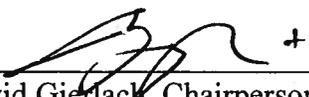
WHEREAS, Director Godfrey has been instrumental in resolving policy issues, serving on numerous finance task force committees; and

WHEREAS, in his role as a Board member, Director Godfrey was particularly interested in accurate and timely financial reporting; resolution of single audit findings; and in increased accountability at all levels; and

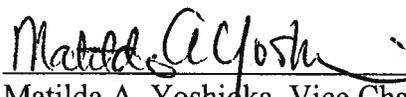
WHEREAS, the HPHA's Board of Directors hold Director Godfrey in the highest personal regard.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 60 Expressing Appreciation to Director Roger Godfrey on this 20th day of June 2013;

AND, BE IT FURTHER RESOLVED that a copy of this resolution be transmitted to Director Roger Godfrey reflecting sincere appreciation of the Board for his contributions to the Hawaii Public Housing Authority, and the citizens of the State of Hawaii.



David Gierlach, Chairperson



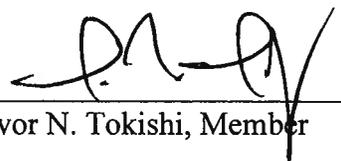
Matilda A. Yoshioka, Vice Chair



Jason T. Espero, Secretary



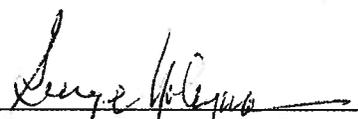
Debbie Shimizu, Ex Officio Member



Trevor N. Tokishi, Member



Barbara Yamashita, Designee



George Yokoyama, Member



FOR ACTION

MOTION: To Reappoint Ms. Radiant Chase, Mr. Earl Mente, Ms. Joyce Nakamura, Mr. Solomon Kuresa and Ms. Sylvianne Young to the Oahu Eviction Board, Mr. George DeMello to the Hilo Eviction Board, Mr. Mark Nishino to the Maui Eviction Board and Mr. Ross Oue to the Kona Eviction Board for an additional Two-Year Term Expiring on July 31, 2015. To Reappoint Ms. Jane Moana Gray to the Oahu, Hilo, Kauai, Kona and Maui Eviction Boards for an additional Two-Year Term Expiring on June 30, 2015.

I. FACTS

- A. The Oahu and Neighbor Island Eviction Boards are composed of members of the community and are responsible for affording public housing tenants a full and fair due process hearing during lease termination proceedings.
- B. Pursuant to the Hawaii Revised Statutes (HRS) 356D-93, the Authority is authorized to appoint an eviction board which shall consist of not less than one person, and no more than three persons, of which one shall be a resident of public housing.
- C. Having more than the minimum amount of members appointed to the Oahu and Neighbor Island Eviction Boards will allow the Hearings Office to process the requests for hearings in an efficient and timely manner, and avoid cancellation of hearings for lack of quorum.
- D. Attached is a list of the current eviction board members by county and term appointments.

II. DISCUSSION

- A. Ms. Jane Moana Gray is a resident of Honolulu, Hawaii. She was previously employed as a tutor and currently is retired and serves as an active member with the Lanakila Senior Center and the Hale Po'ai public housing project that she resides in. Ms. Gray also serves as a floating board member for the Neighbor Island Eviction Boards. Ms. Gray has expressed a willingness to serve as a member of the Oahu, Hilo, Kauai, Kona and Maui Eviction Boards for an additional two-year term.

- B. Ms. Radiant Chase is a resident of Honolulu, Hawaii. She is currently employed as a property manager and real estate broker with Kapolei Realty, Inc. Ms. Chase provides a great service to the eviction board and has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- C. Mr. Earl Mente is a resident of Honolulu, Hawaii. He is the owner/broker of Earl Mente Realtors. Mr. Mente has served as the Chairman for the Oahu Board B for many years and brings a wealth of property management and real estate experience to the eviction hearings. Mr. Mente has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- D. Ms. Joyce Nakamura is a resident of Honolulu, Hawaii. She is currently a real estate broker with Coldwell Banker Pacific Properties and serves on other Housing Boards and committees. She has an extensive housing background and serves as a great resource to the eviction hearings. Ms. Nakamura has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- E. Mr. Solomon Kuresa is a resident of Kalihi Valley Homes and works as a minister and coordinates citizen patrol community policing at Kalihi Valley Homes. Mr. Kuresa's experience as a minister and public housing resident is a valuable asset to the eviction board. He has also expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- F. Sylvianne Young is a resident of Honolulu, Hawaii, and owner/broker of Young Properties, Inc. She has an extensive real estate and property management experience and currently serves as Chairperson for the Oahu Eviction Board. Ms. Young has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- G. Mr. George DeMello is a resident of Hilo, Hawaii and employed with Sig Zane Designs assisting customers with apparel and merchandise purchases. Mr. DeMello is a resident of public housing and has daily experience and knowledge of public housing issues and concerns facing the tenants. Mr. DeMello is a valuable asset to the Board and has expressed a willingness to serve as a member of the Hilo Eviction Board for an additional two-year term.
- H. Mr. Ross Oue is a resident of Kona, Hawaii. He is a Certified Public Accountant with his own company specializing in small business accounting, tax preparation and payroll. Mr. Oue is the Chairman for the Kona Eviction Board and sits on other Boards such as the Humane Society and Kona Hongwanji Mission. His experience provides a valuable service

to the Kona Eviction Board and he has expressed a willingness to serve as member of the Kona Eviction Board for an additional two-year term.

- I. Mr. Mark Nishino is a resident of Wailuku, Maui. He was previously employed with State Farm Insurance and Central Pacific Bank and has experience in accounting and business transactions. Mr. Nishino's knowledge and experience provides a valuable service to the Maui Eviction Board and he has expressed a willingness to serve for an additional two-year term.

III. RECOMMENDATION

That the Hawaii Public Housing Board of Directors approve the Reappointment of Ms. Radiant Chase, Mr. Earl Mente, Ms. Joyce Nakamura, Mr. Solomon Kuresa, Ms. Sylvianne Young to the Oahu Eviction Board, Mr. George DeMello to the Hilo Eviction Board, Mr. Mark Nishino to the Maui Eviction Board and Mr. Ross Oue to the Kona Eviction Board For a Two Year Term Expiring on July 31, 2015. That the Hawaii Public Housing Board of Directors also approve the Reappointment of Ms. Jane Moana Gray to the Oahu, Hilo, Kauai, Kona and Maui Eviction Boards For a Two Year Term Expiring on June 30, 2015.

Attachments:

- A. List of Eviction Board Members and Term Appointments.
- B. Resumes for Ms. Radiant Chase, Mr. Earl Mente, Ms. Joyce Nakamura, Mr. Soloman Kuresa, Ms. Sylvianne Young, Mr. George De Mello, Mr. Ross Oue, Mr. Mark Nishino and Ms Jane Moana Gray.

Prepared by: Renee Blondin-Nip, Hearings Officer RN.

Approved by the Board of Directors
on the date set forth above


David Gierlach, Chairperson

Attachment A

CONFIDENTIAL

**EVICITION BOARD MEMBERS
HAWAII PUBLIC HOUSING AUTHORITY
Initial Appointment/Current Expiration Dates**

Board Member	Initial Appointment Date	Current Expiration Date	Years Served as of December 2012
Oahu A:			
Douglas Kaya	03/17/05	03/31/15	7
Radiant Chase	01/25/02	07/31/13	10
Stanley Young	07/15/10	07/15/14	2
Jane Moana Gray*	06/21/07	06/30/13	5
Oahu B:			
Jane Moana Gray*	08/31/79	07/31/13	33
Earl Mente	12/19/97	07/31/13	15
Joyce Nakamura	02/20/98	07/31/13	14
Oahu C:			
Solomon Kuresa*	05/16/97	07/31/13	15
Sylvianne Young	12/19/97	07/31/13	15
Wayne Fujikane	05/10/05	07/31/13	7
Sylvia Wilmeth	11/18/10	11/31/14	2
Courtney Young	12/20/12	12/20/14	New Member
Hilo:			
Jane Moana Gray**	06/21/07	06/30/13	5
James DeMello	01/22/98	07/31/13	14
Eleanor Garcia*	07/17/03	07/31/13	9
George DeMello*	09/20/07	07/31/13	5
Melvin Kawahara	01/15/09	01/31/15	3
Keith Biho	02/18/10	02/28/14	2
Kauai:			
Jane Moana Gray**	06/21/07	06/30/13	5
Gary Mackler	12/17/98	08/31/13	14
Ludvina Takahashi	06/14/01	08/31/13	11
Arde Long-Yamashita*	02/31/08	02/31/14	4
Kona:			
Jane Moana Gray**	06/21/07	06/30/13	5
Ross Oue	05/15/92	07/31/13	20
Arleila Andrade	09/15/10	09/31/14	2
Elaine Watai	05/09/11	05/31/15	1
Eleanor Sheridan*	08/16/12	08/31/14	New Member
Maui:			
Jane Moana Gray**	06/21/07	06/30/13	5
Mark Nishino	01/19/95	08/31/13	17
Robert G. Hill	03/01/08	02/28/14	4

* Resident Member

** Floating Resident Member (Attends hearing when quorum needed)

Revised 05/30/13

**Pages 19-35
Intentionally left Out
(Confidential Information)**

FOR ACTION

MOTION: To Ratify the Determination of the Executive Director that the Decision of the Grievance Hearing Officer in Case No. 113161 was not Based Solely and Exclusively Upon the Facts Presented at the Hearing as Required by 24 CFR 966.56; and that Such Determination Does Not Reflect a Waiver of Rights of the Tenant to Further Review or Relief

I. FACTS

- A. Following a duly noticed Grievance Hearing on April 8, 2013, the Hawaii Public Housing Authority (HPHA) filed a Grievance decision on April 29, 2013, for Case No. 113161.
- B. 24 CFR 966.57 authorizes the HPHA to set aside the decision of a hearing officer when the PHA Board of Commissioner determines within a reasonable time and promptly notifies the complainant of its determination when the decision of the hearing officer is contrary to applicable Federal, State, or local law, or HUD regulations.
- C. 24 CFR 966.56, governing grievance hearing procedures requires that the grievance hearing decision be based solely and exclusively upon the facts presented at the hearing.
- D. Section 17-2021-21, Hawaii Administrative Rules (HAR), provides that this determination must be made within 10 business days of the written decision and the complainant must be promptly notified of this determination.
- E. The HPHA Board of Directors did not convene in May of 2013.

II. DISCUSSION

- A. Upon subsequent and careful review of the decision, the HPHA determined that the grievance hearing decision for Case No. 113161 was not based solely and exclusively upon the facts presented at the hearing, as required by 24 CFR 966.56.
- B. The HPHA was advised that as a procedural matter, in order to meet the time requirements set forth by Section 17-2021-21, the Executive Director could first notify the tenant of the determination to disregard the grievance

hearing officer's decision, and obtain the HPHA Board of Director's concurrence to ratify this determination.

- C. The tenant was notified on May 13, 2013, by certified mail acknowledged as received by the tenant on May 14, 2013, of the HPHA's decision to disregard the decision of the grievance hearing officer dated April 29, 2013.
- D. The notice informed the tenant that a new grievance hearing would be scheduled.

III. RECOMMENDATION

To Ratify the Determination of the Executive Director that the Decision of the Grievance Hearing Officer in Case No. 113161 was not Based Solely and Exclusively Upon the Facts Presented at the Hearing; and Such Determination Does Not Reflect a Waiver of Rights of the Tenant to Further Review or Relief

Attachment A: Decision of Grievance Hearing Officer dated April 29, 2013, for Case No. 113161 (Confidential)

Prepared by: Kiriko Oishi, Chief Compliance Officer _____

Approved by the Board of Directors
on the date set forth above



David Gierlach
Chairperson

**Pages 38-210
Intentionally left Out
(Confidential Information)**

FOR ACTION

MOTION: To Update the Utility Allowance Rates Provided by National Facilities Consultants for the Fiscal Year July 1, 2013 to June 30, 2014 for the Federal Low Income Public Housing Program

I. FACTS

- A. Under the provisions of the U.S. Housing Act of 1937, to keep assisted housing affordable for lower-income households, federal housing law directs that the resident's share of rent in federally assisted public housing should equal 30 percent of the household's adjusted monthly income. In interpreting the federal housing law, the U.S. Department of Housing and Urban Development (HUD) has defined the total resident payment for "rent" to include both shelter and the costs for reasonable amounts of utilities. The amount that a PHA determines is necessary to cover the resident's reasonable utility costs is the utility allowance.
- B. Such allowances are estimates of the expenses associated with different types of utilities and their uses. The utilities for which allowances may be provided include electricity, natural gas, propane, fuel oil, wood or coal, and water and sewage service, as well as garbage collection. The functions, or end-uses, covered by an allowance may include space heating, water heating, cooling, refrigeration, lighting, or appliances. Allowances are not provided for telephone service.
- C. Whether a household receives an allowance for a given utility service generally depends on the way the utilities are metered. Utilities can be metered in one of three ways: master-metered, check metered, and individually metered. Allowances are provided for check metered or individually metered utilities, but not for master-metered utilities.

II. DISCUSSION

- A. The HPHA contracted with National Facility Consultants (NFC) to determine the utility allowance rate adjustments for each island. All of the allowances are updated using current rates obtained from utility providers. NFC obtained utility usage information from the utility company for the prior year.

- B. The allowance amounts were published on April 30, 2013 in the Honolulu Star Advertiser, The Maui News, The Garden Island, West Hawaii Today and the Hawaii Tribune/Herald. A public comment period is required. All residents who receive the utility allowance must be notified 30 days prior to implementation. For your reference, a sample notice is attached.

III. RECOMMENDATION

That the Board of Directors Allow the HPHA to Update the Utility Allowance Rates Provided by National Facilities Consultants for the Fiscal Year July 1, 2013 to June 30, 2014 for the Federal Low Income Public Housing Program

Prepared by: Joanna Renken, Public Housing Supervisor 

Attachments

Approved by the Board of Directors
on the date set forth above


David Gierlach
Chairperson

Attachment

Attached please find a copy of the public notice of the proposed schedule of utility allowances beginning July 1, 2013. Under HUD's rules, the resident's share of rent in federally assisted public housing cannot be more than 30% of adjusted monthly income towards the total cost of housing.

Where the tenant pays separately for utilities, the HPHA provides a utility allowance. Below is an example of how the change in utility allowance may affect a tenant with a gross income of \$700.

Gross Income	\$ 700
Less allowable deductions (e.g., medical costs, children)	<\$320>
Adjusted Income	\$380
30% of adjusted income: amount owed for rent	\$114

Suppose the tenant is from **Kamehameha Homes** and lives in a 2 bedroom unit. The current utility allowance is \$175/month and will increase to \$215/month under the new rates.

	<u>Current</u>	<u>Proposed</u>
Tenant rent (30% of gross)	\$114	\$114
Utility Allowance provided to the tenant	\$175	\$215
HPHA issues check to the tenant:	\$61	\$101

Suppose the tenant is from **Kaneohe Apartments** and lives in a 1 bedroom unit. The current utility allowance is \$142/ month and will increase to \$177/month under the new rates.

	<u>Current</u>	<u>Proposed</u>
Tenant rent (30% of gross)	\$114	\$114
Utility Allowance provided to the tenant	\$142	\$177
Tenant pays to HPHA:	\$ 28	\$ 63

**NOTICE OF PUBLIC COMMENT - REVISED
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
REVISED UTILITY RATES AND ALLOWANCES FOR FEDERAL PUBLIC HOUSING RESIDENTS WHO PURCHASE THEIR OWN UTILITIES,
EFFECTIVE JULY 1, 2013**

NOTICE IS HEREBY GIVEN pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, beginning **July 1, 2013**.

The revised rates and allowances listed below will be made effective on **July 1, 2013**.

Please note that written or oral comments on the revised utility rates or allowances may be submitted until **June 30, 2013** to the:

**Hawaii Public Housing Authority
Property Management and Maintenance Services Branch
P.O. Box 17907, Honolulu, Hawaii 96817**

Or, interested persons may call the Property Management and Maintenance Services Branch at 808-832-4691; Neighbor Island residents may call toll free at the number listed below:

Hawaii: 974-4000, ext. 24691

A copy of the revised schedules and rates shall be posted in all of the HPHA's federal public housing property management offices and shall be provided to all residents who request a copy at the property management office.

SCHEDULE OF UTILITY ALLOWANCES BEGINNING JULY 1, 2013

Note: The new utility allowances have been rounded to the nearest dollar.

Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance
Kauhale O'Hanakahi			
3 bedroom	\$123	\$130	\$253
Lanakila IV			
1 bedroom	\$189	(\$5)	\$184
2 bedroom	\$216	(\$6)	\$210
3 bedroom	\$261	(\$8)	\$253
4 bedroom	\$306	(\$9)	\$297
Lanakila Homes I			
1 bedroom	\$189	(\$5)	\$184
2 bedroom	\$216	(\$6)	\$210
3 bedroom	\$261	(\$8)	\$253
4 bedroom	\$306	(\$9)	\$297
Lanakila Homes II			
1 bedroom	\$189	(\$5)	\$184
2 bedroom	\$216	(\$6)	\$210
3 bedroom	\$261	(\$8)	\$253
4 bedroom	\$306	(\$9)	\$297
Lanakila Home IIIA ADA Units			
1 bedroom	\$201	(\$43)	\$158
2 bedroom	\$234	(\$52)	\$182
3 bedroom	\$293	(\$71)	\$222
Lanakila Home IIIA Standard ***			
2 bedroom	\$234	(\$53)	\$181
Punahele Homes			
2 bedroom	\$216	(\$6)	\$210

ALLOWANCES FOR MEDICAL EQUIPMENT

	Quantity	Hilo
Air conditioner, window type, 10,000 BTU	229 kwh	\$90
Oxygen concentrator, 400W	219 kwh	\$86
Nebulizer, 75W	5 kwh	\$2
Electric hospital bed, 200W	1 kwh	\$1
Alternating pressure pad, 70W	51 kwh	\$20
Low air-pressure mattress, 120W	88 kwh	\$35
Power wheelchair/ scooter, 360W	67 kwh	\$26
Feeding tube, 120W	44 kwh	\$17
CPAP machine, 30W	9 kwh	\$4
Leg Pump	3 kwh	\$1

The HPHA does not discriminate against any person because of race, sex, including gender identity or expression, sexual orientation, color, religion, marital status, familial status, ancestry, disability, age, or human immunodeficiency virus infection.

Hakim Ouansafi
Executive Director
Hawaii Public Housing Authority
Department of Human Services
State of Hawaii



May 27, 2013

***This is the revised 2013 New Utility Allowance for Lanakila Home IIIA Standard, 2 bedroom size.

(57694r1 Hawaii Tribune-Herald: May 27, 2013)

NOTICE OF PUBLIC COMMENT

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) REVISED UTILITY RATES AND ALLOWANCES FOR FEDERAL PUBLIC HOUSING RESIDENTS WHO PURCHASE THEIR OWN UTILITIES, EFFECTIVE JULY 1, 2013

NOTICE IS HEREBY GIVEN pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, beginning **July 1, 2013**.

The revised rates and allowances listed below will be made effective on **July 1, 2013**.

Please note that written or oral comments on the revised utility rates or allowances may be submitted until **June 30, 2013** to the:

**Hawaii Public Housing Authority
Property Management and Maintenance Services Branch
P.O. Box 17907
Honolulu, Hawaii 96817**

Or, interested persons may call the Property Management and Maintenance Services Branch at 808-832-4691; Neighbor Island residents may call toll free at the number listed below:

Kauai: 274-3141, ext. 24691

A copy of the revised schedules and rates shall be posted in all of the HPHA's federal public housing property management offices and shall be provided to all residents who request a copy at the property management office.

SCHEDULE OF UTILITY ALLOWANCES BEGINNING JULY 1, 2013

Note: The new utility allowances have been rounded to the nearest dollar.

Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance
Eleele Homes			
1 bedroom	\$109	\$3	\$112
2 bedroom	\$120	\$3	\$123
3 bedroom	\$130	\$3	\$133
4 bedroom	\$144	\$4	\$148
Hui O Hanamaulu			
1 bedroom	\$109	\$3	\$112
2 bedroom	\$120	\$3	\$123
3 bedroom	\$130	\$3	\$133
4 bedroom	\$144	\$4	\$148
Kalaheo			
2 bedroom	\$120	\$3	\$123
3 bedroom	\$130	\$3	\$133
4 bedroom	\$144	\$4	\$148
Kapaa			
1 bedroom	\$109	\$3	\$112
2 bedroom	\$120	\$3	\$123
3 bedroom	\$130	\$3	\$133
4 bedroom	\$144	\$4	\$148
Kawailehua - Federal			
3 bedroom	\$257	(\$4)	\$253
Kekaha Ha'aheo			
1 bedroom	\$109	\$3	\$112
2 bedroom	\$214	(\$2)	\$212
3 bedroom	\$257	(\$4)	\$253

The HPHA does not discriminate against any person because of race, sex, including gender identity or expression, sexual orientation, color, religion, marital status, familial status, ancestry, disability, age, or human immunodeficiency virus infection.

Hakim Ouansafi
Executive Director
Hawaii Public Housing Authority
Department of Human Services
State of Hawaii

April 30, 2013



ALLOWANCES FOR MEDICAL EQUIPMENT

Description	Quantity	Oahu
Air conditioner, window type, 10,000 BTU	229 kwh	\$92
Oxygen concentrator, 400W	219 kwh	\$93
Nebulizer, 75W	5 kwh	\$2
Electric hospital bed, 200W	1 kwh	\$1
Alternating pressure pad, 70W	51 kwh	\$22
Low air-pressure mattress, 120W	88 kwh	\$37
Power wheelchair / scooter, 360W	67 kwh	\$28
Feeding tube, 120W	44 kwh	\$19
CPAP machine, 30W	9 kwh	\$4
Leg Pump	3 kwh	\$1

**NOTICE OF PUBLIC COMMENT
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
REVISED UTILITY RATES AND ALLOWANCES
FOR FEDERAL PUBLIC HOUSING RESIDENTS WHO PURCHASE THEIR OWN UTILITIES,
EFFECTIVE JULY 1, 2013**

NOTICE IS HEREBY GIVEN pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, beginning **July 1, 2013**.

The revised rates and allowances listed below will be made effective on **July 1, 2013**.

Please note that written or oral comments on the revised utility rates or allowances may be submitted until **June 30, 2013** to the:

**Hawaii Public Housing Authority
Property Management and Maintenance Services Branch
P.O. Box 17907
Honolulu, Hawaii 96817**

Or, interested persons may call the Property Management and Maintenance Services Branch at 832-4691; Neighbor Island residents may call toll free at the number listed below:

Hawaii: 974-4000, ext. 24691

A copy of the revised schedules and rates shall be posted in all of the HPHA's federal public housing property management offices and shall be provided to all residents who request a copy at the property management office.

SCHEDULE OF UTILITY ALLOWANCES BEGINNING JULY 1, 2013

Note: The new utility allowances have been rounded to the nearest dollar.

Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance
Ka Hale Kahaluu			
1 bedroom	\$134	\$0	\$134
2 bedroom	\$145	\$0	\$145
3 bedroom	\$161	(\$1)	\$160
4 bedroom	\$175	\$0	\$175
Kaimalino			
1 bedroom	\$104	\$0	\$104
2 bedroom	\$115	(\$1)	\$114
3 bedroom	\$123	\$0	\$123
4 bedroom	\$138	(\$1)	\$137
Kealakehe			
1 bedroom	\$134	\$0	\$134
2 bedroom	\$145	\$0	\$145
3 bedroom	\$161	(\$1)	\$160
Ke Kumu 'Ekolu			
3 bedroom	\$123	\$0	\$123
Nani Olu (E)			
1 bedroom	\$196	(\$1)	\$195
Noelani I			
1 bedroom	\$196	(\$1)	\$195
2 bedroom	\$234	(\$1)	\$233
Noelani II			
3 bedroom	\$306	(\$1)	\$305

ALLOWANCES FOR MEDICAL EQUIPMENT

Description	Quantity	Kona
Air conditioner, window type, 10,000 BTU	229 kwh	\$90
Oxygen concentrator, 400W	219 kwh	\$86
Nebulizer, 75W	5 kwh	\$2
Electric hospital bed, 200W	1 kwh	\$1
Alternating pressure pad, 70W	51 kwh	\$20
Low air-pressure mattress, 120W	88 kwh	\$35
Power wheelchair/scooter, 360W	67 kwh	\$26
Feeding tube, 120w	44 kwh	\$17
CPAP machine, 30W	9 kwh	\$4
Leg Pump	3 kwh	\$1

The HPHA does not discriminate against any person because of race, sex, including gender identity or expression, sexual orientation, color, religion, marital status, familial status, ancestry, disability, age, or human immunodeficiency virus infection.

Hakim Ouansafi
Executive Director
Hawaii Public Housing Authority
Department of Human Services
State of Hawaii



EQUAL HOUSING OPPORTUNITY
(No. 75212-West Hawaii Today: April 30, 2013)

**NOTICE OF PUBLIC COMMENT
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
REVISED UTILITY RATES AND ALLOWANCES
FOR FEDERAL PUBLIC HOUSING RESIDENTS
WHO PURCHASE THEIR OWN UTILITIES,
EFFECTIVE JULY 1, 2013**

NOTICE IS HEREBY GIVEN pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, beginning July 1, 2013.

The revised rates and allowances listed below will be made effective on July 1, 2013. Please note that written or oral comments on the revised utility rates or allowances may be submitted until June 30, 2013 to the:

**Hawaii Public Housing Authority
Property Management and Maintenance Services Branch
P.O. Box 17907
Honolulu, Hawaii 96817**

Or, interested persons may call the Property Management and Maintenance Services Branch at 808-832-4691; Neighbor Island residents may call toll free at the numbers listed below:

Maui: 984-2400, ext. 24691 Molokai and Lanai: 1-800-468-4644, ext. 24691

A copy of the revised schedules and rates shall be posted in all of the HPHA's federal public housing property management offices and shall be provided to all residents who request a copy at the property management office.

SCHEDULE OF UTILITY ALLOWANCES BEGINNING JULY 1, 2013

Note: The new utility allowances have been rounded to the nearest dollar.

Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance
Kahale Mua - Federal			
3 bedroom	\$253	(\$5)	\$248
Makani Kai Hale			
3 bedroom	\$108	\$2	\$110
Makani Kai Hale II			
3 bedroom	\$108	\$2	\$110

ALLOWANCES FOR MEDICAL EQUIPMENT

Description	Quantity	Maui	Molokai
Air conditioner, window type, 10,000 BTU	229 kwh	\$81	\$95
Oxygen concentrator, 400W	219 kwh	\$77	\$91
Nebulizer, 75W	5 kwh	\$2	\$2
Electric hospital bed, 200W	1 kwh	\$1	\$1
Alternating pressure pad, 70W	51 kwh	\$18	\$21
Low air-pressure mattress, 120W	88 kwh	\$31	\$37
Power wheelchair/ scooter, 360W	67 kwh	\$24	\$28
Feeding tube, 120w	44 kwh	\$15	\$18
CPAP machine, 30W	9 kwh	\$3	\$4
Leg Pump	3 kwh	\$1	\$1

The HPHA does not discriminate against any person because of race, sex, including gender identity or expression, sexual orientation, color, religion, marital status, familial status, ancestry, disability, age, or human immunodeficiency virus infection.

Hakim Ouansafi
Executive Director
Hawaii Public Housing Authority
Department of Human Services
State of Hawaii

(MN: Apr. 30, 2013)



NOTICE OF PUBLIC COMMENT

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) REVISED UTILITY RATES AND ALLOWANCES FOR FEDERAL PUBLIC HOUSING RESIDENTS WHO PURCHASE THEIR OWN UTILITIES, EFFECTIVE JULY 1, 2013

NOTICE IS HEREBY GIVEN pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, beginning July 1, 2013.

The revised rates and allowances listed below will be made effective on July 1, 2013.

Please note that written or oral comments on the revised utility rates or allowances may be submitted until June 30, 2013 to the:

Hawaii Public Housing Authority
Property Management and Maintenance Services Branch
P.O. Box 17907
Honolulu, Hawaii 96817

Or, interested persons may call the Property Management and Maintenance Services Branch at 832-4691.

A copy of the revised schedules and rates shall be posted in all of the HPHA's federal public housing property management offices and shall be provided to all residents who request a copy at the property management office.

SCHEDULE OF UTILITY ALLOWANCES BEGINNING JULY 1, 2013

Note: The new utility allowances have been rounded to the nearest dollar.

Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance	Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance	Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance
Hale Laulima				Kauhale O'Hana				Spencer House			
2 bedroom	\$170	\$42	\$212	3 bedroom	\$90	\$22	\$112	2 bedroom	\$84	\$20	\$104
3 bedroom	\$222	\$55	\$277	Kau'lokalani				3 bedroom	\$90	\$22	\$112
Hookipa Kahaalu				Koolau Village				Wahiawa Terrace			
1 bedroom	\$142	\$35	\$177	1 bedroom	\$168	\$43	\$211	1 bedroom	\$76	\$18	\$94
2 bedroom	\$170	\$42	\$212	2 bedroom	\$193	\$50	\$243	2 bedroom	\$84	\$20	\$104
3 bedroom	\$222	\$55	\$277	3 bedroom	\$239	\$65	\$304	3 bedroom	\$90	\$22	\$112
Kaahumanu Homes				4 bedroom	\$284	\$78	\$362	4 bedroom	\$100	\$24	\$124
2 bedroom	\$84	\$20	\$104	Kuhio Homes				Waimaha-Sunflower			
3 bedroom	\$90	\$22	\$112	1 bedroom	\$76	\$18	\$94	Phase I			
Kalakaua Homes High Rise				2 bedroom	\$84	\$20	\$104	1 bedroom	\$142	\$35	\$177
1 bedroom	\$98	\$23	\$121	3 bedroom	\$90	\$22	\$112	2 bedroom	\$170	\$42	\$212
Kalakaua Homes Low Rise				4 bedroom	\$100	\$24	\$124	3 bedroom	\$222	\$55	\$277
1 bedroom	\$98	\$23	\$121	5 bedroom	\$107	\$25	\$132	Waimaha-Sunflower			
2 bedroom	\$106	\$25	\$131	Maui I				Phase II			
3 bedroom	\$117	\$29	\$146	2 bedroom	\$119	\$29	\$148	1 bedroom	\$142	\$35	\$177
Kalihi Valley Homes				3 bedroom	\$139	\$34	\$173	2 bedroom	\$119	\$29	\$148
Non-Modernized Units				Maui II				Waimaha-Sunflower			
1 bedroom	\$142	\$35	\$177	2 bedroom	\$119	\$29	\$148	Phase III			
2 bedroom	\$170	\$42	\$212	4 bedroom	\$159	\$39	\$198	1 bedroom	\$107	\$26	\$133
3 bedroom	\$222	\$55	\$277	Mayor Wright Homes				2 bedroom	\$119	\$29	\$148
4 bedroom	\$271	\$68	\$339	1 bedroom	\$76	\$18	\$94	3 bedroom	\$139	\$34	\$173
5 bedroom	\$317	\$80	\$397	2 bedroom	\$84	\$20	\$104	Waimanalo Homes			
Kalihi Valley Homes				3 bedroom	\$90	\$22	\$112	2 bedroom	\$193	\$50	\$243
Modernized Units				4 bedroom	\$100	\$24	\$124	3 bedroom	\$239	\$65	\$304
1 bedroom	\$107	\$26	\$133	5 bedroom	\$107	\$25	\$132	4 bedroom	\$284	\$78	\$362
2 bedroom	\$119	\$29	\$148	Nanakuli Homes				Waimanalo Homes II			
3 bedroom	\$139	\$34	\$173	3 bedroom	\$139	\$34	\$173	2 bedroom	\$193	\$50	\$243
4 bedroom	\$159	\$39	\$198	Palolo Homes				3 bedroom	\$239	\$65	\$304
5 bedroom	\$174	\$43	\$217	1 bedroom	\$153	(\$4)	\$149	4 bedroom	\$284	\$78	\$362
Kamehameha Homes				2 bedroom	\$181	\$3	\$184	Waipahu I			
1 bedroom	\$153	\$34	\$187	3 bedroom	\$233	\$10	\$243	2 bedroom	\$106	\$25	\$131
2 bedroom	\$175	\$40	\$215	4 bedroom	\$283	\$22	\$305	3 bedroom	\$117	\$29	\$146
3 bedroom	\$214	\$49	\$263	5 bedroom	\$329	\$34	\$363	Waipahu II			
Kaneohe Apartments				Puuwai Momi				2 bedroom	\$106	\$25	\$131
1 bedroom	\$142	\$35	\$177	1 bedroom	\$142	\$35	\$177	3 bedroom	\$117	\$29	\$146
2 bedroom	\$170	\$42	\$212	2 bedroom	\$170	\$42	\$212	Waimanalo Homes I			
Kauhale Nani				3 bedroom	\$222	\$55	\$277	2 bedroom	\$106	\$25	\$131
1 bedroom	\$168	\$43	\$211	4 bedroom	\$271	\$68	\$339	3 bedroom	\$117	\$29	\$146
2 bedroom	\$193	\$50	\$243	Salt Lake				ALLOWANCES FOR MEDICAL EQUIPMENT			
3 bedroom	\$239	\$65	\$304	1 bedroom	\$142	\$35	\$177	Description	Quantity	Oahu	

The HPHA does not discriminate against any person because of race, sex, including gender identity or expression, sexual orientation, color, religion, marital status, familial status, ancestry, disability, age, or human immunodeficiency virus infection.

Hakim Ouansafi
Executive Director
Hawaii Public Housing Authority
Department of Human Services
State of Hawaii



April 30, 2013

Description	Quantity	Oahu
Air conditioner, window type, 10,000 BTU	229 kwh	\$82
Oxygen concentrator, 400W	219 kwh	\$78
Nebulizer, 75W	5 kwh	\$2
Electric hospital bed, 200W	1 kwh	\$1
Alternating pressure pad, 70W	51 kwh	\$18
Low air-pressure mattress, 120W	88 kwh	\$31
Power wheelchair / scooter, 360W	67 kwh	\$24
Feeding tube, 120W	44 kwh	\$16
CPAP machine, 30W	9 kwh	\$3
Leg Pump	3 kwh	\$1

FOR ACTION

SUBJECT: To Adopt Resolution No. 61, Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2013 – 2014 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development (HUD-Form 52574).

I. FACTS

- A. The Hawaii Public Housing Authority (HPHA) is required to approve an operating and capital annual budget prior to the start of each fiscal year.
- B. The budget must be prepared based on requirements of the U.S. Department of Housing and Urban Development (HUD) and submitted prior to the fiscal year start date of July 1st.

HUD's requirements as detailed in Supplement to HUD Handbook 7475.1 Rev CHG-1, Financial Management Handbook are as follows:

1. Operating budgets shall be developed for each Asset Management Project (Development).
2. There is no specific budget format, including for those troubled public housing agencies that must submit their budget to HUD for approval.
3. While there will be no uniform/required format, all budgets must be easily reconcilable to Financial Data Submittal (FDS) line items.
4. Public housing agencies shall develop and maintain Development budgets that allow for comparative analysis of budgeted line items to actual revenues and expenses.
5. Operating budgets shall include estimates for all revenue and expenses under the Operating Fund and Capital Fund Programs (CFP) that directly or indirectly support the operations of the Development, as well as capital expenses to be paid with operating funds, including all data needed to complete Development-based financial statements in accordance with generally accepted accounting principles (GAAP). In this context, the operating budget

should contain such Capital Fund Program (CFP) activities as operating transfers, management improvements, or other CFP activity allowed by the program that is not capital in nature (for example, a vacancy reduction program which is aimed at marketing).

6. Operating budget revenues shall include operating subsidy, dwelling rents, Capital Fund used for non-capital activities, and all other revenue used to support the Development. Subsidy levels should be based on the project formula components (i.e., the Development's project expense level, utility expense level, add-ons, and formula income), with an estimate of the projected proration percentage. Budgets should also include any "transfers" under the "fungibility" provisions of the final rule.
7. Operating budget expenses shall include, but are not limited to, direct administrative costs, utilities, maintenance, security, general expenses, and non-routine or capital expenses to be paid with operating funds. These categories also include any Central Office Cost Center (COCC) frontline costs charged as fee-for-service.
8. Development operating budgets must be approved by the PHA's Board before the commencement of the fiscal year; however, the Board does not need to pass a resolution for each project budget. Operating budgets for all or multiple Developments can be approved with a Board joint vote. The Board resolution must be filed at the local field office (HUD-Form 52574).

II. DISCUSSION

- A. Fiscal Year 2011-2012 represented the first year of full compliance with asset management as defined by HUD's Asset Management model which requires federal public housing to adopt a business model similar to multi-family housing, with project-based budgeting, project-based accounting and project-based management.
- B. Major expenditures such as capital expenditures are separately budgeted and funded by capital dollars from the State and HUD and are not paid for by the Developments through operations. The asset is depreciated and reflected in each associated Development's profit and loss once it is placed into service. Thus, the profitability of the Development is analyzed prior to depreciation expense as this is a non-cash non-controllable item.
- C. Attached for the Board's review and consideration are the proposed operating budgets by Development and HPHA Consolidated Budget with instructions.

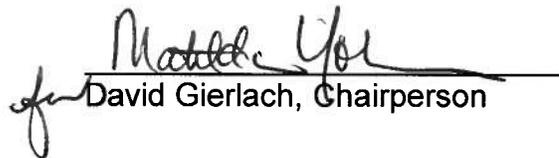
- D. In order to prepare such a budget, certain assumptions have to be made at the beginning of the budget cycle and moving forward these assumptions are adjusted to meet a realistic goal. The following budget assumptions were used by all offices in the preparation of their budgets.
1. HUD's Public Housing Operating Subsidy reflects sequestration reductions as recommended and shows substantial reduction from prior year.
 2. Projects should include all vacant positions that will come on line in Fiscal 2014 in their budgets; this includes State projects also.
 3. Operating expenses reflect a 3% increase from 2013 expenditures except for utilities which reflect a 6.7% increase.
 4. Tenant rental revenues will be projected by taking into consideration prior year's occupancy rate, the economy and any renovations/construction that will increase or reduce the availability of rental units.
 5. Employee benefits are estimated at 42% of salaries and wages. It should be noted that currently in 2013 the rate is 41.54%. Employee benefit rate for HPHA is issued at the State level by the Department of Budget and Finance and is subject to negotiated bargaining agreements with the unions.
 6. Insurance cost is estimated to increase by 3%. Insurance costs are negotiated by the State's Risk Management Office and allocated to State agencies based on their inventory of physical assets.
 7. The FMO Staff estimated management, accounting and asset management fees, based on HUD's recommended formula utilizing occupied units, average occupancy and HUD's supplied rates.
 8. Rates for per diem for interisland travel are \$20 for same day travel and \$90 per 24-hour day. Per diem rates are fixed in the collective bargaining agreements of the HGEA and UPW, and are not discretionary.
- E. Timeline
1. Draft budgets have been received from all offices and have been through an initial review with the fiscal office.
 2. The final budget will be submitted to the Board for adoption at the June 20th Board meeting.

III. RECOMMENDATION

That the Board of Directors Adopt Resolution No. 61, Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2013 – 2014 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development

Prepared by: Clarence Allen, Fiscal Officer _____

Adopted by the Board of Directors
on the date set forth above


for David Gierlach, Chairperson

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 04/30/2016)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Hawaii Public Housing Authority

PHA Code: HI001

PHA Fiscal Year Beginning: July 1, 2013

Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on:
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: David Gierlach	Signature:	Date:
---	------------	-------

Property Management and Maintenance Services Branch (PMMSB)
 Report for the Months of April/May/June 2013

A. Occupancy (Goal 97%)

- Property Management's lease up activity consisted of the following:

	Federal Public Housing			State Housing			Reason
	04/13	05/13	06/13	04/13	05/13	06/13	
New Move-ins from the Waitlist	39	48	20	13	4	3	
Internal Transfers	5	12	1	1	1	0	** 14 – RRA, 3 - H&S, 3 - Other
Vacancy (tenants who vacated from the program)	22	26	5	7	6	1	

*Totals for June 2013 is as of June 13, 2013

**RRA – Request for Reasonable Accommodation

H&S – Health & Safety (unit deemed uninhabitable due to flooding, loss of electrical power, etc.).

As of May 31, 2013, HPHA has a total of 91 approved RRA statewide (Oahu – 84, Maui – 2, Hilo – 3& Kauai – 2). These approved internal RRA tenants are waiting for a transfer to a suitable unit.

B. Formal Grievance Hearings held:

Island/AMP	Federal Public Housing		
	04/13	05/13	06/13
Oahu – 30, 31, 34, 44 (2) & 45	3	3	
Big Island (Hilo/Kona)	1	0	1
Kauai	0	1	

Property Management scheduled and heard a total of nine (9) formal grievance hearing cases due totenants being in violation of their rental agreement. The violations stemmed from unauthorized occupants, alcohol, drugs, misconduct, pet, damages to the unit and a dispute over a rent repayment agreement.

C. Rent Collection (from January 2013 to the end of May 2013)

Non vacated delinquencies were reduced from 1,043 families owing approximately \$578,000 to 316 families owing approximately \$259,000 in back rent.

D. Program Activities

- Continued to discuss with the 16 AMPs re: finalizing their budgets for the new FY 2013 - 2014.
- Public comments for the new annual Utility Allowance adjustment were published on April 30, 2013 in all the major newspaper on Oahu, Maui, Kauai, Hilo and Kona. Implementation of the new utility allowance will be effective July 1, 2013.
- PMMSB held a mass meeting on May 11, 2013 for 350 applicants to determine eligibility for placement into Federal Low Rent Housing. The qualified applicants will be placed into current and upcoming vacant units.

E. Planned Activities for June/July 2013

- PMMSB will continue to work with the AMPs and the Hawaii Correctional Industries to procure landscaping work on the properties in preparation for REAC.
- AMPs are finalizing their year-end materials inventory count that is due to FMO the first week of July 2013.
- Continue to assist with the purging of the waitlist for Oahu.
- Implement a shorter application for public housing.

**Federal LIPH
HPHA Island Overview Report
May 2013**

Island	Occupancy *								LIPH and Elderly Waiting List**				
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	627	588	35	93.78%	9	5	0	0	Average Income	38	0.31%	6.18	3.02
Kauai	321	297	16	92.52%	8	1	0	0	Low Income (80%)	142	1.15%	2.74	1.91
Maui	196	158	32	80.61%	1	6	0	0	Very Low Inc. (50%)	914	7.40%	2.82	1.88
Oahu	3,576	3,385	165	94.66%	27	20	5	0	Extremely Low Inc. (30%)	11,250	91.14%	2.53	1.73
Total	4,720	4,428	248	93.81%	45	32	5	0		12,344	100.00%	2.56	1.75

Island	Non Vacated Delinquencies***				Collection Rate ****		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	92	\$ 33,945.85	40	\$ 14,890.00	\$ 121,317.30	\$ 106,077.26	87.44%
Kauai	58	\$ 26,904.00	32	\$ 25,271.57	\$ 86,045.00	\$ 70,470.09	81.90%
Maui	35	\$ 15,840.00	16	\$ 12,623.00	\$ 46,034.00	\$ 37,002.06	80.38%
Oahu	612	\$ 247,577.90	228	\$ 206,254.32	\$ 977,304.94	\$ 844,507.77	86.41%
Total	797	\$ 324,267.75	316	\$ 259,038.89	\$ 1,230,701.24	\$ 1,058,057.18	85.97%

* Occupancy also counts Scheduled for Modernization Units.

* Occupancy reflects removal of KPT Units.

** Please notice WL Income Limits assumes 2010 HUD Family Income Limit for Hawaii.

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

**** Lower Collection rate due to mailing label errors.

**Federal LIPH
HPHA Project Overview Report
May 2013**

AMP	Occupancy*							Units Rent Ready
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	
30P-Aiea	363	347	12	95.59%	5	3	1	3
31P-KVH	373	340	18	91.15%	5	4	2	15
32P-MWH	364	357	7	98.08%	3	2	1	0
33P-Kam/Kaamanu	373	370	2	99.20%	5	1	0	1
34P-Kalakaua	583	579	3	99.31%	7	3	0	1
35P-Kalanihiua	587	579	5	98.64%	7	9	2	3
37P-Hilo	322	301	21	93.48%	10	0	0	0
38P-Kauai	321	306	10	95.33%	16	3	1	3
39P-Maui	196	165	25	84.18%	7	2	0	6
40P-KPT	170	166	4	97.65%	0	1	1	0
43P-Kona	202	199	3	98.51%	5	4	1	0
44P-Leeward Oahu	260	225	34	86.54%	3	2	1	1
45P-Windward Oahu	235	216	6	91.91%	2	7	1	4
46P-Kamuela	103	98	4	95.15%	1	2	1	0
49P-Central Oahu	150	125	23	83.33%	3	4	1	2
50P-Palolo	118	93	25	78.81%	0	0	1	1
Total	4,720	4,466	202	94.62%	79	47	14	40

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	114	54,265.11	52	71,594.49	\$ 143,348.63	\$ 109,469.89	76.37%
31P-KVH	136	49,453.55	53	31,632.51	\$ 108,493.41	\$ 74,476.76	68.65%
32P-MWH	42	9,259.77	11	21,056.87	\$ 105,509.68	\$ 98,757.76	93.60%
33P-Kam/Kaamanu	41	20,150.52	17	22,644.32	\$ 88,128.42	\$ 78,125.92	88.65%
34P-Kalakaua	43	19,147.74	21	26,342.50	\$ 141,688.00	\$ 134,309.44	94.79%
35P-Kalanihiua	39	12,922.00	12	8,464.72	\$ 152,601.29	\$ 147,105.72	96.40%
37P-Hilo	41	13,318.00	15	4,259.00	\$ 61,450.00	\$ 53,802.78	87.56%
38P-Kauai	58	26,904.00	32	25,271.57	\$ 86,045.00	\$ 70,470.09	81.90%
39P-Maui	35	15,840.00	16	12,623.00	\$ 46,034.00	\$ 37,002.06	80.38%
40P-KPT	44	26,867.12	17	9,448.76	\$ 64,517.59	\$ 54,083.79	83.83%
43P-Kona	31	11,099.00	14	3,108.00	\$ 38,867.30	\$ 35,839.90	92.21%
44P-Leeward Oahu	94	30,849.89	27	6,842.97	\$ 53,865.00	\$ 39,965.76	74.20%
45P-Windward Oahu	27	10,263.20	5	853.72	\$ 62,232.92	\$ 56,495.73	90.78%
46P-Kamuela	20	9,528.85	11	7,523.00	\$ 21,000.00	\$ 16,434.58	78.26%
49P-Central Oahu	16	7,984.00	7	4,887.00	\$ 35,665.00	\$ 32,383.00	90.80%
50P-Palolo	17	6,415.00	7	2,486.46	\$ 21,255.00	\$ 19,334.00	90.96%
Total	798	\$ 324,267.75	317	\$ 259,038.89	\$ 1,230,701.24	\$ 1,058,057.18	85.97%

* Occupancy also counts Scheduled for Modernization Units.

** Occupancy reflects removal of KPT Units.

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

FEDERAL PUBLIC HOUSING

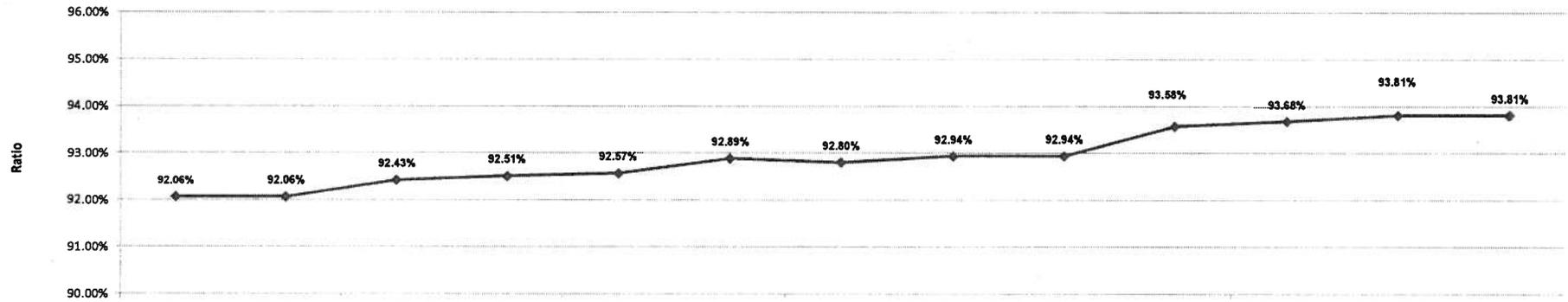
Occupancy from May 2012 to May 2013

	May-12			Jun-12			Jul-12			Aug-12			Sep-12			Oct-12		
	Total Units	Occ Units	Ratio															
Hawaii	621	541	87.12%	621	541	87.12%	620	534	86.13%	620	546	88.06%	620	551	88.87%	619	564	91.11%
Kauai	318	274	86.16%	318	274	86.16%	318	275	86.48%	318	274	86.16%	315	272	86.35%	315	274	86.98%
Maui	196	158	80.61%	196	158	80.61%	196	169	86.22%	196	172	87.76%	196	176	89.80%	196	175	89.29%
Oahu	3,553	3,343	94.09%	3,553	3,343	94.09%	3,553	3,354	94.40%	3,553	3,344	94.12%	3,553	3,337	93.92%	3,553	3,337	93.92%
Total	4,688	4,316	92.06%	4,688	4,316	92.06%	4,687	4,332	92.43%	4,687	4,336	92.51%	4,684	4,336	92.57%	4,683	4,350	92.89%

Cumulative (12 Months)	
05/12 - 05/13	
Units	61,139
Tenants	56,818
Ratio	92.93%

	Nov-12			Dec-12			Jan-13			Feb-13			Mar-13			Apr-13			May-13		
	Total Units	Occ Units	Ratio																		
Hawaii	620	571	92.10%	627	576	91.87%	627	577	92.03%	627	587	93.62%	627	584	93.14%	627	588	93.78%	627	588	93.78%
Kauai	321	281	87.54%	321	278	86.60%	321	276	85.98%	321	281	87.54%	321	290	90.34%	321	297	92.52%	321	297	92.52%
Maui	196	172	87.76%	196	170	86.73%	196	167	85.20%	196	165	84.18%	196	162	82.65%	196	158	80.61%	196	158	80.61%
Oahu	3,574	3,348	93.68%	3,573	3,360	94.04%	3,574	3,365	94.15%	3,574	3,382	94.63%	3,574	3,384	94.68%	3,576	3,385	94.66%	3,576	3,385	94.66%
Total	4,711	4,372	92.80%	4,717	4,384	92.94%	4,718	4,385	92.94%	4,718	4,415	93.58%	4,718	4,420	93.88%	4,720	4,426	93.81%	4,720	4,426	93.81%

Occupancy Rate



FEDERAL PUBLIC HOUSING

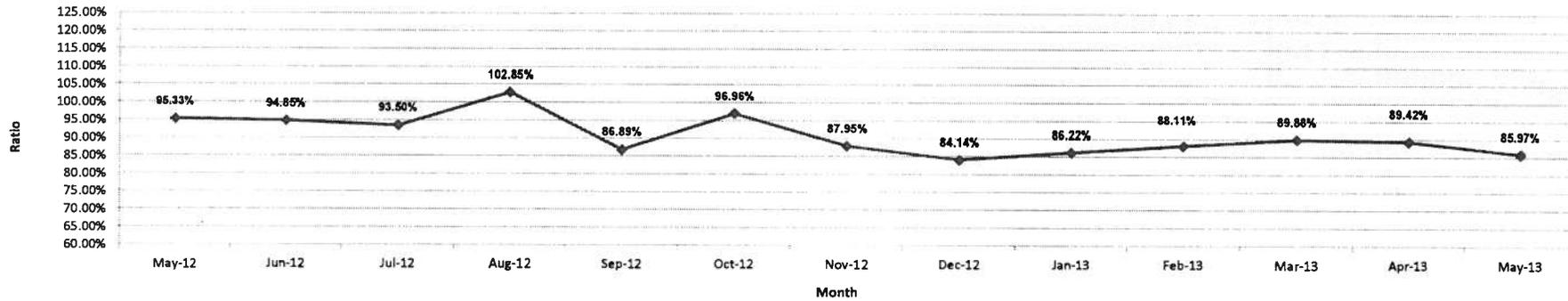
Rent Collection from May 2012 to May 2013

	May-12			Jun-12			Jul-12			Aug-12			Sep-12			Oct-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio									
Hawaii	\$110,139.00	\$105,928.84	96.18%	\$101,718.68	\$97,508.52	95.86%	\$107,350.00	\$103,718.74	96.62%	\$105,021.00	\$118,324.62	112.67%	\$104,312.00	\$98,977.76	94.89%	\$105,107.00	\$109,533.35	104.21%
Kauai	\$76,265.02	\$72,320.18	94.83%	\$68,375.34	\$64,430.50	94.23%	\$68,659.02	\$67,390.13	98.15%	\$68,634.69	\$74,684.13	108.81%	\$68,257.00	\$56,174.97	82.30%	\$68,464.00	\$67,037.65	97.92%
Maui	\$44,587.00	\$37,367.85	83.81%	\$30,148.70	\$22,929.55	76.05%	\$42,751.00	\$41,534.18	97.15%	\$43,521.00	\$43,913.67	100.90%	\$44,672.00	\$38,615.46	86.44%	\$46,129.00	\$43,639.11	94.60%
Oahu	\$936,627.70	\$897,513.54	95.82%	\$858,399.38	\$819,285.22	95.44%	\$932,406.22	\$863,699.38	92.63%	\$920,596.61	\$933,241.75	101.37%	\$908,055.31	\$783,953.25	86.33%	\$906,469.10	\$871,733.02	96.17%
Total	\$ 1,167,618.72	\$ 1,113,130.41	95.33%	\$ 1,058,642.10	\$ 1,004,153.79	94.85%	\$ 1,151,168.24	\$ 1,076,342.43	93.50%	\$ 1,137,773.30	\$ 1,170,164.17	102.85%	\$ 1,125,296.31	\$ 977,721.44	86.86%	\$ 1,126,189.10	\$ 1,091,943.13	96.96%

Cumulative (12 Months)	
05/12 - 05/13	
Charges	\$ 15,202,559.05
Collections	\$ 13,806,778.76
Total	\$ (1,395,780.29)
Ratio	90.82%

	Nov-12			Dec-12			Jan-13			Feb-13			Mar-13			Apr-13			May-13		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$115,419.00	\$105,516.58	91.42%	\$118,685.49	\$100,465.11	84.65%	\$120,935.00	\$107,016.94	88.49%	\$121,050.10	\$108,138.56	89.33%	\$123,808.68	\$113,174.38	91.41%	\$129,673.30	\$111,873.60	86.27%	\$121,317.30	\$106,077.26	87.44%
Kauai	\$70,712.00	\$57,227.00	80.93%	\$72,785.00	\$56,776.29	78.01%	\$72,979.00	\$61,222.92	83.89%	\$72,407.00	\$59,848.00	82.65%	\$77,168.00	\$66,422.00	86.07%	\$78,499.00	\$68,647.50	87.45%	\$86,045.00	\$70,470.09	81.90%
Maui	\$48,300.00	\$39,985.48	82.79%	\$47,318.00	\$38,117.48	80.56%	\$47,832.00	\$40,745.13	85.18%	\$49,676.67	\$44,266.72	89.11%	\$49,710.67	\$45,416.13	91.36%	\$46,990.79	\$40,270.12	85.70%	\$46,034.00	\$37,002.06	80.38%
Oahu	\$953,683.92	\$842,175.47	88.31%	\$937,113.33	\$793,999.98	84.73%	\$944,175.97	\$813,564.69	86.17%	\$958,858.49	\$846,874.46	88.32%	\$973,891.50	\$875,663.63	89.91%	\$973,518.13	\$877,858.04	90.17%	\$977,304.94	\$844,507.77	86.41%
Total	\$ 1,188,114.92	\$ 1,044,804.53	87.95%	\$ 1,175,901.82	\$ 989,358.86	84.14%	\$ 1,185,921.97	\$ 1,022,549.68	86.22%	\$ 1,201,993.26	\$ 1,056,127.74	88.11%	\$ 1,224,578.85	\$ 1,100,676.14	89.88%	\$ 1,228,681.22	\$ 1,098,649.26	89.42%	\$ 1,230,701.24	\$ 1,058,057.18	85.97%

Rent Collection Rate



**State LIPH
HPHA Island Overview Report
May 2013**

Island	Occupancy*								LIPH and Elderly Waiting List**				
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	56	48	7	85.71%	1	0	0	0	Average Income	29	0.32%	7.16	3.28
Kauai	26	22	3	84.62%	1	0	0	1	Low Income (80%)	77	0.85%	2.56	1.79
Maui	32	24	5	75.00%	0	1	0	3	Very Low Inc. (50%)	609	6.75%	2.75	1.79
Oahu	751	735	4	97.87%	12	6	1	5	Extremely Low Inc. (30%)	8,310	92.08%	2.39	1.59
Total	865	829	19	95.84%	14	7	1	9		9,025	100.00%	2.43	1.61

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	13	\$ 7,794.00	6	\$ 6,762.00	\$ 15,502.00	\$ 11,566.00	74.61%
Kauai	3	\$ 1,221.00	2	\$ 3,206.00	\$ 4,668.81	\$ 4,184.86	89.63%
Maui	7	\$ 1,639.00	2	\$ 10,008.00	\$ 4,140.00	\$ 3,115.00	75.24%
Oahu	53	\$ 23,022.90	26	\$ 68,825.50	\$ 236,283.40	\$ 218,331.82	92.40%
Total	76	\$ 33,676.90	36	\$ 88,801.50	\$ 260,594.21	\$ 237,197.68	91.02%

* Occupancy also counts Scheduled for Modernization Units.

** Please notice WL Income Limits assumes 2010 HUD Family Income Limit for Hawaii.

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

**State LIPH
HPHA Project Overview Report
May 2013**

Project	Occupancy *							
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready
2201-Hauiki	46	45	0	97.83%	0	0	0	0
2202-Puahala Homes	128	119	3	92.97%	0	3	0	4
2204-Kawailehua	26	22	3	84.62%	1	0	0	1
2205-Kahale Mua	32	24	5	75.00%	0	1	0	3
2206-Lokahi	30	23	7	76.67%	0	0	0	0
2207-Ke Kumu Elua	26	25	0	96.15%	0	0	0	0
2401-Hale Po'ai	206	205	0	99.51%	0	2	0	0
2402-La'iola	109	106	1	97.25%	2	3	0	1
2403-Kamalu-Ho'olulu	221	220	0	99.55%	2	2	1	0
2404-Halia Hale	41	40	0	97.56%	0	1	0	0
Total	865	829	19	95.84%	5	12	1	9

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	16	\$ 3,198.00	8	\$ 39,002.07	\$ 19,570.00	\$ 15,676.30	80.10%
2202-Puahala Homes	31	\$ 17,389.90	16	\$ 29,628.43	\$ 43,306.00	\$ 30,551.12	70.55%
2204-Kawailehua	3	\$ 1,221.00	2	\$ 3,206.00	\$ 4,668.81	\$ 4,184.86	89.63%
2205-Kahale Mua	7	\$ 1,639.00	2	\$ 10,008.00	\$ 4,140.00	\$ 3,115.00	75.24%
2206-Lokahi	7	\$ 2,858.00	2	\$ 2,320.00	\$ 8,543.00	\$ 6,491.00	75.98%
2207-Ke Kumu Elua	6	\$ 4,936.00	4	\$ 4,442.00	\$ 6,959.00	\$ 5,075.00	72.93%
2401-Hale Po'ai	1	\$ 1,106.00	1	\$ -	\$ 59,099.00	\$ 58,546.00	99.06%
2402-La'iola	4	\$ 1,026.00	1	\$ 195.00	\$ 36,957.40	\$ 36,292.40	98.20%
2403-Kamalu-Ho'olulu	1	\$ 303.00	0	\$ -	\$ 66,432.00	\$ 66,347.00	99.87%
2404-Halia Hale	-	\$ -	-	\$ -	\$ 10,919.00	\$ 10,919.00	100.00%
Total	76	\$ 33,676.90	36	\$ 88,801.50	\$ 260,594.21	\$ 237,197.68	91.02%

* Occupancy also counts Scheduled for Modernization Units.

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

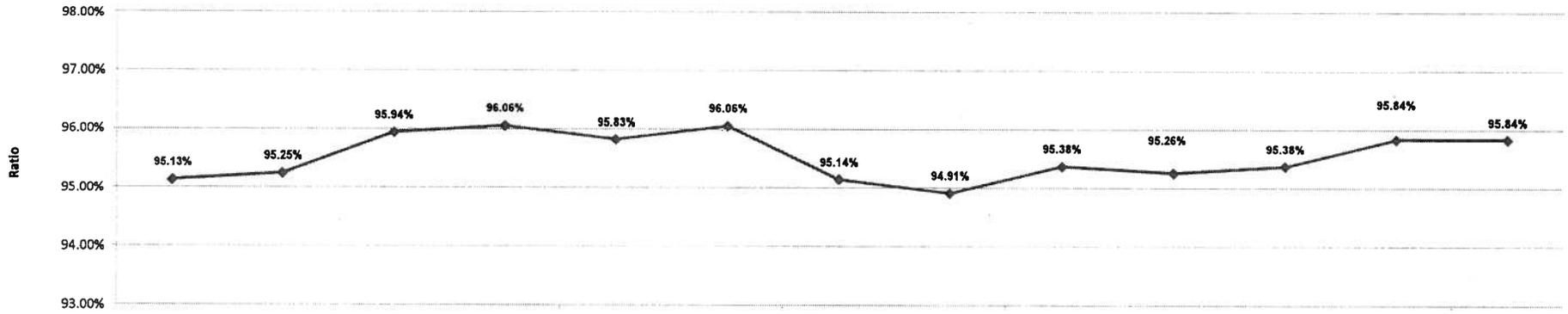
STATE PUBLIC HOUSING
Occupancy from May 2012 to May 2013

	May-12			Jun-12			Jul-12			Aug-12			Sep-12			Oct-12		
	Total Units	Occ Units	Ratio															
Hawaii	56	43	76.79%	56	44	78.57%	56	46	82.14%	56	48	85.71%	56	48	85.71%	56	46	82.14%
Kauai	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%
Mau	32	29	90.63%	32	29	90.63%	32	29	90.63%	32	29	90.63%	32	29	90.63%	32	29	90.63%
Oahu	749	725	96.80%	749	725	96.80%	749	729	97.33%	749	728	97.20%	749	726	96.93%	749	730	97.46%
Total	863	821	95.13%	863	822	95.25%	863	828	95.94%	863	829	96.06%	863	827	95.83%	863	829	96.06%

Cumulative (12 Months)	
05/12 - 05/13	
Units	11,233
Tenants	10,732
Ratio	95.54%

	Nov-12			Dec-12			Jan-13			Feb-13			Mar-13			Apr-13			May-13		
	Total Units	Occ Units	Ratio																		
Hawaii	56	47	83.93%	56	48	85.71%	56	49	87.50%	56	49	87.50%	56	48	85.71%	56	48	85.71%	56	48	85.71%
Kauai	26	25	96.15%	26	24	92.31%	26	22	84.62%	26	22	84.62%	26	22	84.62%	26	22	84.62%	26	22	84.62%
Mau	32	26	81.25%	32	25	78.13%	32	25	78.13%	32	25	78.13%	32	26	81.25%	32	24	75.00%	32	24	75.00%
Oahu	751	725	96.54%	751	724	96.40%	751	729	97.07%	751	728	96.94%	751	729	97.07%	751	735	97.87%	751	735	97.87%
Total	865	823	95.14%	865	821	94.91%	865	825	95.38%	865	824	95.26%	865	825	95.38%	865	829	95.84%	865	829	95.84%

Occupancy Rate



STATE PUBLIC HOUSING

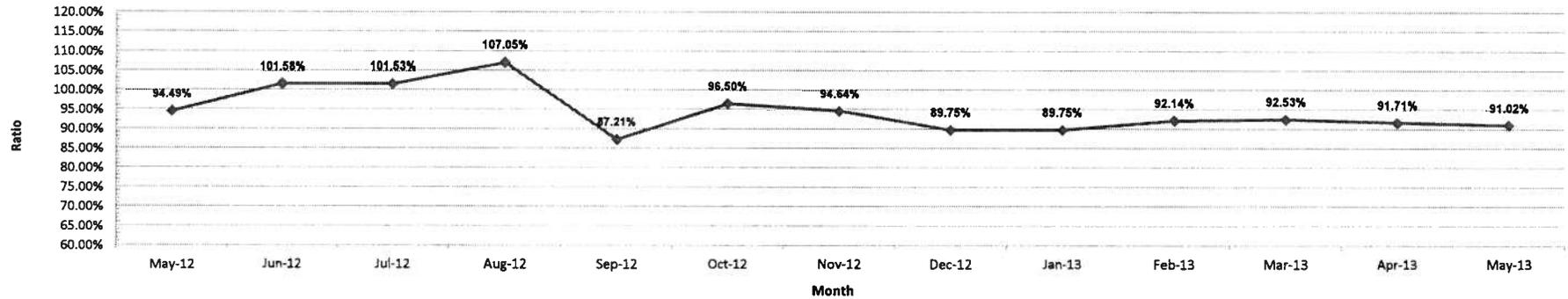
Rent Collection from May 2012 to May 2013

	May-12			Jun-12			Jul-12			Aug-12			Sep-12			Oct-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 14,147.00	\$ 11,955.00	84.51%	\$ 14,040.00	\$ 11,505.00	81.94%	\$ 8,970.00	\$ 6,435.00	71.74%	\$ 15,525.00	\$ 14,149.00	91.14%	\$ 15,189.00	\$ 11,446.00	75.36%	\$ 15,384.00	\$ 12,703.00	82.57%
Kauai	\$ 5,182.00	\$ 3,926.00	75.76%	\$ 5,182.00	\$ 4,157.00	80.22%	\$ 3,132.00	\$ 2,107.00	67.27%	\$ 5,264.00	\$ 4,466.00	103.84%	\$ 5,264.00	\$ 4,662.00	88.56%	\$ 5,276.00	\$ 5,097.74	96.62%
Maui	\$ 5,748.00	\$ 5,367.00	93.37%	\$ 5,376.00	\$ 5,440.00	101.19%	\$ 5,504.00	\$ 5,568.00	101.16%	\$ 5,448.00	\$ 4,651.00	85.37%	\$ 5,339.00	\$ 4,693.00	87.90%	\$ 4,975.00	\$ 4,196.00	84.34%
Oahu	\$ 226,636.00	\$ 216,596.73	95.57%	\$ 225,516.00	\$ 232,969.84	103.31%	\$ 240,423.68	\$ 247,877.52	103.10%	\$ 225,890.00	\$ 245,627.74	108.74%	\$ 225,553.00	\$ 198,408.18	87.97%	\$ 224,465.00	\$ 219,337.37	97.72%
Total	\$ 251,715.00	\$ 237,844.73	94.49%	\$ 250,114.00	\$ 254,071.84	101.58%	\$ 258,029.68	\$ 261,987.52	101.53%	\$ 252,127.00	\$ 269,893.74	107.05%	\$ 251,345.00	\$ 219,209.18	87.21%	\$ 250,100.00	\$ 241,334.11	96.50%

Cumulative (12 Months)	
	05/12 - 05/13
Charges	\$ 3,342,792.30
Collections	\$ 3,160,650.47
Total	\$ (182,141.83)
Ratio	94.55%

	Nov-12			Dec-12			Jan-13			Feb-13			Mar-13			Apr-13			May-13		
	Charges	Collected	Ratio																		
Hawaii	\$ 14,094.00	\$ 11,083.00	78.64%	\$ 15,888.00	\$ 10,349.50	65.14%	\$ 15,888.00	\$ 10,349.50	65.14%	\$ 16,989.50	\$ 13,585.50	79.96%	\$ 16,734.00	\$ 13,546.00	80.95%	\$ 15,814.00	\$ 12,780.00	80.81%	\$ 15,502.00	\$ 11,566.00	74.61%
Kauai	\$ 5,076.19	\$ 3,875.19	76.34%	\$ 5,886.00	\$ 4,476.00	76.04%	\$ 5,886.00	\$ 4,476.00	76.04%	\$ 4,728.81	\$ 4,240.81	89.68%	\$ 4,850.76	\$ 4,433.76	91.40%	\$ 4,797.81	\$ 4,778.47	99.60%	\$ 4,668.81	\$ 4,184.86	89.63%
Maui	\$ 5,514.00	\$ 3,457.00	62.69%	\$ 4,782.00	\$ 3,197.00	66.85%	\$ 4,782.00	\$ 3,197.00	66.85%	\$ 4,744.00	\$ 3,803.00	80.16%	\$ 4,353.00	\$ 3,037.00	69.77%	\$ 4,303.00	\$ 3,059.00	71.09%	\$ 4,140.00	\$ 3,115.00	75.24%
Oahu	\$ 223,737.00	\$ 216,686.24	96.85%	\$ 231,450.52	\$ 213,525.93	92.26%	\$ 231,450.52	\$ 213,525.93	92.26%	\$ 234,896.90	\$ 219,180.72	93.31%	\$ 235,923.00	\$ 221,276.42	93.79%	\$ 256,198.40	\$ 237,192.70	92.58%	\$ 236,283.40	\$ 218,331.82	92.40%
Total	\$ 248,421.19	\$ 235,101.43	94.64%	\$ 258,006.52	\$ 231,548.43	89.75%	\$ 258,006.52	\$ 231,548.43	89.75%	\$ 261,359.21	\$ 240,810.03	92.14%	\$ 261,860.76	\$ 242,293.18	92.53%	\$ 281,113.21	\$ 257,810.17	91.71%	\$ 280,594.21	\$ 237,197.68	91.02%

Rent Collection Rate



Construction Management Branch

April, May, June 2013

A. Capital Improvement Projects (CIP) & Capital Fund Program (CFP) Projects

- CMB is on track and working to meet all CIP and CFP deadlines.
- Please refer to the Summary of Capital Projects spreadsheet by the Fiscal Management Office for encumbrance, obligation and expenditure status.
- Please refer to the Contracts and Procurement report for a listing of contracts that were issued by CMB.

B. Elevator Modernization Projects

- 14 Federal Elevator Modernization and Repairs:
 - Modernization work for Car #2 at Paoakalani was completed and turned over to the AMP for use on 5/6/13.
 - Modernization work for Car #2 at Kalanihuia was completed and turned over to the AMP for use on 5/30/13.
- Elevator Consulting Services (ECS) -Consultant:
 - Monitoring service is ongoing for modernization work.
 - 14 Federal Elevator Modernization and Repairs (Okada Trucking)-Contractor:
 - Okada Trucking is waiting for some long lead items for the other remaining elevators. Okada submitted a proposed schedule for soft shut down to elevators at Pumehana, Punchbowl Homes and Makamae to work on items that are not affecting the car operation. Soft shut down will be daytime work only, one elevator at a time will be out of service between 7:30am to 3:00pm each working day (est 5 working days per car). One elevator per project will be working all the time during construction.
 - Working on supplemental contract #2 for electrical feeders upgrade, ventilation to elevator rooms and to address HIOSH Inspector comments on code compliance. Okada submitted cost proposal including request for 210 days time extension for the additional work.
 - Maintenance service to all other elevators is on schedule.
- 11 State Elevators Repair and Maintenance (Schindler)-Contractor:
 - Maintenance service to all state elevators is on schedule.
- Salt Lake Elevator (Summit Construction):
 - Maintenance service by ThyssenKrupp is on schedule.

C. Large Capacity Cesspool Conversions (LCCC) Statewide

- Bid for AMP 46 was re-issued on May 31, 2013 due to lack of bids.

D. Vacant Units Type C

- Wahiawa Terrace – 3 units (3-1, 3-5, 7-6)
- Kalihi Valley Homes – 9 units (24-227 A through J)
- Kuhio Park Terrace – 2 units (1538D, 1540D)

E. Planned Activities for June/July 2013

- **Large Capacity Cesspool Conversions (LCCC) Statewide**
 - HPHA is preparing the final status report regarding the Consent Agreement/Final Order (CA/FO) requirements' completion to submit to Environmental Protection Agency (EPA).
 - Remaining items outstanding at Kalaheo and Hale Ho`olulu on Kaua`i (Group 1 cesspools) are the operation and maintenance manuals from the contractor. The HPHA has reviewed and has requested additional information from the contractor which is due by June 10, 2013.
 - On-going - The HPHA received from the Attorney General the final version of the Memorandum of Agreement MOA with HPHA and the Hawai`i Housing Finance & Development Corporation (HHFDC) to address the cost-sharing of maintenance and repair of the sewer lateral shared by the two and is routing for execution.
 - On-going - The HPHA is waiting for feedback from the Department of Land and Natural Resources (DLNR) on a time frame for execution of the necessary documents requesting the cancellation of the Executive Orders (EO's) relating to the HPHA's responsibilities of the Teacher's Cottages in Maui and Hawaii counties, issuing management and control to the Department of Education (DOE) in reference to Consent Agreement/Final Order (CA/FO) requirements of the Environmental Protection Agency (EPA). (Last discussions with DLNR was on May 29, 2013.)
- **Vacant Units Type C**
 - Puuwai Momi – 7 units
 - (7 Units) Units 6I, 18G, 18H, 18L, 18J, 18K, 18L. Building 6 and 18 have roof leaks. The Construction Management Branch is working on specifications to put out on Hawaii Electronic Procurement System for repair, estimated post date 8/1/13. After the roof is repaired, either HPHA Special Teams or the AMP will work on the interiors.
 - Waipahu I - 1 unit
 - Unit (5) - HPHA to work on specifications and put on Hawaii Electronic Procurement System individually. Estimated posting date 8/19/13.
 - Kalihi Valley Homes - 13 units
 - 13 Units (21F, 30J, 32C, 34E, 36C, D, E, 37C, 39A, 42J, 44F, G, J) – In design, work to be done on roofs of these buildings only. AMP to temporarily patch roof.
 - Kuhio Homes – 1 unit

- Kuhio Homes - 1 unit (13A)
- HPHA to work on specifications and put on Hawaii Electronic Procurement System individually. Estimated posting date 7/15/13
- Group B Vacant Units on Oahu – 32 units
 - Kauaiokalani - 4 units (101, 201, 301, 303)
 - Waimaha Sunflower – 3 units (B128, B220, B320)
 - Maili – 2 units (19, 24)
 - Nanakuli Homes - 4 units (01, 02, 06, 34)
 - Kupuna Home O Waialua – 2 units (17, 18)
 - Wahiawa Terrace – 17 units (1-1, 1-2, 1-8, 2-1, 2-2, 3-3, 4-4, 4-5, 5-5, 6-4, 6-5, 6-6, 6-7, 7-1, 7-2, 8-5, 8-7)
 - 65% complete @ leeward units only.
 - Nanakuli Homes and Maili II: Pre-final walk through May 30, 2013, tentative final walk through June 6, 2013.
 - Kauaiokalani: under construction, estimated completion June 30, 2013 pending change order proposals approval.
- Leeward Vacant Units - 4 units
 - Nanakuli Homes – 2 units (5, 8)
 - Maili II – 2 units (9, 13)
 - HPHA to work on specifications and put on Hawaii Electronic Procurement System individually August 2013.
- Kauaiokalani - 2 units (304, 604)
 - Unit 304: Repairs for fire damage to the exterior of Unit 304 is currently in design phase. CMB is incorporating the interior renovation into the modernization.
 - Unit 604: Unit has been determined to be Type C. Repairs to be procured via Hawaii Electronic Procurement System. Estimated posting date 8/30/13.
- Palolo Valley Homes Major Modernization – 44 units (rolling relocation)
 - Building 20 – Units A through H (8 units)
 - Construction started November 13, 2012, estimated completion August 2013, due to HECO power delays.
 - Buildings 16 and 17 (12 units)
 - Construction started January 2013, estimated completion August 2013.
 - Buildings 18 and 19 will follow Buildings 16 and 17.
- Kauhale O'hana Accessibility Modernization – 1 unit
 - Kauhale O'hana – 1 unit (201)
 - ADA design consultant selected, contract being negotiated.
- Kahale Mua – 2 units (17, 24A)
 - Part of a major modernization that is in design, tentative bid date August 2013.
- Vacant Units on Maui - 6 units
 - Construction Management Branch negotiating with the consultants' proposals for major modernization at David Malo Circle.

- David Malo Circle – 2 units (725C, 745A) To be part of the major modernization. Proposal with compliance for review.
- Piilani Homes – 1 unit (1028-F5) To be part of the major modernization.
- Makani Kai Hale – 2 units (24, 34) Construction Management Branch is including these units in the consultant contract major modernization scope for David Malo. Proposal in compliance for review.
- Makani Kai Hale – 1 unit (52) HPHA to scope the unit on May 14, 2013.
- Hale Hoolulu, Kalaheo Homes, Hale Nana Kai O Kea Modernization & ADA Compliance - 4 units
 - Invitation for Bids were posted 3/22/13.
 - Hale Ho'olulu – 1 unit (B1). Bid opening was 5/9/13. HPHA processing paperwork for approval to award contractor.
 - Kalaheo – 3 units (1B, 4A, 4B). Bid opening was 5/8/13. HPHA processing paperwork for approval to award contractor.
- Hale Ho'onanea Modernization and ADA - 2 units (9L, 14R)
 - ADA project in design, 60% complete.
 - Estimated bid date 7/29/13.
- Kapaa - 3 units (3R, 14L, 17L)
 - Bid opening was 2/22/13. Construction Management Branch internal approval process to award contractor began 3/5/13.
 - are being reviewed by the Attorney General.
- Pomaikai, Pahala, Hale Aloha O Puna ADA Improvements – 14 units
 - Pomaikai - 8 units
 - Palaha - 4 units
 - Hale Aloha O Puna - 2 units
 - Design in process for accessibility improvements and vacant units.
 - Estimated bid date 9/1/2013.
- Ke Kumu Ekolu – 1 unit (B2202)
 - Specifications by CMB, work to be done by AMP.
 - Estimated completion August 15, 2013.
- Lanakila Homes – 62 units
 - Design in progress for the infrastructure.
 - 56 units (Building 55 – 75, 106 – 115)
 - Scheduled for renovation
 - HPHA needs to un-demo with HUD
 - 6 units (59 L/R, 61 L/R, 62 L/R)
 - In-House design.
 - Specs being reviewed by the Attorney General.
 - Will be posting on HePS once approved.

**Construction Management Branch
Elevator Modernization Report
April, May, June 2013**

Note: All dates and costs are subject to change

MODERNIZATION (REBUILDING) OF FEDERAL ELEVATORS										
Name	Housing Type	Elevator No.	Year Elevator Installed	Age of Elevators in Years	Number of Units	Number of Floors	Construction Cost	Funding Source	Construction Start	Estimated Construction Completion
Pumehana	Elderly	1	1972	36	139	21	\$465,968	B-08-401-K	Feb-13	Jul-13
		2	1972	36					Jun-13	Oct-13
Punchbowl Homes	Elderly	1	1961	47	144	7	\$371,728	B-08-401-K	Aug-13	Dec-13
		2	1961	47					Dec-13	Mar-14
Makamae	Elderly	1	1971	37	124	4	\$261,780	B-08-401-K	Jun-13	Aug-13
		2	1971	37					May-13	Jul-13
Salt Lake Apts	Family	1	1970	38	28	8	\$416,000	B-09-410-K, B-10-404-K	Nov-12	Feb-14
		2	New elevator under construction				\$972,888		Nov-12	Jul-13

**Construction Management Branch
Large Capacity Cesspool Conversion
April, May, June 2013**

14	WAIMEA TC TMK 3-6-7-002-015	Kamuela	1	IWS ATO # 43792 issued 9/9/2010; Transferring to DOE; need to resend HPHA letter to DLNR	6/08
15	HONOKAA TC TMK 3-4-5-001-011	Honokaa	1	IWS ATO # 42338 to 42341; UIC ATO UH-2869 issued 8/15/2011 through 8/14/2016; Transferring to DOE; resent request to DLNR on 10/9/2012	11/08

43 UIC -- Underground Injection Control; IWS-- Individual Wastewater System
(Okahara & Associates is Consultant of Record for Hawaii projects)

Group 1 @ Kauai

CPs

Status as of June 2013

16	HALE HO'OLULU (E) TMK: 4-5-2-003-056	Kilauea	2	IWS ATO # 41589, 41590 & 41591 issued on 11/14/2011. 2 cesspools were backfilled, and DOH file UIC-UK 2774 was closed on 5/13/2011.	6/12
17	KALAHEO TMK: 4-2-3-012-030	Kalaheo	5	IWS ATO 41585, 41586, 41587, 41588 dated 3/8/2011 on file UIC Permit UK-2737 for 4 seepage pits issued 5/29/2009 through 5/28/2014; annual report submitted 10/15/11.	6/12
18	KEKAHA HA'AHEO TMK: 4-1-3-008-020 & 026	Kekaha	77	IWS ATO # 41598 to 41628 dated 3/2011 for 31 septic tanks on file Backfill for 77 cesspools completed 1/18/2011; report submitted to DOH for record.	2/12

84 (AECOM Pacific Inc. is Consultant of Record for Kauai projects)

Group 1 @ Maui

CPs

Status as of June 2013

19	HANA 'B' TC TMK: 2-1-4-004-003	Hana	1	IWS ATO # 40608 issued 9/1/2009; Transferring to DOE; need to resend HPHA letter to DLNR	09/09
20	WAKIU 'A - E' TC TMK: 2-1-3-004-022	Hana	2	IWS ATO # 40609 to 40611 issued 3/13/2009; Transferring to DOE; resent request to DLNR on 10/9/2012	09/09

3 (AECOM Pacific Inc. is Consultant of Record for Maui projects)

Total for Group 1

130

Others originally not identified in CA/FO

Status as of June 2013

a	Lokahi Housing TMK 3-2-4-052-020	Hilo	8	16 septic tanks (IWS) total; 5 are being replaced; IWS ATO 42685-42695 (11 systems) issued 1/13/2010 & IWS ATO 45584,45601,45603-45605 (5 systems) issued 5/10/2011; UIC backfill permit UH-2863 for 4 cesspools. This is not part of CA/FO ; Notice to Proceed issued on 10/29/2012, and completion was on January 29, 2013.	2/13
b	Hale Hauoli Housing TMK 3-4-5-010-078	Honokaa 7 CP	8	cesspools backfilled. Cesspool Abandonment Permit & Backfill Final Completion Report UH-2843 approved by Dept. Of Health on 9/14/2012, so UH-2843 has been closed out.	12/12
c	Pahala Elderly Housing TMK 3-9-6-017-037	Pahala	3	IWS ATO# 18081 to 18085 (5 tanks) issued 12/17/2009. UIC Permit UH-2657 for wells 1 through 3 issued 5/15/2008 through 5/14/2013.	12/09

19 (Okahara & Associates is Consultant of Record for Hawaii projects)

Construction Management Branch
Federal Vacant Units Type "C" - Statewide
April, May, June 2013

Island	AMP	HPHA No.	Project	No. of Units	Unit Numbers	Category	Actual / Estimated Consultant Contract Award	Actual / Estimated Bid Date	Actual / Estimated Construction Contract Award	Estimated Completion of Construction	HUD Letter Sent	HUD Approval	Status/Comments	PE
Oahu	30	1026	Puuwai Momi	7	6I, 18G, 18H, 18I, 18J, 18K, 18L	Design	NA	8/1/2013 est	10/1/13 est	12/31/2013 est			HPHA in the process of procuring hazardous materials testing/reports. HPHA working on specifications to put leaking roofs onto HePS. After roofs are repaired, AMP to repair the majority of the interior of the units.	C. Abara
Oahu	30	1038	Waipahu I	1	5	HPHA Design	NA	8/19/2013 est	10/14/2013 est	13/30/13 est			HPHA working on specifications to put onto HePS.	C. Abara
Oahu	31	1005	Kalihi Valley Homes	6	30J, 32C, 34E, 37C, 39A, 42J	Design	NA	4/1/2013 est	6/1/2013 est	2/28/2014 est	N/A	N/A	Contract in negotiation to be part of Phase IVB Modernization. Work to be done on these units for roofs only. AMP to patch roof and do the interior of these units.	L. Izumi
Oahu	31	1005	Kalihi Valley Homes	7	21F, 36C, 36D, 36E, 44F, 44G, 44J	Design	NA	Jan 2014 est	5/20/14 est	2/28/2014 est	N/A	N/A		L. Izumi
Oahu	40	1007	Kuhio Homes	1	13A	HPHA Design	NA	7/15/2013	9/16/13	11/30/13 est			HPHA working on specifications to put onto HePS.	C. Abara
Oahu	40	1010	Kuhio Park Terrace	4	1518D, 1520D, 1530D, 1532D	Demo	NA	NA	NA	--	Yes	Yes	Demo (Vacant HUD approved Demo DISPO)	M. Kawamura
Oahu	44	1035	Nanakuli Homes	2	5, 8	Design	NA	8/15/2013	10/15/2013	1/15/2014 est			HPHA working on specifications to put onto HePS. Consultant: GYA Architects, General Contractor: Society Contracting. HECO to install meters 4/23/13. Estimated completion June 2013.	C. Abara
Oahu	44	1035	Nanakuli Homes	4	01, 02, 06, 34	Grp B		6/22/2011	9/12/11	June 2013 est		No	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion November 2013.	C. Abara
Oahu	44	1057	Waimaha-Sunflower	3	B128, B220, B320	Grp B		6/22/2011	9/12/11	Nov 2013 est		No		C. Abara
Oahu	44	1091	Kauiakalani	1	304	Design		6/30/2014	1/31/2015	12/31/2015 est	n/a	No	Fire damaged unit. Interior to be worked on after exterior/roof is completed. Work on interior of vacant unit. To be combined with the modernization.	M. Kawamura
Oahu	44	1091	Kauiakalani	4	101, 201, 303, 301	Grp B		6/22/2011	9/12/11	Sept 2013 est	2/9/12	301 Yes, others No.	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion September 2013.	C. Abara
Oahu	44	1091	Kauiakalani	1	604	Design	NA	8/30/2013 est	10/31/2013 est	12/31/13 est	n/a	No	HPHA working on specifications to put onto HePS.	M. Kawamura
Oahu	44	1108	Mailli II	2	9, 13	Design	NA	8/15/2013	10/15/2013	1/15/2014 est			HPHA working on specifications to put onto HePS.	M. Kawamura
Oahu	44	1108	Mailli II	2	19, 24	Grp B		6/22/2011	9/12/11	June 2013 est	2/9/12	No	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion June 2013.	C. Abara
Oahu	45	1090	Kauhale O'hana	1	201	Design		3/29/2013	7/25/14	7/31/15 est			Consultant selected, negotiating consultant proposal. This unit is part of accessibility modernization.	S. Krikel
Oahu	49	1015	Wahiawa Terrace	17	1-1, 1-2, 1-8, 2-1, 2-2, 3-3, 4-4, 4-5, 5-5, 6-4, 6-5, 6-6, 6-7, 7-1, 7-2, 8-5, 8-7	Grp B		6/22/2011	9/12/11	October 2013 est	2/9/12	Yes *	*HUD approval for all units except 4-5 and 6-7. Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion October 2013	C. Abara
Oahu	49	1050	Kupuna Home O Waiialua	2	17, 18	Grp B		6/22/2011	9/12/11	Sept 2013 est	2/9/12	Yes	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion September 2013.	C. Abara
Oahu	50	1008	Paloalo Valley Homes	3	14F, 15D, 18A	Mod.		6/3/2010	4/16/2012	March 2014 est	12/28/12	Yes	Construction started 1/17/12 for major modernization of Buildings 14-20. First phase is Building 20. Second phase is Building 16 & 17. These units are currently vacant and will not be occupied until the modernization is complete. Estimated completion March 2014.	L. Izumi
Oahu	50	1008	Paloalo Valley Homes	12	16A-F, 17A-F	Mod.		6/3/2010	4/16/2012	August 2013 est	12/28/12	Yes	Start of construction for Buildings 16 & 17 - Jan. 2013. Estimated completion August 2013.	L. Izumi
Oahu	50	1008	Paloalo Valley Homes	8	20A-H	Mod.		6/3/2010	4/16/2012	August 2013 est	12/21/12	Yes	Start of construction for Building 20 - Nov. 2012. Estimated completion August 2013.	L. Izumi

Construction Management Branch
Federal Vacant Units Type "C" Statewide
April, May, June 2013

Island	AMP	HPHA No.	Project	No. of Units	Unit Numbers	Category	Actual / Estimated Consultant Award	Actual / Estimated Bid Date	Actual / Estimated Construction Contract Award	Estimated Completion of Construction	HUD Letter Sent	HUD Approval	Status/Comments	PE
Molokai	39	1088	Kahala Mua	2	17, 24A	Consult Contr	5/2/2011	8/15/2013	10/15/13	10/15/2014 est	Yes	Yes	Reike, Suniland, Kono Architects working on bid documents tentative bid August 2013.	C. Abara
Maui	39	1016	David Malo Circle	2	725C, 745A	Design	3/31/2013	1/31/2014	5/20/14 est	3/2015 est	Yes	745A Yes 725C No	Consultant selected, negotiating contract.	L. Izumi
Maui	39	1044	Piliani Homes	1	1028-F5	Design	6/30/2013	4/30/2014	10/2014 est	10/2015 est			Part of Piliani modernization. Consultant selected.	L. Izumi
Maui	39	1092	Makani Kai Hale	2	24, 34	Design	3/31/2013	1/31/2014	5/2014 est	3/2015 est			To be included in David Malo Modernization project.	L. Izumi
Maui	39	1092	Makani Kai Hale	1	52	HPHA Design	NA			12/31/13 est	4/25/13	Yes	HPHA working on specifications to put onto HePS.	L. Izumi
Kauai	38	1018	Kapaa	3	3R, 14L, 17L	Design	NA		6/20/13	10/2/2013 est			Bid opened 2/22/13.	S. Krekel
Kauai	38	1019	Hale Ho'olulu	1	B1	Consult Contr	6/24/2010	3/22/2013	9/4/13	3/17/2014 est			Invitation for Bid posted 3/22/13. Bids opened 5/8/13. HPHA processing paperwork for approval to award contractor.	S. Krekel
Kauai	38	1022	Kalaheo	3	1B, 4A, 4B	Consult Contr	6/24/2010	3/22/2013	9/3/13	6/14/2014 est			Invitation for Bid posted 3/22/13. Bids opened 5/8/13. HPHA processing paperwork for approval to award contractor.	S. Krekel
Kauai	38	1055	Hale Ho'onahea	2	9L, 14R	Consult Contr	5/12/2010	7/29/2013	1/1/14	Sept 2014 est			Current ADA project w/ Richard Matsunaga & Associates Architects Inc.	S. Krekel
Hawaii	37	1004	Lanakila Homes II	6	59L-R, 61L-R, 62L-R	HPHA Design	NA	6/1/2013 est	8/1/2013 est	12/31/2014 est			Buildings 59, 61, & 62 un-demolished, bid documents have been prepared by HPHA and are being reviewed.	M. Kawamura
Hawaii	37	1004	Lanakila Homes II	36	55L, 55R - 75L, 75R 106L, 106R, 107L, 107R, 108L, 108R, 109L, 109R, 110L, 110R, 111L, 111R, 112L, 112R, 113L, 113R, 114L, 114R, 115L, 115R	Demo	NA	1/1/2014	4/1/14	12/31/2014 est			Scheduled for Renovation, need to un-demo with HUD, bid documents have been prepared by HPHA and are being reviewed.	M. Kawamura
Hawaii	37	1014	Lanakila Homes III	20		Demo	NA	3/1/2014	6/1/14	12/31/2014 est			Scheduled for Renovation, need to un-demo with HUD, bid documents have been prepared by HPHA and are being reviewed.	M. Kawamura
Hawaii	37	1029	Pomalikai	8	925D, E, F, 935A, D, E, F, H	Consult Contr	6/4/2012	9/1/2013	11/1/13	11/30/2014 est			Design in process	M. Kawamura
Hawaii	37	1045	Pahala	2	3F, 5A	Consult Contr	6/4/2012	3/1/2014	5/1/14	6/30/2015 est			Design in process	M. Kawamura
Hawaii	37	1051	Hale Aloha O Puna	4	7A, 7C, 8B, 9A	Consult Contr	6/4/2012	12/1/2013	2/1/14	3/31/2015 est	Yes	Yes, 7-C No	Design in process	M. Kawamura
Hawaii	46	1097	Ke Kumu Ekiolu	1	B2202	Design	NA	NA	NA	8/15/13 est			Construction Management provided specifications to AMP, work to be done by AMP.	S. Ibrahim

Total Verified Type C Vacant Units by County: 182

DESIGN:
 Total Under Design Contracts (Consult Contr) 22
 Total Mod awaiting Consultant Contract (Design) 36
 Total In-house design (HPHA Design) 9
 Total Being Added to Consultant Contract: 67

Total Form A's to be verified by CMB: 0
 Total Missing Form A: 0
 Total Needing to be Verified: 0
 Total Units Approved for Demo: 60
 Total Units Relocation Hold: 0
 Total Federal Vacant Units complete this month: 14

CONSTRUCTION:
 Total Group B Under Construction Contract (Group B): 32
 Total Units Under Modernization Const Contracts (Mod): 23
 Total Units Under Construction with DAGS (DAGS): 0
 Total Units Under Construction w/ Special Teams (HPHA ST): 0
 Total Vacant Units Under Construction Contracts: 55

Hearings Office

Report for the Months April/May/June 2013

A. Accomplishments

- Eviction cases heard for May 2013- 12 cases, 5 for rent, 7 for non rent. January 2012 through May 2013, a total of 208 cases were referred with a total of 90 families evicted for this period.
- Evictions Maui/Kona rent and Non rent (criminal) cases
- Monitor AMP Managers for Delinquent Referrals

B. Planned Activities for Next Month

- Evaluate, review and revise eviction referrals for compliance with Section 356D, Hawaii Revised Statutes (Public Housing-Evictions).
- Conduct Statewide Administrative eviction hearings in compliance with laws, rules, and regulations.
- Prepare Findings of Facts, Conclusions of Law, Decision and Order, and other legal documents.
- Respond to requests from Tenants, Tenants associations, Management, Housing and Urban Development, Hawaii Civil Rights Commission and Legal Aid Society of Hawaii.
- Update hearings staff on revisions to law, rules and regulations governing public housing Tenants' rights and responsibilities.
- Update and Streamline Operating Procedures for the Hearings Office.
- Update Federal Notice of Violation Letters
- Continue to Assist Manager's Documentation of Criminal Cases
- Continue to work with Management to refer rent and non rent cases in a timely manner.
- Continue to recruit resident and non-resident statewide eviction board members.
- Maintain the confidentiality of tenants referred for eviction.
- Schedule federal statewide eviction hearings in a timely manner.

SECTION 8 SUBSIDY PROGRAMS BRANCH

April/May/June 2013

A. Accomplishments

- Voucher lease up update:
 1. In April 2013 Section 8 staff worked to determine eligibility for the voucher program for 4 veteran's vouchers statewide, 4 port-in's from other states or neighbor islands, and 54 Kuhio Park Terrace applicants. HPHA is currently assisting 1959 families with voucher rental assistance payments. Lease up activities have stopped except for the veteran's vouchers, port-ins and Kuhio Park Terrace Project Based Section 8 units due to the sequestration.
 2. 7 veteran families were leased up in April 2013, 1 on Maui, 1 on Big Island, 1 on Kauai, and 4 on Oahu.
 3. In May 2013 Section 8 staff worked to determine eligibility for the voucher program for 15 veteran's vouchers statewide, 11 port-in's from other states or neighbor islands, and 4 Kuhio Park Terrace applicants. HPHA is currently assisting 1960 families with voucher rental assistance payments. Lease up activities have stopped except for the veteran's vouchers, port-ins and Kuhio Park Terrace Project Based Section 8 units due to the sequestration.
 4. 8 veteran families were leased up in May 2013, 1 on Maui, 2 on Big Island, 0 on Kauai, and 5 on Oahu.
- 133 inspections were conducted and completed by HPHA staff in April 2013.
- 165 inspections were conducted and completed by HPHA staff in May 2013.
- The program received a total of \$2,115,388 from HUD for the voucher payments and spent \$1,954,345 in April 2013 with \$161,043 remaining at the end of the month.
- The program received a total of \$1,871,042 from HUD for the voucher payments and spent \$1,990,985 in May 2013 with \$119,943 overspent at the end of the month.
- The rent supplement program received \$86,141.00 of state funds in April 2013 and the HPHA expended \$50,824.14 of the funds received. Rent supplement assistance program is administered by the HPHA on every island.
- The rent supplement program received \$78,305 of state funds in May 2013 and the HPHA expended \$41,510 of the funds received. Rent supplement assistance program is administered by the HPHA on every island.

- The Family Self Sufficiency (FSS) program assisted 93 Section 8 clients in April 2013. Two families graduated from the program and received escrow disbursements totaling \$21,606. One family increased their income. Two cases were closed/terminated. Forty-five families currently have an escrow account.

The FSS family's goals are as follows:

- VASH Graduate
- Completed all ITSP goals within 3 years
- Promoted to new position with Department of Veterans Affairs
- Increase earned wages from \$8.00/hour to \$17.00/hour
- Seeking homeownership using VA Home Loan program
- Achieved 700+ FICO score

- The Family Self Sufficiency (FSS) program assisted 88 Section 8 clients in May 2013. Five families graduated from the program and received escrow disbursements totaling \$10,674. One family increased their income. 5 cases were closed/terminated. 54 families currently have an escrow account.

The FSS family's goals are as follows:

Graduate

- Completed all ITSP goals within 3 years
- Employed as substitute teacher w/DOE
- Graduated from UH-Manoa w/GPA-3.7
- Seeking homeownership using HVOP assistance
- Achieved escrow balance of \$9,646.06

B. Planned Activities for Next Month:

- Staff will correct 1 over due recertification in PIC.
- Staff will update Elite with purge responses for the Housing Choice Voucher program waitlist by 7/31/13.
- Staff will update Elite with purge responses for the Rent Supplement Program waitlist by 9/30/13.
- Branch management will work with FSS contractor to increase the number of families participating in the FSS program.
- Conduct quarterly performance appraisals with subordinates.
- Staff will screen and fill 5 vacant units at Kuhio Park Towers, 0 one bedroom, 1 two bedroom, and 4 three bedroom apartments.

Section 8 Subsidy Programs Branch Monthly Report
 HUD's Voucher Management System Data Collection Report

From	12/1/2012				
To	4/1/2013				
As of	5/16/2013				
PHA Code	HI901				
PHA Name	Hawaii Public Housing Authority				
	<u>Dec-12</u>	<u>Jan-13</u>	<u>Feb-13</u>	<u>Mar-13</u>	<u>Apr-13</u>
Homeownership	11	11	11	11	11
Homeownership HAP	\$11,584	\$11,624	\$11,624	\$11,704	\$11,677
2008 and 2009 Non-Elderly Disabled	163	157	156	163	165
2008 and 2009 Non-Elderly Disabled HAP	\$137,529	\$135,288	\$134,891	\$141,759	\$143,568
Portable Vouchers Paid	25	24	24	25	26
Portable Voucher HAP	\$18,808	\$17,231	\$16,638	\$19,305	\$19,448
Tenant Protection	144	144	143	143	141
HAP Tenant Protection	\$264,723	\$264,770	\$260,685	\$257,702	\$251,353
Veteran's Affair Supported Housing (VASH) Voucher	197	200	201	203	202
Veteran's Affair Supported Housing (VASH) HAP	\$145,788	\$147,571	\$148,488	\$150,075	\$149,283
All Other Vouchers	1,416	1,431	1,427	1,414	1,401
HAP All Other Vouchers	\$1,374,719	\$1,393,734	\$1,397,169	\$1,387,022	\$1,379,016
FSS Escrow Deposits	\$5,995	\$6,367	\$5,383	\$6,908	\$6,338
All Voucher HAP Expenses After the First of Month	\$33,953	\$15,459	\$4,663	\$5,609	\$10,031
Total Vouchers	1,956	1,967	1,978	1,959	1,946
HAP Total	\$1,987,104	\$1,970,218	\$1,969,495	\$1,967,567	\$1,954,345
Number of Vouchers Under Leased (HAP Contract) on the last day of the Month	1,967	1,970	1,981	1,960	1,950
New vouchers issued but not under HAP contracts as of the last day of the month	33	32	45	27	39
Portability - In	12	14	16	17	17
Portability - In	\$17,379	\$20,723	\$22,886	\$24,000	\$22,019
Number of Vouchers Covered by Project-Based AHAPs and HAPs	455	455	455	455	455
Fraud Recovery - Amount Booked this Month	\$345	\$123	\$173	\$205	\$118
Interest or other income earned this month from the investment of HAP funds and Net Restricted Assets	\$14	\$18	\$16	\$20	\$22
FSS Escrow Forfeitures	\$3,168	\$0	\$0	\$0	\$0
Number of Hard-to-House Families Leased	19	14	15	6	12
FSS Coordinator	\$5,252	\$5,252	\$5,252	\$5,252	\$5,252
FSS Coordinator Expenses Not Covered by FSS Grant	\$12,344	\$12,748	\$12,748	\$7,108	\$7,820
Administrative Expense	\$208,066	\$136,662	\$160,008	\$227,384	\$134,782
Audit	\$5,226	\$5,226	\$5,226	\$5,226	\$5,226
Net Restricted Assets (NRA) as of the Last Day of the Month	\$1,907,950	\$2,017,037	\$2,119,390	\$2,207,935	\$2,370,364
Unrestricted Net Assets (UNA) as of the Last Day of the Month	\$1,850,519	\$1,764,788	\$1,755,145	\$1,654,824	\$1,636,190
Cash/Investment as of the Last Day of the Month - Voucher Program Only	\$2,282,067	\$2,389,176	\$2,335,818	\$2,352,636	\$2,446,692

AGENCY TOTAL – Variance Analysis based on any increase or (decrease) of 10% with the month of April 2013 being the basis for the variances.

INCOME STATEMENT

A. REVENUES:

HUD Operating Subsidies:

The Continuing Resolution and Sequestration continues to have a decreasing effect on Subsidy to the Federal Low Rent Program and the Project Based Contract Administration versus the Budget. These factors were not known at the time the budget was created. The full impact of the sequestration will begin to take full effect beginning in April 2013 when appropriation is estimated to fall in the 73 – 79% of pre sequestration funding.

Other Income:

HPHA received a reimbursement of Administrative and Associated costs of \$2.2 million dollars for prior year expenses from the State Capital Improvement Program.

B. EXPENSES:

Administrative:

The current year to date and month of March decreases from budget in Administrative Expenses result primarily from budgeted positions not filled. The increase in cost from prior year reflects positions filled since the 2013 Fiscal Year began.

Management Fees:

HUD has increased the rate by 8% from \$58.01 to \$62.50 effective January 1, 2013 effective in March 2013.

Tenant Services:

Resident Association Board (RAB) costs were originally budgeted for all AMPs. However, not all AMPs have an active Resident Board currently.

Maintenance:

Decrease in Maintenance expenses due to a hold on expenditures that are not critical in nature until the full effect of Sequestration can be projected. Only expenses that are vital to operations will be authorized.

Protective Services:

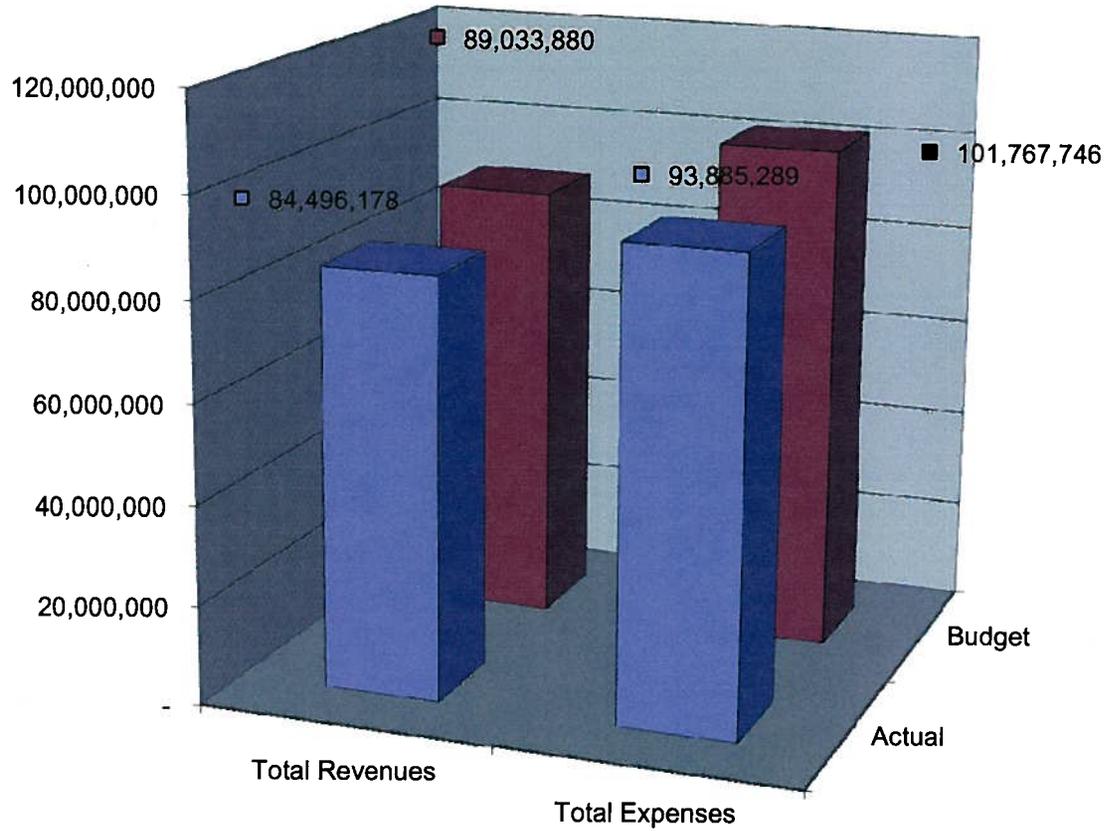
The increase in protective services expense was due to the approval of additional security contracts that were not part of the Fiscal Year 2012-2013 budget. These new security contracts are for special events, as well as increased services at the AMPs.

OVERVIEW – Current Fiscal Year:

Due to the Federal Sequestration, HUD has notified Hawaii Public Housing Authority (HPHA) of substantial cuts to its Section 8 and Public Housing operating subsidies which will have significant impact to HPHA Operating Budget.

Unlike previous years, HPHA has received approval to reimburse administrative and associated costs of \$2 million dollars from our State Capital Improvements program. These additional funds have resulted in a positive cash flow of \$2,654,449 in our year to date financials.

HPHA April 30, 2012 Actual VS Budget



	Total Revenues	Total Expenses
Actual	84,496,178	93,885,289
Budget	89,033,880	101,767,746

**HAWAII PUBLIC HOUSING AUTHORITY
AGENCY TOTAL
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2013
(Amounts in Full Dollars)**

MONTH OF APRIL, 2013				YEAR TO DATE ENDING APRIL 30, 2013							
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
1,382,572	1,417,975	\$ (35,403)	-2%	Dwelling Rental Income	13,471,709	14,179,750	\$ (708,041)	-5%	13,554,647	\$ (82,938)	-1%
5,585,308	6,278,386	(693,078)	-11%	HUD Operating Subsidies	57,429,031	62,783,831	(5,354,800)	-9%	57,723,403	(294,372)	-1%
1,057,976	971,864	86,112	9%	COCC Fee Income	4,313,940	3,869,230	444,710	11%	3,794,163	519,777	14%
458,845	456,250	2,595	1%	General Fund	4,233,458	4,561,500	(328,042)	-7%	4,677,803	(444,345)	-9%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
2,619,065	546,393	2,072,672	379%	Other Income	5,048,040	3,639,569	1,408,471	39%	3,178,556	1,869,484	59%
11,103,767	9,670,868	1,432,899	15%	Total Revenues	84,496,178	89,033,880	(4,537,702)	-5%	82,928,572	1,567,606	2%
				EXPENSES							
931,555	1,403,774	472,219	34%	Administrative	10,173,122	14,333,238	4,160,116	29%	8,955,764	(1,217,358)	-14%
13,560	13,560	-	0%	Asset Management Fees	135,600	135,600	-	0%	-	(135,600)	0%
380,137	281,485	(98,652)	-35%	Management Fees	3,102,940	2,814,824	(288,116)	-10%	2,778,581	(324,358)	-12%
53,125	58,312	5,187	9%	Bookkeeping Fees	618,364	583,156	(35,208)	-6%	525,388	(92,976)	-18%
4,038,661	4,182,584	143,923	3%	Housing Assistance Payments	40,594,876	41,825,840	1,230,964	3%	41,569,119	974,243	2%
78,267	98,980	20,713	21%	Tenant Services	785,043	993,350	208,307	21%	857,251	72,207	8%
1,034,069	1,113,403	79,334	7%	Utilities	10,711,229	11,134,030	422,801	4%	10,413,126	(298,103)	-3%
1,371,330	1,641,800	270,470	16%	Maintenance	12,671,795	16,999,029	4,327,234	25%	11,454,111	(1,217,685)	-11%
183,376	165,226	(18,150)	-11%	Protective Services	1,725,510	1,676,128	(49,382)	-3%	1,741,945	16,436	1%
77,084	77,734	650	1%	Insurance	828,281	777,323	(50,958)	-7%	729,534	(98,747)	-14%
1,169,890	1,036,059	(133,831)	-13%	General Expenses	12,538,528	10,495,228	(2,043,300)	-19%	10,701,571	(1,836,957)	-17%
9,331,054	10,072,917	741,863	7%	Total Expenses	93,885,289	101,767,746	7,882,457	8%	89,726,390	(4,158,898)	-5%
\$ 1,772,713	\$ (402,049)	\$ 2,174,762	541%	Net Income(Loss)	\$ (9,389,111)	\$ (12,733,866)	\$ 3,344,755	26%	\$ (6,797,818)	\$ (2,591,293)	-38%
				CASH BASIS:							
\$ 1,772,713	\$ (402,049)	\$ 2,174,762	541%	Net Income(loss) per Above	\$ (9,389,111)	\$ (12,733,866)	\$ 3,344,755	26%	\$ (6,797,818)	\$ (2,591,293)	-38%
				Add back non cash items:							
1,216,771	954,262	262,509	28%	Depreciation Expense	11,951,781	9,552,964	2,398,817	25%	9,754,804	2,196,977	23%
-	25,431	(25,431)	-100%	Bad Debt Expense	91,779	254,310	(162,531)	-64%	235,663	(143,884)	-61%
\$ 2,989,484	\$ 577,644	\$ 2,411,840	418%	TOTAL CASH BASIS	\$ 2,654,449	\$ (2,926,592)	\$ 5,581,041	191%	\$ 3,192,649	\$ (538,200)	-17%

**CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 020, 024, 181, 265, 318, 337, 400
FOR PERIOD ENDING APRIL 30, 2013
AGENCY TOTAL**

		<u>APRIL</u>	<u>MARCH</u>	<u>Increase (Decrease)</u>
ASSETS:				
Cash		62,402,954	61,004,975	1,397,978
Receivables:				
Accrued Interest	595,271			
Tenant Receivables	2,143,047			
Other	2,112,973			
Less Allowance for Doubtful Accounts	(1,781,848)	3,069,442	2,257,864	811,578
Total receivables				
Prepaid Expenses		2,202,269	2,237,357	(35,088)
Inventories		964,378	960,250	4,128
Interprogram Due From		20,116,945	18,796,373	1,320,572
Interprogram Due To		(0)	-	(0)
Total Current Assets		88,755,986	85,256,819	3,499,168
Property, Plant & Equipment:				
Land	21,451,327			
Buildings	524,098,226			
Furniture & Equipment	5,736,829			
Motor vehicles	2,838,537			
Construction in Progress	31,605,845			
Less: Accumulated Depreciation	(315,737,173)	269,993,591	270,817,887	(824,295)
Notes, Loans & Mortgage Receivable-Non Current		46,928,157	46,928,157	-
+Other Long term assets		-	-	-
Total Assets		405,677,735	403,002,862	2,674,873

**CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 020, 024, 181, 265, 318, 337, 400
FOR PERIOD ENDING APRIL 30, 2013
AGENCY TOTAL**

	<u>APRIL</u>	<u>MARCH</u>	<u>Increase (Decrease)</u>
LIABILITIES AND EQUITY:			
Accounts Payable	388,087	450,026	(61,939)
Accrued Expenses	2,906,034	2,346,046	559,988
Accrued Salaries & Wages	641,898	641,898	(0)
Accrued Vacation	774,455	774,455	-
Accrued W/C Compensation	231,976	231,976	-
Tenant Security Deposits	740,283	736,136	4,147
Other Liabilities & Deferred Income	43,950,566	43,536,223	414,343
Interprogram Due To		11,248,836	(11,248,836)
Total Current Liabilities	49,633,298	59,965,596	(10,332,298)
Accrued Pension and OPEB Liability	13,949,102	13,949,102	-
Accrued Compensated Absences - Non Current	1,358,313	1,358,313	-
Net Assets:			
Restricted Net Assets	2,677,576	2,844,516	(166,940)
Unrestricted Net Assets	336,633,691	336,047,159	586,532
Net Income Year to Date	(9,389,111)	(11,161,824)	1,772,713
Total Equity	329,922,156	327,729,851	2,192,305
Total Liabilities & Equity	394,862,869	403,002,862	(8,139,993)

**HAWAII PUBLIC HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2013
(Amounts in Full Dollars)**

MONTH OF APRIL, 2013					YEAR TO DATE ENDING APRIL 30, 2013						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
\$ -	\$ -	\$ -	0%		\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%
2,630,505	1,968,605	661,900	34%	REVENUES	19,294,176	19,686,050	(391,874)	-2%	17,809,785	1,484,391	8%
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
273,384	152,504	120,880	79%	General Fund	-	-	-	0%	-	-	0%
				Grant Income	1,506,704	1,525,040	(18,336)	-1%	1,421,778	84,926	6%
				Other Income							
2,903,889	2,121,109	782,780	37%	Total Revenues	20,800,880	21,211,090	(410,210)	-2%	19,231,563	1,569,317	8%
93,790	133,831	40,041	30%	EXPENSES	1,324,610	1,453,514	128,904	9%	984,202	(340,408)	-35%
-	-	-	0%	Administrative	-	-	-	0%	-	-	0%
23,232	28,244	5,012	18%	Asset Management Fees	231,072	224,510	(6,562)	-3%	219,504	(11,568)	-5%
14,520	14,031	(489)	-3%	Management Fees	144,420	140,310	(4,110)	-3%	137,190	(7,230)	-5%
3,294,303	1,797,820	(1,496,483)	-83%	Bookkeeping Fees	19,826,209	17,978,200	(1,848,009)	-10%	18,669,701	(1,156,508)	-6%
-	115	115	100%	Housing Assistance Payments	-	1,150	1,150	100%	-	-	0%
135	2,924	2,789	95%	Tenant Services	24,573	29,240	4,667	16%	27,079	2,506	9%
13,166	22,005	8,839	40%	Utilities	174,446	220,050	45,604	21%	168,350	(6,096)	-4%
120	35	(85)	-243%	Maintenance	572	350	(222)	-64%	366	(207)	-57%
3,060	1,332	(1,728)	-130%	Protective Services	11,572	13,320	1,748	13%	3,281	(8,291)	-253%
(19,931)	15,233	35,164	231%	Insurance	16,464	252,330	235,866	93%	23,804	7,340	31%
				General Expenses							
3,422,396	2,015,570	(1,406,826)	-70%	Total Expenses	21,753,939	20,312,974	(1,440,965)	-7%	20,233,477	(1,520,462)	-8%
\$ (518,507)	\$ 105,539	\$ (624,046)	-591%	Net Income(Loss)	\$ (953,058)	\$ 898,116	\$ (1,851,174)	-206%	\$ (1,001,914)	\$ 48,855	5%
\$ (518,507)	\$ 105,539	\$ (624,046)	-591%	CASH BASIS:	\$ (953,058)	\$ 898,116	\$ (1,851,174)	-206%	\$ (1,001,914)	\$ 48,855	5%
				Net Income(loss) per Above	-	-	-	0%	-	-	0%
				Add back non cash items:	-	-	-	0%	-	-	0%
				Depreciation Expense	-	-	-	0%	-	-	0%
				Bad Debt Expense							
\$ (518,507)	\$ 105,539	\$ (624,046)	-591%	TOTAL CASH BASIS	\$ (953,058)	\$ 898,116	\$ (1,851,174)	-206%	\$ (1,001,914)	\$ 48,855	5%

**HAWAII PUBLIC HOUSING AUTHORITY
REPAIRS & MAINTENANCE GENERAL FUND
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2013
(Amounts in Full Dollars)**

MONTH OF APRIL, 2013			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%
-	-	-	0%
-	-	-	0%
55,500	-	55,500	0%
-	-	-	0%
-	-	-	0%
55,500	-	55,500	0%
1,570	-	(1,570)	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
1,570	-	(1,570)	0%
\$ 53,930	\$ -	\$ 53,930	0%
\$ 53,930	\$ -	\$ 53,930	0%
-	-	-	0%
-	-	-	0%
\$ 53,930	\$ -	\$ 53,930	0%

YEAR TO DATE ENDING APRIL 30, 2013									
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>			
REVENUES									
\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%	Dwelling Rental Income		
-	-	-	0%	-	-	0%	HUD Operating Subsidies		
-	-	-	0%	-	-	0%	COCC Fee Income		
699,534	-	699,534	0%	810,798	(111,263)	-14%	General Fund		
-	-	-	0%	-	-	0%	Grant Income		
-	-	-	0%	-	-	0%	Other Income		
699,534	-	699,534	0%	810,798	(111,263)	-14%	Total Revenues		
EXPENSES									
27,444	-	(27,444)	0%	191,681	164,236	86%	Administrative		
-	-	-	0%	-	-	0%	Asset Management Fees		
-	-	-	0%	-	-	0%	Management Fees		
-	-	-	0%	-	-	0%	Bookkeeping Fees		
-	-	-	0%	-	-	0%	Housing Assistance Payments		
-	-	-	0%	-	-	0%	Tenant Services		
-	-	-	0%	-	-	0%	Utilities		
-	-	-	0%	-	-	0%	Maintenance		
-	-	-	0%	-	-	0%	Protective Services		
-	-	-	0%	-	-	0%	Insurance		
-	-	-	0%	-	-	0%	General Expenses		
27,444	-	(27,444)	0%	191,681	164,236	86%	Total Expenses		
\$ 672,090	\$ -	\$ 672,090	0%	\$ 619,117	\$ 52,973	0%	Net Income(Loss)		
CASH BASIS:									
\$ 672,090	\$ -	\$ 672,090	0%	\$ 619,117	\$ 52,973	0%	Net Income(loss) per Above		
Add back non cash items:									
-	-	-	0%	-	-	0%	Depreciation Expense		
-	-	-	0%	-	-	0%	Bad Debt Expense		
\$ 672,090	\$ -	\$ 672,090	0%	\$ 619,117	\$ 52,973	0%	TOTAL CASH BASIS		

**STATE RENT SUPPLEMENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2013
(Amounts in Full Dollars)**

MONTH OF APRIL, 2013				
Actual	Budget	Variance Amount	%	
\$ -	\$ -	\$ -	0%	
-	-	-	0%	
-	-	-	0%	
2,033	69,525	(67,492)	-97%	
78,305	-	78,305	0%	
-	2,500	(2,500)	-100%	
80,338	72,025	8,313	12%	
6,596	8,082	1,486	18%	
-	-	-	0%	
627	800	173	22%	
393	500	107	21%	
41,628	54,000	12,372	23%	
-	-	-	0%	
34	735	701	95%	
-	-	-	0%	
-	-	-	0%	
22	24	2	7%	
(230)	-	230	0%	
49,070	64,141	15,071	23%	
\$ 31,268	\$ 7,884	\$ 23,384	297%	
\$ 31,268	\$ 7,884	\$ 23,384	297%	
-	-	-	0%	
-	-	-	0%	
\$ 31,268	\$ 7,884	\$ 23,384	297%	

State Rent Operating Subsidies is funded on a Quarterly Basis.

YEAR TO DATE ENDING APRIL 30, 2013									
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%			
REVENUES									
\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
2,033	69,525	(67,492)	-92%	51,927	464	1%			
78,305	-	78,305	0%	663,254	124,807	19%			
-	2,500	(2,500)	-100%	21,080	(21,080)	-100%			
840,452	720,250	120,202	17%	736,261	104,191	14%			
EXPENSES									
69,601	102,820	33,219	32%	86,714	17,114	20%			
-	-	-	0%	-	-	0%			
6,588	8,000	1,412	18%	7,932	1,344	17%			
4,128	5,000	872	17%	4,971	842	17%			
438,942	540,000	101,058	19%	529,757	90,815	17%			
-	-	-	0%	-	-	0%			
6,195	7,350	1,155	16%	6,776	581	9%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
223	240	17	7%	228	4	2%			
(1,227)	-	1,227	0%	-	1,227	0%			
524,451	663,410	138,959	21%	636,378	111,928	18%			
\$ 316,001	\$ 56,840	\$ 259,161	456%	\$ 99,882	\$ 216,119	216%			
CASH BASIS:									
\$ 316,001	\$ 56,840	\$ 259,161	456%	\$ 99,882	\$ 216,119	216%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
\$ 316,001	\$ 56,840	\$ 259,161	456%	\$ 99,882	\$ 216,119	216%			

**PROJECT BASED CONTRACT ADMINISTRATION
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2013
(Amounts in Full Dollars)**

MONTH OF APRIL, 2013			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%
2,018,947	2,200,000	(181,053)	-8%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
97,788	112,680	(14,892)	-13%
2,116,735	2,312,680	(195,945)	-8%
3,553	17,260	13,707	79%
-	-	-	0%
-	-	-	0%
-	-	-	0%
2,018,947	2,133,960	115,013	5%
78,218	87,600	9,382	11%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	710	710	100%
2,100,718	2,239,530	138,812	6%
\$ 16,017	\$ 73,150	\$ (57,133)	-78%
\$ 16,017	\$ 73,150	\$ (57,133)	-78%
-	-	-	0%
-	-	-	0%
\$ 16,017	\$ 73,150	\$ (57,133)	-78%

YEAR TO DATE ENDING APRIL 30, 2013									
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>			
REVENUES									
\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%			
20,329,725	22,000,000	(1,670,275)	-8%	21,402,663	(1,072,938)	-5%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
975,952	1,126,800	(150,848)	-13%	1,210,864	(234,912)	-19%			
21,305,677	23,126,800	(1,821,123)	-8%	22,613,527	(1,307,850)	-6%			
EXPENSES									
60,265	172,600	112,335	65%	196,298	136,033	69%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
20,329,725	21,339,600	1,009,875	5%	21,402,663	1,072,938	5%			
780,639	876,000	95,361	11%	845,979	65,340	8%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
6,104	7,100	996	14%	6,911	807	12%			
21,176,732	22,395,300	1,218,568	5%	22,451,851	1,275,119	6%			
\$ 128,945	\$ 731,500	\$ (602,555)	-82%	\$ 161,676	\$ (32,731)	-20%			
CASH BASIS:									
\$ 128,945	\$ 731,500	\$ (602,555)	-82%	\$ 161,676	\$ (32,731)	-20%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
\$ 128,945	\$ 731,500	\$ (602,555)	-82%	\$ 161,676	\$ (32,731)	-20%			

**CENTRAL OFFICE COST CENTER
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2013
(Amounts in Full Dollars)**

MONTH OF APRIL, 2013			
Actual	Budget	Variance Amount	%
-	-	\$ -	0%
-	-	-	0%
919,121	892,237	26,884	3%
54,250	36,060	18,190	50%
-	13,315	(13,315)	-100%
-	-	-	0%
-	25,000	(25,000)	-100%
-	-	-	0%
-	-	-	0%
2,468,048	539,583	1,928,465	357%
-	-	-	0%
(215,948)	4,167	(220,115)	-5282%
3,225,471	1,510,362	1,715,109	114%
520,706	669,217	148,511	22%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
34	1,250	1,216	97%
-	10,249	10,249	100%
233,001	94,624	(138,377)	-146%
1,522	354	(1,168)	-330%
3,550	3,598	48	1%
(41,117)	4,219	45,336	1075%
717,697	783,511	65,814	8%
\$ 2,507,774	\$ 726,851	\$ 1,780,923	245%

\$ 2,507,774	\$ 726,851	\$ 1,780,923	245%
832	667	165	25%
-	-	-	0%
\$ 2,508,607	\$ 727,518	\$ 1,781,089	245%

YEAR TO DATE ENDING APRIL 30, 2013							
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%	
REVENUES							
Dwelling Rental Income	-	\$ -	0%	-	\$ -	0%	
HUD Operating Subsidies	-	-	0%	-	-	0%	
Management Fees	3,641,924	3,072,960	568,964	19%	3,002,878	639,046	21%
Bookkeeping Fees	540,136	360,600	179,536	50%	525,231	14,905	3%
Asset Management Fees	-	133,150	(133,150)	-100%	-	-	0%
Capital Fund Admin Fee	-	-	-	0%	-	-	0%
CMSS Front Line Service Fee	-	250,000	(250,000)	-100%	182,012	(182,012)	-100%
ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
COCC Fee Income	-	-	-	0%	-	-	0%
General Fund	2,497,679	3,570,830	(1,073,151)	-30%	90,633	2,407,046	2656%
Grant Income	-	-	-	0%	-	-	0%
Other Income	(272,589)	41,670	(314,259)	-754%	70,751	(343,341)	-485%
Total Revenues	6,407,149	7,429,210	(1,022,061)	-14%	3,871,505	2,535,644	65%
EXPENSES							
Administrative	5,160,874	6,658,203	1,497,329	22%	4,034,510	(1,126,363)	-28%
Asset Management Fees	-	-	-	0%	-	-	0%
Management Fees	-	-	-	0%	-	-	0%
Bookkeeping Fees	-	-	-	0%	-	-	0%
Housing Assistance Payments	-	-	-	0%	-	-	0%
Tenant Services	310	12,500	12,190	98%	155	(154)	-100%
Utilities	103,578	102,490	(1,088)	-1%	90,760	(12,818)	-14%
Maintenance	1,762,389	1,075,303	(687,086)	-64%	881,470	(880,920)	-100%
Protective Services	18,819	3,540	(15,279)	-432%	43,041	24,222	56%
Insurance	56,364	35,980	(20,384)	-36%	17,572	(38,792)	-221%
General Expenses	188,903	61,834	(127,069)	-206%	238,945	50,042	21%
Total Expenses	7,291,236	7,949,850	658,614	8%	5,306,453	(1,984,783)	-37%
Net Income(Loss)	\$ (884,087)	\$ (520,640)	\$ (363,447)	-70%	\$ (1,434,948)	\$ 550,861	38%

CASH BASIS:							
Net Income(loss) per Above	\$ (884,087)	\$ (520,640)	\$ (363,447)	-70%	\$ (1,434,948)	\$ 550,861	38%
Add back non cash items:							
Depreciation Expense	8,325	6,670	1,655	25%	6,692	1,633	24%
Bad Debt Expense	-	-	-	0%	-	-	0%
TOTAL CASH BASIS	\$ (875,763)	\$ (513,970)	\$ (361,793)	-70%	\$ (1,428,256)	\$ 552,494	39%

**STATE ELDERLY PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2013
(Amounts in Full Dollars)**

MONTH OF APRIL, 2013			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ 168,223	\$ 163,538	\$ 4,685	3%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
89,407	4,463	84,944	1903%
257,630	168,001	89,629	53%
16,620	57,000	40,380	71%
-	-	-	0%
32,950	3,282	(29,668)	-904%
4,260	4,296	36	1%
-	-	-	0%
-	325	325	100%
157,804	108,750	(49,054)	-45%
90,835	254,019	163,184	64%
43	4,000	3,957	99%
7,097	7,308	211	3%
117,188	115,155	(2,033)	-2%
426,796	554,135	127,339	23%
\$ (169,167)	\$ (386,134)	\$ 216,967	56%
\$ (169,167)	\$ (386,134)	\$ 216,967	56%
116,602	115,155	(1,447)	-1%
-	-	-	0%
\$ (52,565)	\$ (270,979)	\$ 215,520	80%

YEAR TO DATE ENDING APRIL 30, 2013									
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>			
REVENUES									
\$ 1,659,443	\$ 1,635,380	\$ 24,063	1%	\$ 1,623,104	\$ 36,339	2%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
1,118,108	44,630	1,073,478	2405%	976,173	141,935	15%			
2,777,551	1,680,010	1,097,541	65%	2,599,277	178,274	7%			
EXPENSES									
179,556	587,629	408,073	69%	214,792	35,236	16%			
-	-	-	0%	-	-	0%			
329,207	32,820	(296,387)	-903%	330,425	1,218	0%			
42,563	42,960	398	1%	42,720	158	0%			
-	-	-	0%	-	-	0%			
-	3,250	3,250	100%	-	-	0%			
1,022,901	1,087,500	64,599	6%	1,034,823	11,922	1%			
878,712	2,540,190	1,661,478	65%	831,248	(47,464)	-6%			
2,250	40,000	37,750	94%	387	(1,863)	-481%			
104,016	73,080	(30,936)	-42%	100,946	(3,070)	-3%			
1,166,305	1,151,550	(14,755)	-1%	1,151,584	(14,720)	-1%			
3,725,509	5,558,979	1,833,470	33%	3,706,925	(18,583)	-1%			
\$ (947,958)	\$ (3,878,969)	\$ 2,931,011	76%	\$ (1,107,648)	\$ 159,690	14%			
CASH BASIS:									
\$ (947,958)	\$ (3,878,969)	\$ 2,931,011	76%	\$ (1,107,648)	\$ 159,690	14%			
Add back non cash items:									
1,166,020	1,151,550	(14,470)	-1%	1,151,603	14,417	1%			
(440)	-	440	0%	(19)	(421)	-2277%			
\$ 217,622	\$ (2,727,419)	\$ 2,916,981	107%	\$ 43,936	\$ 173,686	395%			

**STATE LOW RENT
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2013
(Amounts in Full Dollars)**

MONTH OF APRIL, 2013			
Actual	Budget	Variance Amount	%
77,205	96,410	\$ (19,205)	-20%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
16,705	840	15,865	1889%
93,911	97,250	(3,339)	-3%
24,190	29,221	5,031	17%
-	548	548	100%
14,909	-	(14,909)	0%
1,928	-	(1,928)	0%
-	-	-	0%
-	106	106	100%
69,670	76,483	6,813	9%
51,980	53,584	1,604	3%
-	-	-	0%
2,952	2,456	(496)	-20%
67,754	27,675	(40,079)	-145%
233,383	190,073	(43,310)	-23%
\$ (139,472)	\$ (92,823)	\$ (46,649)	-50%
67,754	26,930	40,824	152%
-	100	100	100%
\$ (71,718)	\$ (65,793)	\$ (5,725)	-9%

YEAR TO DATE ENDING APRIL 30, 2013								
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%		
REVENUES								
Dwelling Rental Income	764,497	964,100	\$ (199,603)	-21%	857,172	\$ (92,675)	-11%	
HUD Operating Subsidies	-	-	-	0%	-	-	0%	
Management Fees	-	-	-	0%	-	-	0%	
Bookkeeping Fees	-	-	-	0%	-	-	0%	
Asset Management Fees	-	-	-	0%	-	-	0%	
Capital Fund Admin Fee	-	-	-	0%	-	-	0%	
CMSS Front Line Service Fee	-	-	-	0%	-	-	0%	
ARRA Funds Admin Fee	-	-	-	0%	-	-	0%	
COCC Fee Income	-	-	-	0%	-	-	0%	
General Fund	-	-	-	0%	-	-	0%	
Grant Income	-	-	-	0%	-	-	0%	
Other Income	168,414	8,400	160,014	1905%	879,179	(710,765)	-81%	
Total Revenues	932,911	972,500	(39,589)	-4%	1,736,351	(803,440)	-46%	
EXPENSES								
Administrative	234,634	301,639	67,005	22%	244,734	10,100	4%	
Asset Management Fees	-	5,480	5,480	100%	-	-	0%	
Management Fees	149,608	-	(149,608)	0%	149,840	232	0%	
Bookkeeping Fees	20,953	-	(20,953)	0%	19,373	(1,580)	-8%	
Housing Assistance Payments	-	-	-	0%	-	-	0%	
Tenant Services	-	1,060	1,060	100%	-	-	0%	
Utilities	654,735	764,830	110,095	14%	633,982	(20,753)	-3%	
Maintenance	524,790	546,946	22,156	4%	621,527	96,737	16%	
Protective Services	-	-	-	0%	-	-	0%	
Insurance	31,020	24,536	(6,484)	-26%	26,157	(4,862)	-19%	
General Expenses	694,810	276,747	(418,063)	-151%	326,448	(368,361)	-113%	
Total Expenses	2,310,549	1,921,238	(389,311)	-20%	2,022,061	(288,488)	-14%	
Net Income(Loss)	\$ (1,377,638)	\$ (948,738)	\$ (428,900)	-45%	\$ (285,710)	\$ (1,091,928)	-382%	
CASH BASIS:								
Net Income(loss) per Above	\$ (1,377,638)	\$ (948,738)	\$ (428,900)	-45%	\$ (285,710)	\$ (1,091,928)	-382%	
Add back non cash items:								
Depreciation Expense	675,406	269,297	406,109	151%	371,600	303,806	82%	
Bad Debt Expense	15,175	1,000	14,175	1418%	(49,091)	64,267	131%	
TOTAL CASH BASIS	\$ (687,057)	\$ (678,441)	\$ (8,616)	-1%	\$ 36,798	\$ (723,855)	-1967%	

**HAWAII PUBLIC HOUSING AUTHORITY
VETERANS AFFAIRS SUPPORTIVE HOUSING
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2013
(Amounts in Full Dollars)**

MONTH OF APRIL, 2013			
Actual	Budget	Variance Amount	%
-	-	\$ -	0%
(515,117)	196,804	(711,921)	-362%
-	-	-	0%
-	-	-	0%
(138,798)	-	(138,798)	0%
(653,915)	196,804	(850,719)	-432%
-	-	-	0%
-	-	-	0%
-	-	-	0%
(1,316,217)	196,804	1,513,021	769%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
(1,316,217)	196,804	1,513,021	769%
\$ 662,302	\$ -	\$ 662,302	0%
\$ 662,302	\$ -	\$ 662,302	0%
-	-	-	0%
-	-	-	0%
\$ 662,302	\$ -	\$ 662,302	0%

YEAR TO DATE ENDING APRIL 30, 2013						
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
REVENUES						
Dwelling Rental Income		\$ -	0%		\$ -	0%
HUD Operating Subsidies	-	1,968,040	(1,968,040)	-100%	396,009	(396,009) -100%
COCC Fee Income	-	-	-	0%	-	-
General Fund	-	-	-	0%	-	-
Grant Income	-	-	-	0%	-	-
Other Income	-	-	-	0%	-	-
Total Revenues	-	1,968,040	(1,968,040)	-100%	396,009	(396,009) -100%
EXPENSES						
Administrative	-	-	-	0%	-	-
Asset Management Fees	-	-	-	0%	-	-
Management Fees	-	-	-	0%	-	-
Bookkeeping Fees	-	-	-	0%	-	-
Housing Assistance Payments	-	1,968,040	1,968,040	100%	966,998	966,998 100%
Tenant Services	-	-	-	0%	-	-
Utilities	-	-	-	0%	-	-
Maintenance	-	-	-	0%	-	-
Protective Services	-	-	-	0%	-	-
Insurance	-	-	-	0%	-	-
General Expenses	-	-	-	0%	-	-
Total Expenses	-	1,968,040	1,968,040	100%	966,998	966,998 100%
Net Income(Loss)	\$ -	\$ -	\$ -	0%	\$ (570,989)	\$ 570,989 100%
CASH BASIS:						
Net Income(loss) per Above	\$ -	\$ -	\$ -	0%	\$ (570,989)	\$ 570,989 100%
Add back non cash items:						
Depreciation Expense	-	-	-	0%	-	-
Bad Debt Expense	-	-	-	0%	-	-
TOTAL CASH BASIS	\$ -	\$ -	\$ -	0%	\$ (570,989)	\$ 570,989 100%

**FEDERAL LOW RENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2013
(Amounts in Full Dollars)**

MONTH OF APRIL, 2013			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
1,137,678	1,161,680	\$ (24,002)	-2%
1,450,973	1,912,977	(462,004)	-24%
-	-	-	0%
-	-	-	0%
411,243	78,577	332,666	423%
24,314	39,403	(15,089)	-38%
3,024,208	3,192,637	(168,429)	-5%

264,531	483,370	218,839	45%
13,012	13,012	-	0%
308,420	254,952	(53,468)	-21%
32,025	39,485	7,460	19%
-	-	-	0%
15	9,584	9,569	100%
806,426	914,262	107,836	12%
982,347	1,217,568	235,221	19%
181,691	160,837	(20,854)	-13%
60,402	63,016	2,614	4%
993,237	873,067	(120,170)	-14%
3,642,105	4,029,153	387,048	10%
\$ (617,896)	\$ (836,516)	\$ 218,620	26%

\$ (617,896)	\$ (836,516)	\$ 218,620	26%
1,031,582	811,510	(220,072)	-27%
-	25,331	25,331	100%
\$ 413,686	\$ 325	\$ 413,361	127188%

YEAR TO DATE ENDING APRIL 30, 2013						
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>
REVENUES						
Dwelling Rental Income	11,056,072	11,616,800	\$ (560,728)	-5%	11,092,528	\$ (36,456) 0%
HUD Operating Subsidies	17,805,130	19,129,741	(1,324,611)	-7%	18,114,946	(309,816) -2%
COCC Fee Income	-	-	-	0%	-	- 0%
General Fund	-	-	-	0%	-	- 0%
Grant Income	1,622,548	785,784	836,764	106%	1,353,107	269,440 20%
Other Income	248,273	393,655	(145,382)	-37%	372,700	(124,427) -33%
Total Revenues	30,732,023	31,925,980	(1,193,957)	-4%	30,933,282	(201,259) -1%

EXPENSES						
Administrative	3,195,492	5,056,833	1,861,341	37%	3,002,832	(192,660) -6%
Asset Management Fees	130,120	130,120	-	0%	-	(130,120) 0%
Management Fees	2,386,465	2,549,494	163,029	6%	2,070,881	(315,585) -15%
Bookkeeping Fees	326,948	394,886	67,939	17%	321,135	(5,813) -2%
Housing Assistance Payments	-	-	-	0%	-	- 0%
Tenant Services	4,095	99,390	95,295	96%	11,116	7,021 63%
Utilities	8,899,246	9,142,620	243,374	3%	8,619,706	(279,540) -3%
Maintenance	9,331,458	12,616,540	3,285,082	26%	8,951,516	(379,941) -4%
Protective Services	1,703,868	1,632,238	(71,630)	-4%	1,698,152	(5,717) 0%
Insurance	625,087	630,167	5,080	1%	581,350	(43,737) -8%
General Expenses	10,337,050	8,745,667	(1,591,383)	-18%	8,953,878	(1,383,172) -15%
Total Expenses	36,939,828	40,997,955	4,058,127	10%	34,210,566	(2,729,262) -8%
Net Income(Loss)	\$ (6,207,805)	\$ (9,071,975)	\$ 2,864,170	32%	\$ (3,277,284)	\$ (2,930,521) -89%

CASH BASIS:						
Net Income(loss) per Above	\$ (6,207,805)	\$ (9,071,975)	\$ 2,864,170	32%	\$ (3,277,284)	\$ (2,930,521) -89%
Add back non cash items:						
Depreciation Expense	10,102,031	8,125,447	(1,976,584)	-24%	8,224,909	1,877,121 23%
Bad Debt Expense	77,044	253,310	176,266	70%	284,773	(207,729) -73%
TOTAL CASH BASIS	\$ 3,971,269	\$ (693,218)	\$ 4,664,487	673%	\$ 5,232,398	\$ (1,261,129) -24%

**HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2013
(Amounts in Full Dollars)**

MONTH OF APRIL, 2013

	Actual	Budget	Variance	
			Amount	%
\$	362,317	\$ 302,545	\$ 59,772	20%
	211,133	297,096	(85,963)	-29%
	357,863	306,605	51,258	17%
	249,647	251,409	(1,762)	-1%
	323,251	351,818	(28,567)	-8%
	343,843	345,946	(2,103)	-1%
	139,820	149,025	(9,205)	-6%
	190,305	191,147	(842)	0%
	104,455	116,078	(11,623)	-10%
	138,686	193,749	(55,063)	-28%
	102,060	124,642	(22,582)	-18%
	161,027	172,681	(11,654)	-7%
	119,178	152,417	(33,239)	-22%
	44,194	61,225	(17,031)	-28%
	95,655	84,230	11,425	14%
	80,775	92,024	(11,249)	-12%
\$	3,024,208	\$ 3,192,637	\$ (168,429)	-5%

\$	3,283	\$ (150,300)	\$ 153,583	102%
	(129,408)	(103,041)	(26,367)	-26%
	77,547	6,220	71,327	1147%
	(24,373)	(41,358)	16,985	41%
	81,005	(28,840)	109,845	381%
	(21,784)	(65,434)	43,650	67%
	(182,605)	(157,580)	(25,025)	-16%
	(15,840)	(10,495)	(5,345)	-51%
	(74,900)	(40,151)	(34,749)	-87%
	(27,217)	(5,366)	(21,851)	-407%
	(108,588)	(18,267)	(90,321)	-494%
	(30,751)	(75,596)	44,845	59%
	(96,364)	(58,271)	(38,093)	-65%
	(56,164)	(31,490)	(24,674)	-78%
	(35,676)	(60,198)	24,522	41%
	23,941	3,651	20,290	556%
\$	(617,896)	\$ (836,516)	\$ 218,620	26%

ACCRUAL BASIS

REVENUES

Asset Management Project - 30
Asset Management Project - 31
Asset Management Project - 32
Asset Management Project - 33
Asset Management Project - 34
Asset Management Project - 35
Asset Management Project - 37
Asset Management Project - 38
Asset Management Project - 39
Asset Management Project - 40
Asset Management Project - 43
Asset Management Project - 44
Asset Management Project - 45
Asset Management Project - 46
Asset Management Project - 49
Asset Management Project - 50

Total Revenues

NET INCOME(LOSS)

Asset Management Project - 30
Asset Management Project - 31
Asset Management Project - 32
Asset Management Project - 33
Asset Management Project - 34
Asset Management Project - 35
Asset Management Project - 37
Asset Management Project - 38
Asset Management Project - 39
Asset Management Project - 40
Asset Management Project - 43
Asset Management Project - 44
Asset Management Project - 45
Asset Management Project - 46
Asset Management Project - 49
Asset Management Project - 50

Total Net Income(Loss)

YEAR TO DATE ENDING APRIL 30, 2013

	Actual	Budget	Variance		Prior Year	Variance	
			Amount	%		Amount	%
\$	2,953,910	\$ 3,025,445	\$ (71,535)	-2%	\$ 2,767,814	\$ 186,096	7%
	2,664,558	2,970,960	(306,402)	-10%	2,610,286	54,272	2%
	3,240,964	3,065,675	175,289	6%	3,277,581	(36,617)	-1%
	2,323,118	2,514,090	(190,972)	-8%	2,418,185	(95,067)	-4%
	3,420,070	3,518,171	(98,101)	-3%	3,423,815	(3,746)	0%
	3,734,603	3,459,460	275,143	8%	3,551,961	182,641	5%
	1,393,665	1,490,250	(96,585)	-6%	1,576,938	(183,273)	-12%
	1,751,992	1,911,469	(159,477)	-8%	1,853,780	(101,788)	-5%
	1,176,195	1,160,780	15,415	1%	1,152,129	24,066	2%
	1,769,203	1,937,490	(168,287)	-9%	2,000,803	(231,601)	-12%
	1,136,209	1,246,420	(110,211)	-9%	1,146,128	(9,919)	-1%
	1,634,251	1,726,810	(92,559)	-5%	1,634,918	(667)	0%
	1,309,079	1,524,170	(215,091)	-14%	1,346,589	(37,509)	-3%
	538,160	612,250	(74,090)	-12%	536,226	1,934	0%
	850,476	842,300	8,176	1%	805,573	44,903	6%
	835,572	920,240	(84,668)	-9%	830,557	5,016	1%
\$	30,732,023	\$ 31,925,980	\$ (1,193,957)	-4%	\$ 30,933,282	\$ (201,259)	-1%

(950,476)	(1,513,804)	\$ 563,328	37%	(1,194,829)	\$ 244,353	20%	
(1,037,944)	(1,032,917)	(5,027)	0%	(1,081,587)	43,643	4%	
224,966	(216,220)	441,186	204%	675,072	(450,106)	-67%	
(257,705)	(642,031)	384,326	60%	61,833	(319,538)	-517%	
299,205	(284,955)	584,160	205%	483,102	(183,898)	-38%	
(1,778)	(665,067)	663,289	100%	324,399	(326,177)	-101%	
(1,693,552)	(1,586,792)	(106,760)	-7%	(1,301,589)	(391,963)	-30%	
(80,899)	(134,208)	53,309	40%	201,089	(281,989)	-140%	
(625,895)	(478,570)	(147,325)	-31%	(98,027)	(527,868)	-538%	
49,409	(64,066)	113,475	177%	(23,148)	72,557	313%	
(713,370)	(192,920)	(520,450)	-270%	(399,094)	(314,276)	-79%	
(423,129)	(767,668)	344,539	45%	(311,712)	(111,418)	-36%	
(458,010)	(592,977)	134,967	23%	(261,610)	(196,400)	-75%	
(378,614)	(314,900)	(63,714)	-20%	(238,128)	(140,486)	-59%	
(386,021)	(611,453)	225,432	37%	(379,558)	(6,463)	-2%	
226,008	26,573	199,435	751%	266,500	(40,492)	-15%	
\$	(6,207,805)	\$ (9,071,975)	\$ 2,864,170	32%	\$ (3,277,284)	\$ (2,930,521)	-89%

**HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2013**

<u>MONTH OF APRIL, 2013</u>				<u>YEAR TO DATE ENDING APRIL 30, 2013</u>							
				<u>(Amounts in Full Dollars)</u>							
				<u>CASH BASIS</u>							
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>	
REVENUES											
\$ 362,317	\$ 302,545	\$ 59,772	20%	Asset Management Project - 30	\$ 2,953,910	\$ 3,025,445	\$ (71,535)	-2%	\$ 2,767,814	\$ 186,096	7%
211,133	297,096	(85,963)	-29%	Asset Management Project - 31	2,664,558	2,970,960	(306,402)	-10%	2,610,286	54,272	2%
357,863	306,605	51,258	17%	Asset Management Project - 32	3,240,964	3,065,675	175,289	6%	3,277,581	(36,617)	-1%
249,647	251,409	(1,762)	-1%	Asset Management Project - 33	2,323,118	2,514,090	(190,972)	-8%	2,418,185	(95,067)	-4%
323,251	351,818	(28,567)	-8%	Asset Management Project - 34	3,420,070	3,518,171	(98,101)	-3%	3,423,815	(3,746)	0%
343,843	345,946	(2,103)	-1%	Asset Management Project - 35	3,734,603	3,459,460	275,143	8%	3,551,961	182,641	5%
139,820	149,025	(9,205)	-6%	Asset Management Project - 37	1,393,665	1,490,250	(96,585)	-6%	1,576,938	(183,273)	-12%
190,305	191,147	(842)	0%	Asset Management Project - 38	1,751,992	1,911,469	(159,477)	-8%	1,853,780	(101,788)	-5%
104,455	116,078	(11,623)	-10%	Asset Management Project - 39	1,176,195	1,160,780	15,415	1%	1,152,129	24,066	2%
138,686	193,749	(55,063)	-28%	Asset Management Project - 40	1,769,203	1,937,490	(168,287)	-9%	2,000,803	(231,601)	-12%
102,060	124,642	(22,582)	-18%	Asset Management Project - 43	1,136,209	1,246,420	(110,211)	-9%	1,146,128	(9,919)	-1%
161,027	172,681	(11,654)	-7%	Asset Management Project - 44	1,634,251	1,726,810	(92,559)	-5%	1,634,918	(667)	0%
119,178	152,417	(33,239)	-22%	Asset Management Project - 45	1,309,079	1,524,170	(215,091)	-14%	1,346,589	(37,509)	-3%
44,194	61,225	(17,031)	-28%	Asset Management Project - 46	538,160	612,250	(74,090)	-12%	536,226	1,934	0%
95,655	84,230	11,425	14%	Asset Management Project - 49	850,476	842,300	8,176	1%	805,573	44,903	6%
80,775	92,024	(11,249)	-12%	Asset Management Project - 50	835,572	920,240	(84,668)	-9%	830,557	5,016	1%
\$ 3,024,208	\$ 3,192,637	\$ (168,429)	-5%	Total Revenues	\$ 30,732,023	\$ 31,925,980	\$ (1,193,957)	-4%	\$ 30,933,282	\$ (201,259)	-1%
NET INCOME(LOSS)											
104,105	(34,074)	\$ 138,179	406%	Asset Management Project - 30	73,821	(351,526)	\$ 425,347	121%	(131,112)	\$ 204,933	156%
33,111	49,654	(16,543)	-33%	Asset Management Project - 31	569,574	485,711	83,863	17%	447,301	122,273	27%
103,671	20,203	83,468	413%	Asset Management Project - 32	415,647	(76,390)	492,037	644%	820,859	(405,213)	-49%
37,572	10,916	26,656	244%	Asset Management Project - 33	373,498	(119,291)	492,789	413%	595,957	(222,458)	-37%
120,599	6,941	113,658	1637%	Asset Management Project - 34	695,150	72,855	622,295	854%	843,006	(147,855)	-18%
48,429	(25,344)	73,773	291%	Asset Management Project - 35	707,398	(264,167)	971,565	368%	751,973	(44,575)	-6%
(17,896)	(34,122)	16,227	48%	Asset Management Project - 37	(42,951)	(352,212)	309,261	88%	(7,617)	(35,334)	-464%
28,893	9,532	19,361	203%	Asset Management Project - 38	282,088	84,713	197,375	233%	441,955	(159,867)	-36%
(18,405)	(29,593)	11,188	38%	Asset Management Project - 39	(62,539)	(372,990)	310,451	83%	44,424	(106,962)	-241%
(27,217)	(4,643)	(22,574)	-486%	Asset Management Project - 40	49,506	(56,836)	106,342	187%	24,134	25,372	105%
(36,665)	25,215	(61,880)	-245%	Asset Management Project - 43	10,604	241,900	(231,296)	-96%	56,646	(46,042)	-81%
56,275	18,180	38,095	210%	Asset Management Project - 44	449,035	170,092	278,943	164%	604,004	(154,969)	-26%
(31,985)	6,107	(38,092)	-624%	Asset Management Project - 45	184,236	50,803	133,433	263%	389,979	(205,743)	-53%
(16,833)	(8,769)	(8,064)	-92%	Asset Management Project - 46	6,851	(87,690)	94,541	108%	46,529	(39,678)	-85%
4,930	(14,686)	19,616	134%	Asset Management Project - 49	21,283	(156,333)	177,616	114%	26,408	(5,125)	-19%
25,098	4,808	20,290	422%	Asset Management Project - 50	238,067	38,143	199,924	524%	277,953	(39,886)	-14%
\$ 413,686	\$ 325	\$ 413,361	127188%	Total Net Income(Loss)	\$ 3,971,269	\$ (693,218)	\$ 4,664,487	673%	\$ 5,232,398	\$ (1,261,129)	-24%

PLANNING AND EVALUATION OFFICE
Report for the Months April/May/June 2013

A. Choice Neighborhoods

- The goal is to develop a comprehensive neighborhood revitalization plan for potential improvements of the Kuhio Homes and Low Rise Units, as well as the surrounding neighborhood, with the hopes of attaining a \$30 million Choice Neighborhoods Implementation Grant.
- HUD CNI Grant Agreement and HUD site visit – 1/31/2013.
- 4 Choice Neighborhoods Task Forces were formed: Housing, People, Neighborhood and Education. The Kick-Off Meetings were held on March 13, 2013.
- Housing Task Force – Replace distressed public and assisted housing with high-quality mixed-income housing that is well managed and responsive to the needs of the surrounding neighborhood.
- People Task Force – Improve educational outcomes for youth with services and support delivered directly to their families.
- Neighborhood Task Force – Create the conditions necessary for public and private reinvestment in the Kuhio Park neighborhood to offer amenities, commercial activities and assets to the tenants.
- Education Task Force – Focus on improving educational opportunities for all tenants to better themselves.
- Kuhio Park Neighborhood Resident Meeting held on March 14, 2013.

Current Status Summary

Great progress has been made since the initial meetings in January, with ongoing strong participation with each task force meetings that were held in March.

- Capacity building, networking and community engagement were high priorities, and the Kuhio Park Neighborhood Resident Meeting had strong representation from the entire Kuhio Park area. Several residents signed up to get involved in a task force or assist with the process of the resident needs assessment.

- Building the capacity of the task force chairs to lead future meetings is vital, and several meetings have been held with the Chairs to get this foundation set.
- The current objective for all task force chairs and members is to gather useful data that will enhance the neighborhood master plan, and identify gaps in services that are unavailable to the Kuhio Park neighborhood. The relevant data collected will be essential for the creation of the master plan.
- The HPHA continues to meet with the Michaels Development Company every Wednesday, our planning consultant EJP, the Chairs of our Task Forces and Steering Committee, and the U.S. Department of Housing and Urban Development to stay on task. The HPHA also created a website for the CNI Kuhio Park Neighborhood Initiative to share information with the public at: <http://www.hpha.hawaii.gov/cni/>
- We are in the process of possibly filling a full time position to be devoted fully to the CNI grant process.
- Pacific Resources for Education and Learning (PREL) has been chosen to conduct a needs assessment and extant data compilation for the Kuhio Park Terrace (KPT) CNI grant. With the gathering of comprehensive and accurate information about the life circumstance and needs of KPT residents, they will create a solid informational platform for future initiatives and involve the KPT community in decisions that will impact their futures. PREL will bring historical knowledge of working with Kalihi communities and critical input on culturally valid methods for approaching KPT families and residents.
- Completion date for PREL is set for October 18, 2013.

B. “No Smoking” Policy

- PEO will be conducting site visits to verify that all designated smoking areas chosen by each AMP property meet the three benchmarks that need to be met to establish a designated smoking area.
 1. The property community voted yes.
 2. Is it 20 feet away from any entrance, exit, window, and ventilation intake that serve an enclosed or partially enclosed area.
 3. Is it ADA accessible?
- The “No Smoking” lease addendum is being vetted by the Attorney General’s office, and will be issued as soon as they approve it and after the Administrative Rules process has concluded.

C. Hawaii Public Housing Authority – Hawaii Administrative Rules – Status

- Chapter 17-2020 Hawaii Administrative Rules and Chapter 17-2028 Hawaii Administrative Rules are awaiting Governor Abercrombie's approval to hold an anticipated public hearing date for the July 15, 2013 or July 22, 2013 at 1 pm on Oahu, Maui, Hawaii and Kauai.

D. Information Office Activities (Media Inquiries)

- On May 11, 2013, the HPHA held a mass certification event. Over 350 families were informed to attend and the event brought them all one step closer to attaining public housing. Every television news station covered this event, as well as the StarAdvertiser.
- On May 22, 2013, Gov. Neil Abercrombie announced the release of more than \$48.3 for public housing CIPs across the state.
 - \$25,822,000 – Lump Sum Non-Routine Repair, Maintenance, Improvements and Renovations, statewide – Planning, design, equipment and construction for public housing program site improvements
 - \$10,000,000 – ADA Compliance for Various State and Federal Projects, statewide – Planning, design and construction to comply with the ADA for various state and federal public housing projects; among the various housing projects are: Hale Aloha O Puna (Keaau), Pahala Homes (East Hawaii), Pomaikai (Hilo), Koolau Village (Kaneohe), Hale Hookipa (Kahaluu), and various facilities on Kauai
 - \$7,500,000 – Lanakila Homes, Hawaii Island – Construction for renovation of existing buildings at this public housing complex in Hilo that was originally developed in 1962; currently, it consists of 148 units built since 2000 and 62 original units built in 1962 (The 62 units are boarded up and abandoned, and the project will replace the existing buildings to allow the units to be rented to qualifying families)
 - \$5,000,000 – Hale Laulima, Oahu – Design and construction for modernization, roof replacement, and termite damage repair at this 36-unit public housing project in Pearl City, built in 1981
- On June 5, 2013 – Honolulu City Council members Joey Manahan and Carol Fukunaga honored Executive Director Hakim Ouansafi, and the HPHA, for their continued excellence in administering the HPHA, and for the joint effort in working on the Choice Neighborhoods Initiative

E. Legislative

The 2013 Legislative Session adjourned May 2, 2013. All bills that were not passed by the Legislature will "Carry Over" to 2014.

HOUSE BILLS THAT PASSED

HB 87 SD2, CD1 - Broadens the petty misdemeanor crime of criminal trespass in the second degree to include a person who enters or remains unlawfully in or upon the premises of a public housing project or state low-income housing project after a reasonable request or warning to leave by housing authorities or a police officer; provided that no warning or request is necessary when property is closed and signage appropriately placed and using certain letter size provides notification of closure. Effective January 1, 2014. (HB87 CD1)

HPHA Position – Support
CD 1 – penalty is misdemeanor – transmitted to the Governor

HB 514 HD2, SD1 - Establishes the state income tax and obligations exemption for public housing agencies among the laws governing the Hawaii Public Housing Authority. Effective upon approval. (HB514 SD1)

HPHA Position – Support
SD 1 – transmitted to the Governor

HB 536 HD1, SD2, CD1 - Clarifies preference in state low-income housing for disabled veterans. Authorizes the Hawaii Public Housing Authority to disqualify any applicant or tenant from state low-income housing if the applicant, tenant, or a household member owns or acquires a home within the State. Effective Upon Approval. (HB536 CD1)

HPHA Position – Support
CD1 – transmitted to the Governor

HB 888 HD2, SD1, CD1 - Establishes a process whereby the Hawaii Public Housing Authority may dispose of abandoned or seized property that it has acquired on state low-income housing projects. Effective July 1, 2013. Effective July 1, 2013. (HB888 CD1)

HPHA Position – Support
CD 1 – went back to original measure language – transmitted to the Governor

SENATE BILLS THAT PASSED

SB 82 SD1, HD2, CD1 - Authorizes Hawaii Public Housing Authority to receive, use, and dispose of property and sell real property subject to legislative approval; receive gifted property to benefit public housing residents; and use volunteer services. Directs the Hawaii Public Housing Authority to make available not less than fifty per cent of available federal and state low-income housing units for applicants without preference and up to fifty per cent of available federal and state low-income housing units for applicants with preference. Effective July 1, 2013. (SB82 CD1)

HPHA Position – Support
CD 1 – Preference Up To 50% - transmitted to the Governor

SB 84 HD2, CD1 - Expands the scope of the definition of "public housing project" to include any housing project controlled or managed by the Hawaii Public Housing Authority pursuant to federally assisted housing. Excludes state-owned public housing. Effective upon approval. (SB84 CD1)

HPHA Position – Support
CD 1 – transmitted to the Governor

SB 88 SD1, HD2, CD1 - Prohibits possessing open liquor containers in the common areas in state and federal public housing projects. Effective Upon Approval. (SB88 CD1)

HPHA Position – Support
CD 1 – No Open Container of any Kind – transmitted to the Governor

SB 94 HD2, CD1 - Provides for the appointment of a House of Representatives member and a Senate member to serve as alternate members on the Hawaii Interagency Council on Homelessness in the absence of the House and Senate member, respectively. Provides for the appointment of a representative of the Hawaii public housing authority on the Hawaii Interagency Council on Homelessness. Effective upon approval. (SB94 CD1)

HPHA Position – Support
CD 1 – HPHA is on the Council – Signed Into Law – 5/20/13 – ACT 76

SB 305 SD1, HD1, CD1 - Authorizes the Hawaii public housing authority to develop public housing projects. Authorizes the Hawaii public housing authority to develop commercial and industrial properties and sell or lease other properties in connection with the development of public housing dwelling units. Effective July 1, 2013. (SB305 CD1)

HPHA Position – Support
CD 1 – transmitted to the Governor

SB 1112 - Authorizes the Hawaii Public Housing Authority to delete delinquent accounts receivable records for state low-income public housing projects that have been delinquent at least ninety days and also authorizes the Hawaii Public Housing Authority to assign delinquent accounts to a collection agency.

Signed Into Law – 5/23/13 – ACT 40

SB 1118 SD1, HD1, CD1 - Authorizes the Hawaii Public Housing Authority (HPHA) Board of Directors to set the salaries, not to exceed the Governor's salary, of the HPHA executive director, executive assistant, chief financial management advisor, property management branch chief, chief planner, and redevelopment officer. Effective upon approval. (SB1118 CD1)

HPHA Position – Support
CD 1 – transmitted to the Governor

COMPLIANCE OFFICE

Report for the Months of April/May/June 2013

A. Accomplishments for April and May

- Resolved approximately 75 tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act. Requests were approved for:
 - a. Transfers to accessible or ground floor units (17);
 - b. Transfer of unit for other reasons (3);
 - c. Installation of air conditioning (10);
 - d. Service animal (8); and
 - e. Reserved parking (2).
- Continued to work on the filing of Declarations of Trust for all of the federally assisted public housing projects;
- Continued to administer contract with National Center for Housing Management for HPHA Self-evaluation and transition plan, including working with the Construction Management Branch to plan for the construction or retrofit of accessible units and accessible routes within the properties;
- Continued to pursue proposed changes to the Hawaii Administrative Rules pertaining to the federally assisted low-income public housing program and eviction procedure;
- Coordinated annual language access training for HPHA staff who have regular contact with clients of limited English proficiency;
- Continued to worked with various Branches and Offices to develop a comprehensive plan to address audit findings and tracking and monitoring mechanism;
- Attended training on residential accessible design;
- Attended quarterly Language Access Coordinators' meeting;
- Assisted Property Management Branch with the implementation of the non-smoking policy; and

- Continued to work with managers to fulfill reasonable accommodation and modification requests, and monitor the fulfillment of approved reasonable accommodation and modification requests.

B. Planned activities for June and July

- Continue to administer contract with National Center for Housing Management for HPHA Self-evaluation and transition plan, including coordinating with the Construction Management Branch to plan for the construction of accessible and hearing/sight-impaired units in compliance with federal accessibility laws, and schedule reinspections of properties that have undergone substantial improvements;
- Continue to work with various Branches and Offices to develop a comprehensive plan to address audit findings and tracking and monitoring mechanism;
- Finalize the HPHA policy on the Violence Against Women Act;
- Pursue adoption of proposed changes to the Pets Policy for the Federally Assisted Low-Income Public Housing Program;
- Submit draft HPHA Language Access Action Plan to the Office of the Executive Director for discussion and approval;
- Prepare for translations of vital documents;
- Implement revised changes to the HPHA reasonable accommodations policy and forms;
- Continue to timely process tenant requests for reasonable accommodations and modifications under the Fair Housing Act; and
- Work with the Attorney General's office on the Mayor Wright Homes litigation.

CONTRACT & PROCUREMENT OFFICE
 Report for the Months of April/May/June 2013

A. Solicitations Issued in April/May 2013:

Solicitation No.	Title	Due Date
IFB PMB-2013-04	Provision of Refrigerators for State and Federal Low Income Public Housing Properties – Statewide	April 30, 2013
IFB CMS-2013-10	Individual Waste Water System Maintenance of Various Public Housing Properties Under AMP 46 on the Island Hawaii	June 27, 2013

B. Contracts Executed in April/May 2013:

Contract No.	Contractor & Description	Supp. Amount	Total Amount
ASO 09-01-SC05	Emphasys Computer Solutions, Inc. dba emphasys software No-Cost Extension of Time of 3-Months to Continue to Upgrade to the Windows Based Elite System and Provide Maintenance Services End Date: June 30, 2013	n/a	\$967,380.96
CMS 13-08	Myounghee Noh & Associates, LLC Provide Lead-Based Testing Services for Vacant Units at Lanakila Homes (AMP 37) on the Island of Hawaii End Date: 45 Calendar Days from Notice to Proceed		\$27,493.27
CMS 13-07	Artistic Builders Corporation Provide Labor, Materials and Equipment for Interior and Exterior Unit Repair at Lokahi (AMP 37) on the Island of Hawaii Completion Date: 30 Calendar Days from Notice to Proceed		\$58,000.00
CMS 13-06	AMEL Technologies, Inc. Provide Design and Consultant Services for Installation of Solar Water Heating Systems at Lokahi (AMP 37) on the Island of Hawaii End Date: 720 Calendar Days from Notice to Proceed		\$76,088.00

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 13-03-SC01	D&C Construction, Inc. No-Cost Extension of Time of 153 Calendar Days for Repair to Sewer Line at Puahala Homes (AMP 31) on the Island of Oahu Completion Date: September 27, 2013	n/a	\$93,878.00
CMS 13-01-SC01	Ronald N.S. Ho & Associates, Inc. Provide Additional Design and Consultant Services for Repairs to Electrical System at Puuwai Momi (AMP 30) on the Island of Oahu End Date: November 14, 2014	\$7,753.00	\$31,940.00
CMS 12-10-SC02	Summit Construction, Inc. Provide Additional Labor, Materials and Equipment and Extension of Time of Additional 35 Calendar Days for Modernization of Salt Lake Apartments (AMP 30) on the Island of Oahu Completion Date: January 4, 2014	\$18,589.00	\$1,413,910.00
CMS 11-15-CO04	Society Contracting, LLC Provide Hazardous Material Testing/Reports and No-Cost Extension of Time of 14 Calendar Days to Renovate 4 Vacant Units at Kauioakalani (AMP 44), 3 Vacant Units at Waimaha-Sunflower (AMP 44), 2 Vacant Units at Maili II (AMP 44), 4 Vacant Units at Nanakuli Homes (AMP 44), 2 Vacant Units at Kupuna Home O Waialua (AMP 49) and 17 Vacant Units at Wahiawa Terrace (AMP 49) on the Island of Oahu Completion Date: May 18, 2013	n/a	\$1,946,021.81
CMS 11-07-SC01	Ronald N.S. Ho & Associates, Inc. Reimbursement for Advanced Payment to Hawaiian Telcom for Engineering Services to Relocate Existing Telephone System to New Hawaiian Telcom Utility Poles End Date: November 15, 2013	\$1,200.00	\$120,125.50
CMS 10-03-SC02	Richard Matsunaga & Assoc. Architects, Inc. Provide Additional Design and Consultant Services for ADA Accessibility Improvements for Eleele Homes, Hale Hoonanea, Hmoe Nani and Kekaha Haaheo (AMP 38) on the Island of Kauai End Date: June 28, 2014	\$291,461.80	\$689,191.26

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CO 11-01-SC02	National Center for Housing Management No-Cost Extension of Time of 6-Months to Continue to Conduct an Assessment of the Hawaii Public Housing Authority's Compliance with the Fair Housing Amendments Act of 1988, the Americans with Disabilities Act (Section 504), Violence Against Women Act (VAWA) Section 515-3, Hawaii Revised Statutes, and Related State and Federal Laws in its Federal and State Public Housing Programs and its Non-Dwelling Facilities End Date: October 22, 2013	n/a	\$541,500.00
PMB 13-02	Realty Laua LLC Provide Property Management and Maintenance Services for the Kuhio Park Terrace – Ka Hale Kamehaikana Community Resource Center End Date: March 31, 2014		\$444,864.00
PMB 12-07-SC01	Realty Laua LLC Provide Eight Additional Maintenance Staff for a 4-Month Period to Address Vacant Units under AMP 44 on the Island of Oahu End Date: Four Months from Notice to Proceed	\$180,768.00	\$853,275.00
PMB 11-03-SC02	Hawaii Affordable Properties, Inc. Continue to Provide Property Management, Maintenance, and Resident Services for Ka Hale Kahaluu, Hale Hookipa, Kaimalino, Kealakehe and Nani Olu under AMP 43 on the Island of Hawaii End Date: April 30, 2014	\$565,351.00	\$1,692,997.00

Staffing

- Continued recruitment for the vacant construction contract specialist position; and continued to train new staff on state and federal procurement and contracts.
- Prepared procurement/contract files for procurement assessment to be conducted by HUD during the week of May 13 – 17, 2013; Implemented new procedures based on the procurement assessment conducted by HUD.

C. Planned Solicitation/Contract Activities for May/June/July 2013

Solicitation(s):

- Procure Copy Machines for AMPs 33, 40, and MU 42 on the Island of Oahu, and AMP 38 on the Island of Kauai.
- Issue Invitation-for-Bids for Laundry Concession Services for AMP 39 on the Island of Maui.
- Issue Invitation-for-Bids for Refuse Collection Services for AMP 38 on the Island of Kauai.
- Issue Request-for-Proposals for Property Management, Maintenance and Resident Services for Asset Management Project 45 on the Island of Oahu.
- Issue Request-for-Proposals for Property Management, Maintenance and Resident Services for Management Unit 42 on the Island of Oahu.
- Issue Request-for-Quotes for the Development of Site-Specific Utility Allowances for Various Federal Public Housing Properties Statewide.

Contract(s)

- Award and Execute Contract to Provide Refrigerators for various AMPs statewide.
- Execute Lease Agreement for Copy Machine for AMP 32 on the Island of Oahu and AMP 39 on the Island of Molokai.
- Execute Contract with the City and County of Honolulu's Department of Community Services to Continue to Provide Case Management Services under the Section 8 and Low Income Public Housing Family Self-Sufficiency Program.
- Execute Supplemental Contract with Realty Laua LLC to Continue to Provide Property Management, Maintenance, and Resident Services for AMP 45 on the Island of Oahu.
- Execute Supplemental Contract with Hawaii Affordable Properties, Inc. to Continue to Provide Property Management, Maintenance, and Resident Services for AMP 46 on the Island of Hawaii.
- Execute Supplemental Contract with Hawaii Affordable Properties, Inc. to Continue to Provide Property Management and Maintenance Services for Ke Kumu Ekahi on the Island of Hawaii.

- Execute Supplemental Contract with Honolulu Disposal Service, Inc. to Continue to Provide Refuse Collection Services for AMPs 32 and 33.
- Execute Supplemental Contract with Rolloffs Hawaii to Continue to Provide Refuse Collection Services for AMPs 30, 35, 44, 45, 49 and MU 42.
- Execute Supplemental Contract with Support Services Group to Continue to Provide Refuse Collection Services for AMPs 34, 50.
- Execute Supplemental Contract with Maui Waste Services to Continue to Provide Refuse Collection Services for AMP 39.
- Execute Supplemental Contract with Pacific Waste, Inc. to Continue to Provide Refuse Collection Services for AMPs 37 and 43.
- Execute Supplemental Contract with Transportation Concepts dba Pacific Appliance Group to Continue to Provide Refrigerators for various AMPs state-wide.
- Execute Supplemental Contract with Maximum Events Security to Continue to Provide Security Services for AMP 34.
- Execute Supplemental Interlocal Agreement with the Housing Authority of the City of Bremerton to continue to provide Section 8 Performance Based Contract Administration Services.

INFORMATION TECHNOLOGY OFFICE (ITO)

Report for the Months April/May/June 2013

A. Accomplishments

- Coordinated remote assistance from Emphasys support to address ongoing issues with various Elite modules, and to develop new customized reports.
- Provided support for the Waiting List purge effort. Combined applicant data from multiple lists for letters, and also set up computers in a temporary office for more efficient data entry.
- Updated HPHA's annual registration in the SAM.gov website for Federal grants.
- Recertified the HPHA employees who use HUD's Enterprise Income Verification (EIV) system at the end of April (semi-annual cycle).

B. Planned Activities for Next Month

- Update HPHA website with feedback received from branch chiefs and OED.
- Proceed with Telecom Requests required to upgrade the network lines for all office sites on the HPHA network.

PERSONNEL OFFICE
April/May/June Status Report

A. Summary of HPHA Staffing:

Staffing as of June 4, 2013 Full-time Equivalent positions:

Filled positions (FTE):	282
Vacant positions:	<u>86</u>
Total:	368

Tenant Aides (19 Hrs): 14

New Hires 2

Termination/resigned 1

Note: 89day hires (temp) 3

B. Safety/Workers Compensation:

- 2 workers compensation injury/illness reported and 2 continue lost time.
- DHS/HPHA staff conducted workers compensation training for managers and HPHA Personnel staff.

C. Employee Relations

- Employees attended union ratification meetings for upcoming Collective Bargaining Agreement.
- New Collective Bargaining Agreement for UPW (BU 1), HGEA (BU 2 and 3).
- Personnel staff attended Workplace Safety, City and County training on "Internal Investigation".

D. Planned Activities:

- On-going planning and meeting with staff on the Section 8 and PMMSB Pilot Program implementation.
- Scheduling meetings with managers relating to performance expectations for new hires and existing employees.
- Training for managers relating to performance vs. misconduct documentation.
- Updating agency-wide position descriptions in accordance with "Accommodations for Employees with Disabilities".
- Schedule training with managers on the new "Reasonable Accommodation" changes.
- Review and update agency-wide Emergency Preparedness Guidelines.

FOR DISCUSSION

SUBJECT: *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority Denise Wise in Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795)*

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 *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority; Denise Wise In Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795)*

(There are no handout/packet materials for this item.)

SUBJECT: State Representative Rida Cabanilla to Discuss Her Vision for Public Housing with the HPHA Board of Directors

(There are no handout/packet materials for this item.)

**Federal LIPH
HPHA Project Overview Report
As of June 17, 2013**

AMP	ACC	Occupancy*									
		Occupied	Special Use	Mod Approved	Mod Requested	Adjusted Occupancy	Current Occupancy Ratio	Current Vacant	Projected ready by 6/30	Total Occupied	Occupancy Ratio
30P-Aiea	363	346	2	0		346	95.32%	17		346	95.32%
31P-KVH	373	342	0	0		342	91.69%	31	3	345	92.49%
32P-MWH	364	358	1	0		358	98.35%	6		358	98.35%
33P-Kam/Kaamanu	373	371	2	0		371	99.46%	2		371	99.46%
34P-Kalakaua	583	577	3	0		577	98.97%	6		577	98.97%
35P-Kalanihiua	587	581	0	0		581	98.98%	6	2	583	99.32%
37P-Hilo	384	299	(2)2	58	25=(6)19	357	92.97%	27		357	92.97%
38P-Kauai	321	303	4	0		303	94.39%	18		303	94.39%
39P-Maui	196	163	0	3	5	166	84.69%	30	10	176	89.80%
40P-KPT	174	165	1	5		170	97.70%	4		170	97.70%
43P-Kona	202	196	2	2		198	98.02%	4		198	98.02%
44P-Leeward Oahu	260	223	2	1	18	224	86.15%	36	4	228	87.69%
45P-Windward Oahu	226	215	1	1		216	95.58%	10		216	95.58%
46P-Kamuela	103	96	3	1		97	94.17%	6		97	94.17%
49P-Central Oahu	150	126	1	19		145	96.67%	5		145	96.67%
50P-Palolo	118	91	2	22		113	95.76%	5		113	95.76%
52P-KPT Towers	347	339		0		339	97.69%	8		339	97.69%
Total	5,124	4,791		112		4,903	95.69%			4,922	96.06%

HPHA's goal is to reach 97% occupancy.

Hawaii Public Housing Authority
Budget Revisions (prior to Board adoption)
Dated: June 19, 2013 (9:30pm)

Fund 007 Section 8 Program Branch

1. Corrected BLI for the FSS contract to BLI 924000 (Tenant Services-other)
2. Corrected BLI for the FSS Escrow accounts to BLI 973000
3. Corrected BLI for the Elite Software to BLI 919000 (Other administrative costs)
4. Corrected BLI for the lease of inspector vehicles to BLI 91900 (Other administrative costs)
5. Increased projected HAP income and expenses from HUD based on updated notices from HUD on current allotments for HPHA by \$49,480 per month = \$593,756/annually
6. Removed salary and fringe for one employee who is scheduled to separate from service with the HPHA; increased severance expense associated with this employee
7. Increased budget to increase training budget by \$1,500 for certified occupancy specialist training and certification test.

Fund 265 Performance Based Contract Administration

1. Corrected budget line item (BLI) for housing assistance payments from BLI 962000 to BLI 973000 as defined in the Financial Data Schedule Line Definition Guide.
2. Corrected BLI for payments to Bremerton Housing Authority from BLI 92400 Tenant Services-other to BLI 91300 Management Fee.
3. Administrative expenses were revised to represent the new 76% (Bremerton) / 24% (HPHA) split of the administrative fees. The fee was previously split 80%/20%.
4. The budget was increased to include management fee to COCC.
5. The budget was increased to include salary and fringe for a half time program specialist (0.5 FTE)
6. The budget was increased to include book keeping fees of \$5,040.
7. The budget was increased to include office expenses estimated at \$6,000.

Fund 024 - State Rent Supplement

1. Increased subsidy from the State based on Act 134, SLH 2013
2. Increased personnel costs (0.25 FTE) as appropriated in Act 134, SLH 2013
3. Increased HAP payments to reflect additional families to be added to the program
4. Increased budget to include advertising of lease up by \$5,050 on all islands
5. Increased budget to include postage for the purging of the waitlist (BLI 916000)
6. Increased budget to include office supplies (BLI 916000)

Fund 181 – Central Office Cost Center

1. Corrected BLI for vehicle leases to BLI 91900
2. Reclassified one General Construction and Maintenance Supervisor as administrative expenses
3. Decreased salary of one employee (0.5 FTE) and transferred costs to Fund 265 PBCA
4. Decreased revenue of \$3.0M for State Family and State Elderly – should not be in COCC budget.
5. Increased membership dues for industry groups (e.g., PHADA, NAHRO, CLPHA)

HPHA Consolidated and Annualized Budgets

1. Revised to reflect changes in the individual fund budgets.

**AWAII PUBLIC HOUSING AUTHORITY
AGENCY TOTAL
ACTUAL VS BUDGET COMPARISON
ii YTD Annualized vs 2013 - 2014 Budget
(Amounts in Full Dollars)**

	Annualized 2013 Actual	2014 Budget	Variance
<u>REVENUES</u>			
Dwelling Rental Income	16,035,015	16,689,482	654,467
HUD Operating Subsidies	70,338,499	67,985,611	(2,352,888)
COCC Fee Income	5,081,504	5,371,195	289,691
General Fund	5,355,375	5,357,484	2,109
Grant Income	-	-	-
Other Income	11,960,282	13,339,633	1,379,351
Total Revenues	108,770,675	108,743,405	(27,270)
<u>EXPENSES</u>			
Administrative	11,906,842	17,374,732	(5,467,890)
Asset Management Fees	226,970	227,506	(536)
Management Fees	4,580,304	4,880,888	(300,584)
Bookkeeping Fees	634,508	679,720	(45,212)
Housing Assistance Payments	46,708,044	47,569,550	(861,506)
Tenant Services	5,807	540,682	(534,875)
Utilities	13,136,729	14,164,217	(1,027,488)
Maintenance	15,062,074	18,487,376	(3,425,302)
Protective Services	2,043,435	2,112,763	(69,328)
Insurance	990,631	868,380	122,251
General Expenses	14,554,931	14,419,209	135,722
Total Expenses	109,850,275	121,325,023	(11,474,748)
Net Income(Loss)	\$ (1,079,600)	(12,581,618)	(11,502,018)
CASH BASIS:			
Net Income(loss) per Above	\$ (1,079,600)	(12,581,618)	(11,502,018)
Add back non cash items:			
Depreciation Expense	14,306,628	14,200,996	(105,632)
Bad Debt Expense	122,372	100,726	(21,646)
TOTAL CASH BASIS	\$ 13,349,400	1,720,104	(11,629,296)

Operating Budget

PHA Name		Hawaii Public Housing Authority
Address		1002 North School Street
City, State		Honolulu, Hawaii 96817
AMP Project Number		
Fiscal Year Ending		6/30/2014
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		CONSOLIDATED
		Total FY 2014
Operating Income:		
11220	Gross Potential Rent	17,123,883
11230	Less: Vacancy Loss Rent	(434,399)
703000	Net Tenant Rental Revenue	16,689,482
11240	Gross Potential Subsidy	-
11260	Less: Subsidy Loss - Vacancy	-
11250	Less: Subsidy Loss - Proration	-
706000	Net Operating Subsidy	68,765,480
708000	HUD PHA Operating Grant-CFP	6,075,600
704000	Other Tenant Charges	168,725
704000	Excess Utilities	37,188
711000	Investment Income	15,940
714000	Fraud Recovery	4,418
715000	Other Income	16,988,574
700000	Total Operating Income	108,743,405
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	8,986,740
915000	Employee Benefits - Administrative	3,774,430
912000	Auditing Fees	521,811
913000	Management Fees	4,880,888
913100	Bookkeeping Fees	679,720
914000	Advertising and Marketing	36,495
916000	Office Expenses	974,570
917000	Legal Expense	179,964
918000	Travel	280,402
919000	Other Administrative Costs	2,620,318
910000	Total Administrative	22,936,340
920000	Asset Management Fees	227,506
Tenant Services		
921000	Tenant Services - Salaries	14,328
923000	Employee Benefits - Tenant Services	6,018
922000	Relocation Costs	26,120
924000	Tenant Services-Other	494,216
925000	Total Tenant Services	540,682
Utilities		
931000	Water	2,512,528
932000	Electricity	4,929,782
933000	Gas	2,279,758
934000	Fuel	334
936000	Sewer	4,441,251
938000	Other	564
930000	Total Utilities	14,164,217
Maintenance		
941000	Labor	6,568,418
945000	Employee Benefits - Maintenance	2,763,895
942000	Maintenance Materials	2,240,847
943002	Garbage and Trash Removal Contracts	1,316,823
943021-2	Heating & Cooling Contracts	71,962
943014	Elevator Maintenance	56,832
943026	Landscape & Grounds Contracts	124,008
943029	Unit Turnaround Contract	107,872
943018	Electrical Contracts	165,088
943017	Plumbing Contracts	198,798
943006	Extermination Contracts	188,636
943010	Janitorial Contracts	72,368
943025	Routine Maintenance Contracts	168,048
943000	Other Misc. Contract Costs	4,472,190
940000	Total Maintenance	18,487,376
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	2,009,755
953000	Protective Service Other	103,008
950000	Total Protective Services	2,112,763
Insurance		
961100	Property	651,092
961200	General Liability	52,620
961300	Worker's Comp.	134,896
961400	Other Insurance	29,774
961000	Total Insurance Expense	868,380
General Expenses		
962000	Other General Expense	47,569,550
962100	Compensated Absences	2,400
963000	Payments in Lieu of Taxes	-
964000	Bad Debt-Tenants	100,726
974000	Depreciation Expense	14,200,996
968000	Severance Expense	115,088
960000	Total General Expenses	61,988,759
969000	Total Operating Expenditures	121,325,023
970000	Net Income/(Loss)	(12,581,618)
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
964000	Bad Debts-Tenants	100,726
974000	Depreciation Expenses	14,200,996
971000	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	14,301,721
10000	Net Cash Flow	1,720,103

Operating Budget - AMPS CONSOLIDATED

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number		
Fiscal Year Ending	6/30/2014	
ACC Units		
Unit Months Available (UMAs)		
Build Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMPS CONSOLIDATED Budget
FPS Line #	Account Name	Budget
Operating Income:		
11220	Gross Potential Rent	14,068,959
11230	Less: Vacancy Loss Rent	(408,310)
703000	Net Tenant Rental Revenue	13,660,647
11240	Gross Potential Subsidy	-
11260	Less: Subsidy Loss - Vacancy	-
11250	Less: Subsidy Loss - Proration	-
706000	Net Operating Subsidy	19,252,207
706010	HUD PHA Operating Grant-CFP	3,075,600
704000	Other Tenant Charges	157,917
704000	Excess Utilities	37,080
711000	Investment Income	760
714000	Fraud Recovery	-
715000	Other Income	989,543
700000	Total Operating Income	37,173,764
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	2,308,499
915000	Employee Benefits - Administrative	969,569
912000	Auditing Fees	150,590
913000	Management Fees	3,020,307
913100	Bookkeeping Fees	412,255
914000	Advertising and Marketing	1,355
916000	Office Expenses	359,392
917000	Legal Expense	23,568
918000	Travel	30,009
919000	Other Administrative Costs	1,866,358
910000	Total Administrative	9,141,901
920000	Asset Management Fees	224,530
Tenant Services		
921000	Tenant Services - Salaries	14,328
923000	Employee Benefits - Tenant Services	6,018
922000	Relocation Costs	28,120
924000	Tenant Services-Other	192,686
925000	Total Tenant Services	239,152
Utilities		
931000	Water	2,264,890
932000	Electricity	3,640,994
933000	Gas	2,016,635
934000	Fuel	-
936000	Sewer	3,555,670
938000	Other	564
930000	Total Utilities	11,478,763
Maintenance		
941000	Labor	4,216,299
945000	Employee Benefits - Maintenance	1,770,848
942000	Maintenance Materials	1,772,116
943002	Garbage and Trash Removal Contracts	1,187,573
943021-2	Heating & Cooling Contracts	28,960
943014	Elevator Maintenance	16,908
943026	Landscape & Grounds Contracts	104,456
943029	Unit Turnaround Contract	107,672
943018	Electrical Contracts	125,649
943017	Plumbing Contracts	184,374
943006	Extermination Contracts	189,531
943010	Janitorial Contracts	34,571
943025	Routine Maintenance Contracts	28,178
943000	Other Misc. Contract Costs	2,831,063
940000	Total Maintenance	12,638,177
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	1,997,389
953000	Protective Service Other	103,008
950000	Total Protective Services	2,100,397
Insurance		
961100	Property	517,873
961200	General Liability	37,215
961300	Worker's Comp.	99,775
961400	Other Insurance	20,159
961000	Total Insurance Expense	675,022
General Expenses		
962000	Other General Expense	75,374
962100	Compensated Absences	2,400
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	92,036
974000	Depreciation Expenses	12,615,564
968000	Severance Expense	75,865
960000	Total General Expenses	12,861,239
969000	Total Operating Expenditures	49,259,171
970000	Net Income/(Loss)	(12,085,417)
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	92,036
97400	Depreciation Expenses	12,615,564
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	12,707,600
10000	Net Cash Flow	622,183

Operating Budget

PHA Name		Hawaii Public Housing Authority
Address		1002 North School Street
City, State		Honolulu, Hawaii 96817
AMP Project Number		000007
Fiscal Year Ending		6/30/2014
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		007 HCVF Total FY 2014 Budget
FDS Line #	Account Title	
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	-
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	24,823,053
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	4,416
715000	Other Income	5,880
700000	Total Operating Income	24,833,349
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	738,732
915000	Employee Benefits - Administrative	310,267
912000	Auditing Fees	65,988
913000	Management Fees	278,928
913100	Bookkeeping Fees	180,000
914000	Advertising and Marketing	500
916000	Office Expenses	59,100
917000	Legal Expense	1,800
918000	Travel	-
919000	Other Administrative Costs	215,656
910000	Total Administrative	1,850,971
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	274,428
925000	Total Tenant Services	274,428
Utilities		
931000	Water	1,500
932000	Electricity	45,000
933000	Gas	-
934000	Fuel	-
936000	Sewer	3,000
938000	Other	-
930000	Total Utilities	49,500
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	-
943002	Garbage and Trash Removal Contracts	-
943021-2	Heating & Cooling Contracts	1,200
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	-
943017	Plumbing Contracts	-
943006	Extermination Contracts	-
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	-
940000	Total Maintenance	1,200
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	1,140
953000	Protective Service Other	-
950000	Total Protective Services	1,140
Insurance		
961100	Property	624
961200	General Liability	3,300
961300	Worker's Comp.	4,344
961400	Other Insurance	-
961000	Total Insurance Expense	8,268
General Expenses		
962000	Other General Expense	23,112,260
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
974000	Depreciation Expense	-
968000	Severance Expense	7,326
960000	Total General Expenses	23,119,586
969000	Total Operating Expenditures	25,305,093
970000	Net Incom/(Loss)	(471,744)
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
964000	Bad Debts - Tenants	-
974000	Depreciation Expenses	-
971000	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	-
10000	Net Cash Flow	(471,744)

Operating Budget

PHA Name		Hawaii Public Housing Authority
Address		1002 North School Street
City, State		Honolulu, Hawaii 96817
AMP Project Number		C0CC 181
Fiscal Year Ending		8/30/2014
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		C0CC 181 Total FY2014 Budget
Operating Income:		
11220	Gross Potential Rent	-
11230	Less: Vacancy Loss Rent	-
703000	Net Tenant Rental Revenue	-
11240	Gross Potential Subsidy	-
11260	Less: Subsidy Loss - Vacancy	-
11250	Less: Subsidy Loss - Proration	-
706000	Net Operating Subsidy	-
706000	HUD PHA Operating Grant-CFP	3,000,000
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	15,000
714000	Fraud Recovery	-
715000	Other Income	11,324,136
700000	Total Operating Income	14,339,136
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	5,615,071
915000	Employee Benefits - Administrative	2,358,330
912000	Auditing Fees	181,334
913000	Management Fees	-
913100	Bookkeeping Fees	-
914000	Advertising and Marketing	29,590
916000	Office Expenses	444,574
917000	Legal Expense	154,596
918000	Travel	249,841
919000	Other Administrative Costs	174,824
910000	Total Administrative	9,208,160
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	18,990
925000	Total Tenant Services	18,990
Utilities		
931000	Water	6,584
932000	Electricity	154,784
933000	Gas	-
934000	Fuel	334
936000	Sewer	16,918
938000	Other	-
930000	Total Utilities	178,598
Maintenance		
941000	Labor	1,983,606
945000	Employee Benefits - Maintenance	833,115
942000	Maintenance Materials	228,109
943002	Garbage and Trash Removal Contracts	1,680
943021-2	Heating & Cooling Contracts	4,612
943014	Elevator Maintenance	-
943028	Landscapes & Grounds Contracts	1,500
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	3,655
943017	Plumbing Contracts	1,450
943006	Extermination Contracts	2,100
943010	Janitorial Contracts	37,795
943025	Routine Maintenance Contracts	41,570
943000	Other Misc. Contract Costs	288,359
940000	Total Maintenance	3,427,650
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	11,226
953000	Protective Service Other	-
950000	Total Protective Services	11,226
Insurance		
961100	Property	8,549
961200	General Liability	10,920
961300	Worker's Comp.	27,971
961400	Other Insurance	6,704
961000	Total Insurance Expense	54,144
General Expenses		
962000	Other General Expense	12,240
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
974000	Depreciation Expense	10,624
968000	Severance Expense	31,357
960000	Total General Expenses	54,221
969000	Total Operating Expenditures	12,952,888
970000	Net Incom/(Loss)	1,386,248
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
964000	Bad Debts-Tenants	-
974000	Depreciation Expenses	10,624
971000	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	10,624
10000	Net Cash Flow	1,396,871

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number		AMP STATE
Fiscal Year Ending		6/30/2014
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FOB Line #	Account Title	AMP State Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	1,088,112
11230	Less: Vacancy Loss Rent	(21,781)
703000	Net Tenant Rental Revenue	1,066,331
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	-
706010	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	8,808
704000	Excess Utilities	4,000
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	1,377,341
700000	Total Operating Income	2,456,480

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	226,076
915000	Employee Benefits - Administrative	94,952
912000	Auditing Fees	22,080
913000	Management Fees	209,594
913100	Bookkeeping Fees	25,366
914000	Advertising and Marketing	-
916000	Office Expenses	27,234
917000	Legal Expense	-
918000	Travel	552
919000	Other Administrative Costs	46,578
910000	Total Administrative	652,429

920000	Asset Management Fees	2,976
--------	-----------------------	-------

Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	3,492
925000	Total Tenant Services	3,492

Utilities		
931000	Water	146,394
932000	Electricity	260,000
933000	Gas	249,383
934000	Fuel	-
936000	Sewer	255,000
938000	Other	-
930000	Total Utilities	910,777

Maintenance		
941000	Labor	356,511
945000	Employee Benefits - Maintenance	149,735
942000	Maintenance Materials	115,822
943002	Garbage and Trash Removal Contracts	109,169
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	12,050
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	2,784
943017	Plumbing Contracts	7,200
943006	Extermination Contracts	5,104
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	84,031
940000	Total Maintenance	842,406

Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-

Insurance		
961100	Property	30,500
961200	General Liability	1,005
961300	Worker's Comp.	4,500
961400	Other Insurance	2,911
961000	Total Insurance Expense	38,915

General Expenses		
962000	Other General Expense	2,844
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	20,000
974000	Depreciation Expense	850,000
968000	Severance Expense	540
960000	Total General Expenses	873,384

969000	Total Operating Expenditures	3,324,380
--------	-------------------------------------	------------------

970000	Net Income/(Loss)	(867,900)
--------	--------------------------	------------------

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 42	
Fiscal Year Ending	6/30/2014	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 42 Elderly Total Budget
Operating Income:		
11220	Gross Potential Rent	1,966,812
11230	Less: Vacancy Loss Rent	(4,308)
703000	Net Tenant Rental Revenue	1,962,504
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	
706010	HUD PHA Operating Grant-CFP	
704000	Other Tenant Charges	
704000	Excess Utilities	
711000	Investment Income	
714000	Fraud Recovery	
715000	Other Income	2,045,747
700000	Total Operating Income	4,008,251
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	
915000	Employee Benefits - Administrative	
912000	Auditing Fees	21,876
913000	Management Fees	430,569
913100	Bookkeeping Fees	51,660
914000	Advertising and Marketing	
916000	Office Expenses	75,120
917000	Legal Expense	
918000	Travel	
919000	Other Administrative Costs	299,694
910000	Total Administrative	878,919
920000	Asset Management Fees	
Tenant Services		
921000	Tenant Services - Salaries	
923000	Employee Benefits - Tenant Services	
922000	Relocation Costs	
924000	Tenant Services-Other	4,620
925000	Total Tenant Services	4,620
Utilities		
931000	Water	98,000
932000	Electricity	876,000
933000	Gas	13,740
934000	Fuel	
936000	Sewer	367,000
938000	Other	
930000	Total Utilities	1,354,740
Maintenance		
941000	Labor	
945000	Employee Benefits - Maintenance	
942000	Maintenance Materials	124,800
943002	Garbage and Trash Removal Contracts	38,400
943021-2	Heating & Cooling Contracts	37,200
943014	Elevator Maintenance	39,824
943026	Landscape & Grounds Contracts	6,000
943029	Unit Turnaround Contract	
943018	Electrical Contracts	33,000
943017	Plumbing Contracts	27,000
943006	Extermination Contracts	9,900
943010	Janitorial Contracts	
943025	Routine Maintenance Contracts	96,300
943000	Other Misc. Contract Costs	1,268,747
940000	Total Maintenance	1,681,271
Protective Services		
951000	Protective Services - Labor	
955000	Employee Benefits - Protective Services	
952000	Protective Services Contract Costs	
953000	Protective Service Other	
950000	Total Protective Services	
Insurance		
961100	Property	85,165
961200	General Liability	
961300	Worker's Comp.	
961400	Other Insurance	44,000
961000	Total Insurance Expense	129,165
General Expenses		
962000	Other General Expense	
962100	Compensated Absences	
963000	Payments In Lieu of Taxes	
964000	Bad Debt-Tenants	5,000
974000	Depreciation Expense	1,399,248
968000	Severance Expense	
960000	Total General Expenses	1,404,248
969000	Total Operating Expenditures	5,452,963
970000	Net Income/(Loss)	(1,444,712)
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	
964000	Bad Debts-Tenants	5,000
97400	Depreciation Expenses	1,399,248
97100	Extraordinary Maintenance	
	Capital Expenditures	
	Other Items (PYA)	
	Total Other Financial Items	1,404,248
10000	Net Cash Flow	(40,464)

Operating Budget

PHA Name	Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number		
Fiscal Year Ending		
ACC Units		
Unit Months Available (UMAs)		
Build Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		State Rent Supplement
FPS Line #	Account Title	Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	
706000	HUD PHA Operating Grant-CFP	
704000	Other Tenant Charges	
704000	Excess Utilities	
711000	Investment Income	
714000	Fraud Recovery	
716000	Other Income	1,055,928
700000	Total Operating Income	1,055,928

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	75,576
916000	Employee Benefits - Administrativ	31,742
912000	Auditing Fees	18,468
913000	Management Fees	7,900
913100	Bookkeeping Fees	5,400
914000	Advertising and Marketing	6,060
916000	Office Expenses	3,180
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	-
910000	Total Administrative	147,185

920000	Asset Management Fees	-
--------	------------------------------	---

Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Servi	-
922000	Relocation Costs	-
924000	Tenant Services-Other	-
925000	Total Tenant Services	-

Utilities		
931000	Water	180
932000	Electricity	7,320
933000	Gas	-
934000	Fuel	-
936000	Sewer	420
938000	Other	-
930000	Total Utilities	7,920

Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	-
943002	Garbage and Trash Removal Co	-
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943028	Landscaping & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	-
943017	Plumbing Contracts	-
943008	Extermination Contracts	-
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	-
940000	Total Maintenance	-

Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Se	-
952000	Protective Services Contract Cost	-
953000	Protective Service Other	-
950000	Total Protective Services	-

Insurance		
961100	Property	180
961200	General Liability	180
961300	Worker's Comp.	-
961400	Other Insurance	-
961000	Total Insurance Expense	360

General Expenses		
962000	Other General Expense	859,888
962100	Compensated Absences	-
963000	Payments in Lieu of Taxes	-
964000	Bad Debt-Tenants	-
974000	Depreciation Expense	-
968000	Severance Expense	-
960000	Total General Expenses	859,888

969000	Total Operating Expenditure	1,016,363
--------	------------------------------------	------------------

970000	Net Income/(Loss)	40,576
--------	--------------------------	---------------

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	000285	
Fiscal Year Ending	6/30/2014	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		2014 PROJEASED CONTRACT
FBS Line #	Account Title	Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	-
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	24,680,220
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	180
714000	Fraud Recovery	-
715000	Other Income	-
700000	Total Operating Income	24,680,400

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	22,788
915000	Employee Benefits - Administrative	9,571
912000	Auditing Fees	42,636
913000	Management Fees	933,691
913100	Bookkeeping Fees	5,040
914000	Advertising and Marketing	-
916000	Office Expenses	6,000
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	17,208
910000	Total Administrative	1,036,934

920000	Asset Management Fees	-
--------	-----------------------	---

Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	-
925000	Total Tenant Services	-

Utilities		
931000	Water	-
932000	Electricity	-
933000	Gas	-
934000	Fuel	-
936000	Sewer	-
938000	Other	-
930000	Total Utilities	-

Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	-
943002	Garbage and Trash Removal Contracts	-
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	-
943017	Plumbing Contracts	-
943006	Extermination Contracts	-
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	-
940000	Total Maintenance	-

Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-

Insurance		
961100	Property	-
961200	General Liability	-
961300	Worker's Comp.	-
961400	Other Insurance	-
961000	Total Insurance Expense	-

General Expenses		
962000	Other General Expense	23,506,944
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
974000	Depreciation Expense	-
968000	Severance Expense	-
960000	Total General Expenses	23,506,944

969000	Total Operating Expenditures	24,543,878
--------	-------------------------------------	-------------------

970000	Net Incom/(Loss)	136,522
--------	-------------------------	----------------

Operating Budget

PHA Name		Hawaii Public Housing Authority
Address		1002 North School Street
City, State		Honolulu, Hawaii 96817
AMP Project Number		AMP 30
Fiscal Year Ending		6/30/2014
ACC Units		363
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 30 TOTAL FY 2014 Budget
FDS Line #	Account Title	
Operating Income:		
11220	Gross Potential Rent	1,550,508
11230	Less: Vacancy Loss Rent	(91,248)
703000	Net Tenant Rental Revenue	1,459,260
11240	Gross Potential Subsidy	-
11260	Less: Subsidy Loss - Vacancy	-
11250	Less: Subsidy Loss - Proration	-
706000	Net Operating Subsidy	1,765,256
706000	HUD PHA Operating Grant-CFP	600,000
704000	Other Tenant Charges	28,512
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	202,259
700000	Total Operating Income	4,055,287
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	303,816
915000	Employee Benefits - Administrative	127,603
912000	Auditing Fees	10,896
913000	Management Fees	255,797
913100	Bookkeeping Fees	30,690
914000	Advertising and Marketing	-
916000	Office Expenses	31,228
917000	Legal Expense	1,500
918000	Travel	-
919000	Other Administrative Costs	78,648
910000	Total Administrative	840,178
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	5,000
924000	Tenant Services-Other	47,664
925000	Total Tenant Services	52,664
Utilities		
931000	Water	166,056
932000	Electricity	937,056
933000	Gas	28,044
934000	Fuel	-
936000	Sewer	300,444
938000	Other	-
930000	Total Utilities	1,431,600
Maintenance		
941000	Labor	707,361
945000	Employee Benefits - Maintenance	297,092
942000	Maintenance Materials	120,000
943002	Garbage and Trash Removal Contracts	89,496
943021-2	Heating & Cooling Contracts	4,050
943014	Elevator Maintenance	12,504
943026	Landscape & Grounds Contracts	4,200
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	25,373
943017	Plumbing Contracts	21,088
943006	Extermination Contracts	5,640
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	85,474
940000	Total Maintenance	1,372,278
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	263,430
953000	Protective Service Other	18,264
950000	Total Protective Services	281,694
Insurance		
961100	Property	34,824
961200	General Liability	9,564
961300	Worker's Comp.	4,591
961400	Other Insurance	2,016
961000	Total Insurance Expense	50,995
General Expenses		
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments in Lieu of Taxes	-
964000	Bad Debt-Tenants	47,000
974000	Depreciation Expenses	1,209,876
968000	Severance Expense	-
960000	Total General Expenses	1,256,876
969000	Total Operating Expenditures	5,286,284
970000	Net Income/(Loss)	(1,230,997)
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	47,000
974000	Depreciation Expenses	1,209,876
971000	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	1,256,876
10000	Net Cash Flow	25,879

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 31
Fiscal Year Ending	6/30/2014
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 31
		Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	1,114,524
11230	Less: Vacancy Loss Rent	(23,904)
703000	Net Tenant Rental Revenue	1,090,620
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	1,661,901
706000	HUD PHA Operating Grant-CFP	60,000
704000	Other Tenant Charges	16,008
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	37,140
700000	Total Operating Income	2,865,669

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	201,747
915000	Employee Benefits - Administrative	84,734
912000	Auditing Fees	7,632
913000	Management Fees	273,044
913100	Bookkeeping Fees	32,760
914000	Advertising and Marketing	-
916000	Office Expenses	16,056
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	79,736
910000	Total Administrative	695,708

920000	Asset Management Fees	43,680
--------	------------------------------	---------------

Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	13,764
925000	Total Tenant Services	13,764

Utilities		
931000	Water	204,864
932000	Electricity	99,036
933000	Gas	-
934000	Fuel	-
936000	Sewer	263,268
938000	Other	-
930000	Total Utilities	567,168

Maintenance		
941000	Labor	459,390
945000	Employee Benefits - Maintenance	192,944
942000	Maintenance Materials	195,684
943002	Garbage and Trash Removal Contracts	90,000
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	4,220
943029	Unit Turnaround Contract	50,004
943018	Electrical Contracts	5,964
943017	Plumbing Contracts	7,248
943006	Extermination Contracts	3,012
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	40,332
940000	Total Maintenance	1,048,798

Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	395,000
953000	Protective Service Other	10,968
950000	Total Protective Services	405,968

Insurance		
961100	Property	35,772
961200	General Liability	1,992
961300	Worker's Comp.	6,000
961400	Other Insurance	4,000
961000	Total Insurance Expense	47,764

General Expenses		
962000	Other General Expense	6,108
962100	Compensated Absences	-
963000	Payments in Lieu of Taxes	-
964000	Bad Debt-Tenants	3,000
974000	Depreciation Expenses	1,935,804
968000	Severance Expense	1,164
960000	Total General Expenses	1,946,076

969000	Total Operating Expenditures	4,768,927
--------	-------------------------------------	------------------

970000	Net Income/(Loss)	(1,903,258)
--------	--------------------------	--------------------

Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	3,000
97400	Depreciation Expenses	1,935,804
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	1,938,804

10000	Net Cash Flow	35,546
-------	----------------------	---------------

Operating Budget

PHA Name		Hawaii Public Housing Authority
Address		1002 North School Street
City, State		Honolulu, Hawaii 96817
AMP Project Number		AMP 32
Fiscal Year Ending		6/30/2014
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	AMP 32 Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	1,216,380
11230	Less: Vacancy Loss Rent	(6,684)
703000	Net Tenant Rental Revenue	1,209,696
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	1,702,865
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	9,900
704000	Excess Utilities	-
711000	Investment Income	360
714000	Fraud Recovery	-
715000	Other Income	399,852
700000	Total Operating Income	3,322,673

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	177,624
915000	Employee Benefits - Administrative	74,602
912000	Auditing Fees	10,932
913000	Management Fees	271,543
913100	Bookkeeping Fees	32,580
914000	Advertising and Marketing	-
916000	Office Expenses	31,604
917000	Legal Expense	18,000
918000	Travel	-
919000	Other Administrative Costs	66,448
910000	Total Administrative	683,333
920000	Asset Management Fees	43,680
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	1,000
924000	Tenant Services-Other	9,076
925000	Total Tenant Services	10,076
Utilities		
931000	Water	234,000
932000	Electricity	108,000
933000	Gas	456,000
934000	Fuel	-
936000	Sewer	372,000
938000	Other	-
930000	Total Utilities	1,170,000
Maintenance		
941000	Labor	309,158
945000	Employee Benefits - Maintenance	129,846
942000	Maintenance Materials	201,680
943002	Garbage and Trash Removal Contracts	87,744
943021-2	Heating & Cooling Contracts	1,600
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	10,000
943029	Unit Turnaround Contract	6,668
943018	Electrical Contracts	6,000
943017	Plumbing Contracts	12,000
943006	Extermination Contracts	12,000
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	61,280
940000	Total Maintenance	837,976
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	399,852
953000	Protective Service Other	-
950000	Total Protective Services	399,852
Insurance		
961100	Property	34,908
961200	General Liability	1,860
961300	Worker's Comp.	3,672
961400	Other Insurance	612
961000	Total Insurance Expense	41,052
General Expenses		
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments in Lieu of Taxes	-
964000	Bad Debt-Tenants	24,000
974000	Depreciation Expenses	313,488
968000	Severance Expense	-
960000	Total General Expenses	337,488
969000	Total Operating Expenditures	3,523,457
970000	Net Income/(Loss)	(200,784)
Other Financial Items-Sources & (Uses)		
706100	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	24,000
974000	Depreciation Expenses	313,488
971000	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	337,488
10000	Net Cash Flow	136,704

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 33
Fiscal Year Ending	6/30/2014
ACC Units	
Unit Months Available (UMAs)	0
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 33 Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	1,040,820
11230	Less: Vacancy Loss Rent	(5,592)
703000	Net Tenant Rental Revenue	1,035,228
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	1,503,826
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	2,640
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	122,640
700000	Total Operating Income	2,664,334

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	78,652
915000	Employee Benefits - Administrative	33,034
912000	Auditing Fees	11,196
913000	Management Fees	275,294
913100	Bookkeeping Fees	33,210
914000	Advertising and Marketing	720
916000	Office Expenses	19,236
917000	Legal Expense	-
918000	Travel	6,040
919000	Other Administrative Costs	95,388
910000	Total Administrative	562,770

920000	Asset Management Fees	44,760
--------	------------------------------	---------------

Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	1,400
924000	Tenant Services-Other	12,812
925000	Total Tenant Services	14,212

Utilities		
931000	Water	192,000
932000	Electricity	60,480
933000	Gas	181,320
934000	Fuel	-
936000	Sewer	340,812
938000	Other	-
930000	Total Utilities	522,132

Maintenance		
941000	Labor	463,181
945000	Employee Benefits - Maintenance	194,536
942000	Maintenance Materials	185,242
943002	Garbage and Trash Removal Contracts	120,744
943021-2	Heating & Cooling Contracts	4,400
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	15,000
943018	Electrical Contracts	9,200
943017	Plumbing Contracts	16,600
943006	Extermination Contracts	21,000
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	56,530
940000	Total Maintenance	1,086,433

Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	122,640
953000	Protective Service Other	10,836
950000	Total Protective Services	133,476

Insurance		
961100	Property	35,772
961200	General Liability	1,941
961300	Worker's Comp.	11,000
961400	Other Insurance	624
961000	Total Insurance Expense	49,337

General Expenses		
962000	Other General Expense	8,000
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	16,000
974000	Depreciation Expenses	743,340
968000	Severance Expense	-
960000	Total General Expenses	767,340

969000	Total Operating Expenditures	3,170,460
--------	-------------------------------------	------------------

970000	Net Income/(Loss)	(506,126)
--------	--------------------------	------------------

Other Financial Items-Sources & (Uses)		
706100	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	16,000
974000	Depreciation Expenses	743,340
971000	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	759,340

10000	Net Cash Flow	253,214
-------	----------------------	----------------

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 34	
Fiscal Year Ending	6/30/2014	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
FDS Line #	Account Title	AMP 34 Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	1,656,199
11230	Less: Vacancy Loss Rent	(40,542)
703000	Net Tenant Rental Revenue	1,615,657
11240	Gross Potential Subsidy	-
11260	Less: Subsidy Loss - Vacancy	-
11250	Less: Subsidy Loss - Proration	-
706000	Net Operating Subsidy	2,179,899
706000	HUD PHA Operating Grant-CFP	180,000
704000	Other Tenant Charges	21,972
704000	Excess Utilities	-
711000	Investment Income	340
714000	Fraud Recovery	-
715000	Other Income	138,948
700000	Total Operating Income	4,136,816
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	324,036
915000	Employee Benefits - Administrative	136,095
912000	Auditing Fees	17,508
913000	Management Fees	424,068
913100	Bookkeeping Fees	50,880
914000	Advertising and Marketing	-
916000	Office Expenses	40,176
917000	Legal Expense	2,100
918000	Travel	-
919000	Other Administrative Costs	101,812
910000	Total Administrative	1,096,675
920000	Asset Management Fees	61,660
Tenant Services		
921000	Tenant Services - Salaries	14,328
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	9,000
924000	Tenant Services-Other	7,788
925000	Total Tenant Services	31,116
Utilities		
931000	Water	162,864
932000	Electricity	639,720
933000	Gas	159,048
934000	Fuel	-
936000	Sewer	460,308
938000	Other	-
930000	Total Utilities	1,421,940
Maintenance		
941000	Labor	618,349
945000	Employee Benefits - Maintenance	259,706
942000	Maintenance Materials	100,000
943002	Garbage and Trash Removal Contracts	67,376
943021-2	Heating & Cooling Contracts	18,516
943014	Elevator Maintenance	3,828
943026	Landscape & Grounds Contracts	14,088
943029	Unit Turnaround Contract	36,000
943018	Electrical Contracts	15,000
943017	Plumbing Contracts	20,000
943006	Extermination Contracts	9,052
943010	Janitorial Contracts	2,400
943025	Routine Maintenance Contracts	12,878
943000	Other Misc. Contract Costs	99,191
940000	Total Maintenance	1,276,384
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	91,500
953000	Protective Service Other	408
950000	Total Protective Services	91,908
Insurance		
961100	Property	55,908
961200	General Liability	2,508
961300	Worker's Comp.	6,500
961400	Other Insurance	800
961000	Total Insurance Expense	65,716
General Expenses		
962000	Other General Expense	-
962100	Compensated Absences	1,380
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	3,600
974000	Depreciation Expense	475,140
968000	Severance Expense	52,512
960000	Total General Expenses	532,632
969000	Total Operating Expenditures	4,577,931
970000	Net Incom/(Loss)	(441,115)
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	3,600
97400	Depreciation Expenses	475,140
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	478,740
10000	Net Cash Flow	37,625

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 35	
Fiscal Year Ending	6/30/2014	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 35
FDS Line #	Account Title	Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	1,768,272
11230	Less: Vacancy Loss Rent	(15,012)
703000	Net Tenant Rental Revenue	1,753,260
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	2,223,025
706000	HUD PHA Operating Grant-CFP	216,000
704000	Other Tenant Charges	5,784
704000	Excess Utilities	36,840
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	33,492
700000	Total Operating Income	4,268,401
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	309,624
915000	Employee Benefits - Administrative	130,041
912000	Auditing Fees	26,100
913000	Management Fees	435,820
913100	Bookkeeping Fees	52,290
914000	Advertising and Marketing	
916000	Office Expenses	23,712
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	143,500
910000	Total Administrative	1,121,087
920000	Asset Management Fees	4,438
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	21,675
925000	Total Tenant Services	21,675
Utilities		
931000	Water	136,392
932000	Electricity	546,300
933000	Gas	324,660
934000	Fuel	-
936000	Sewer	414,000
938000	Other	-
930000	Total Utilities	1,421,352
Maintenance		
941000	Labor	693,158
945000	Employee Benefits - Maintenance	291,126
942000	Maintenance Materials	133,728
943002	Garbage and Trash Removal Contracts	85,704
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	576
943026	Landscape & Grounds Contracts	4,220
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	14,928
943017	Plumbing Contracts	7,908
943006	Extermination Contracts	5,364
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	56,220
940000	Total Maintenance	1,292,932
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	259,368
953000	Protective Service Other	26,568
950000	Total Protective Services	285,936
Insurance		
961100	Property	56,364
961200	General Liability	3,000
961300	Worker's Comp.	6,500
961400	Other Insurance	1,000
961000	Total Insurance Expense	66,864
General Expenses		
962000	Other General Expense	3,072
962100	Compensated Absences	-
963000	Payments in Lieu of Taxes	-
964000	Bad Debt-Tenants	11,856
974000	Depreciation Expenses	842,700
968000	Severance Expense	16,860
960000	Total General Expenses	874,488
969000	Total Operating Expenditures	5,088,772
970000	Net Incom/(Loss)	(820,371)
Other Financial Items-Sources & (Uses)		
706100	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	11,856
974000	Depreciation Expenses	842,700
971000	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	854,556
10000	Net Cash Flow	34,185

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 37
Fiscal Year Ending	6/30/2014
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 37 Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	660,717
11230	Less: Vacancy Loss Rent	(71,139)
703000	Net Tenant Rental Revenue	589,578
11240	Gross Potential Subsidy	-
11260	Less: Subsidy Loss - Vacancy	-
11250	Less: Subsidy Loss - Proration	-
706000	Net Operating Subsidy	924,956
706000	HUD PHA Operating Grant-CFP	427,000
704000	Other Tenant Charges	7,300
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	-
700000	Total Operating Income	1,948,834

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	288,869
915000	Employee Benefits - Administrative	121,325
912000	Auditing Fees	14,510
913000	Management Fees	224,394
913100	Bookkeeping Fees	27,053
914000	Advertising and Marketing	-
916000	Office Expenses	27,252
917000	Legal Expense	1,368
918000	Travel	3,972
919000	Other Administrative Costs	33,500
910000	Total Administrative	742,242

920000	Asset Management Fees	27,840
--------	------------------------------	---------------

Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	1,572
924000	Tenant Services-Other	5,700
925000	Total Tenant Services	7,272

Utilities		
931000	Water	110,604
932000	Electricity	171,864
933000	Gas	59,772
934000	Fuel	-
936000	Sewer	61,680
938000	Other	-
930000	Total Utilities	403,920

Maintenance		
941000	Labor	320,807
945000	Employee Benefits - Maintenance	134,739
942000	Maintenance Materials	105,500
943002	Garbage and Trash Removal Contracts	75,994
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	7,280
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	6,300
943017	Plumbing Contracts	10,296
943008	Extermination Contracts	17,964
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	31,333
940000	Total Maintenance	710,213

Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-

Insurance		
961100	Property	38,193
961200	General Liability	1,740
961300	Worker's Comp.	5,500
961400	Other Insurance	4,500
961000	Total Insurance Expense	49,933

General Expenses		
962000	Other General Expense	-
962100	Compensated Absences	1,020
963000	Payments in Lieu of Taxes	-
964000	Bad Debt-Tenants	4,800
974000	Depreciation Expense	2,229,840
968000	Severance Expense	-
960000	Total General Expenses	2,235,660

969000	Total Operating Expenditures	4,177,080
--------	-------------------------------------	------------------

970000	Net Incom/(Loss)	(2,228,246)
--------	-------------------------	--------------------

Other Financial Items-Sources & (Uses)		
70810	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	4,800
97400	Depreciation Expenses	2,229,840
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	2,234,640

10000	Net Cash Flow	6,394
-------	----------------------	--------------

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 38	
Fiscal Year Ending	6/30/2014	
ACC Units		
UNIT Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

		AMP 38
FDS Line #	Account Title	Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	884,177
11230	Less: Vacancy Loss Rent	(12,480)
703000	Net Tenant Rental Revenue	871,695
11240	Gross Potential Subsidy	-
11260	Less: Subsidy Loss - Vacancy	-
11250	Less: Subsidy Loss - Proration	-
706000	Net Operating Subsidy	1,087,851
706010	HUD PHA Operating Grant-CFP	540,000
704000	Other Tenant Charges	723
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	12,000
700000	Total Operating Income	2,512,270
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	294,924
915000	Employee Benefits - Administrative	123,868
912000	Auditing Fees	8,916
913000	Management Fees	236,100
913100	Bookkeeping Fees	28,328
914000	Advertising and Marketing	635
916000	Office Expenses	46,092
917000	Legal Expense	-
918000	Travel	10,997
919000	Other Administrative Costs	42,943
910000	Total Administrative	792,803
920000	Asset Management Fees	38,520
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	4,575
925000	Total Tenant Services	4,575
Utilities		
931000	Water	219,599
932000	Electricity	178,283
933000	Gas	190,424
934000	Fuel	-
936000	Sewer	221,890
938000	Other	-
930000	Total Utilities	810,196
Maintenance		
941000	Labor	372,025
945000	Employee Benefits - Maintenance	156,250
942000	Maintenance Materials	80,000
943002	Garbage and Trash Removal Contracts	18,491
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	-
943017	Plumbing Contracts	-
943006	Extermination Contracts	-
943010	Janitorial Contracts	5,371
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	87,346
940000	Total Maintenance	719,483
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	95,000
953000	Protective Service Other	-
950000	Total Protective Services	95,000
Insurance		
961100	Property	31,783
961200	General Liability	2,334
961300	Worker's Comp.	3,500
961400	Other Insurance	612
961000	Total Insurance Expense	38,229
General Expenses		
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	24,000
974000	Depreciation Expenses	536,808
968000	Severance Expense	5,329
960000	Total General Expenses	566,137
969000	Total Operating Expenditures	3,064,944
970000	Net Incom/(Loss)	(552,675)
Other Financial Items-Sources & (Uses)		
706100	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	24,000
974000	Depreciation Expenses	536,808
971000	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	560,808
10000	Net Cash Flow	8,133

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 39
Fiscal Year Ending	6/30/2014
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 39 Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	599,280
11230	Less: Vacancy Loss Rent	(47,682)
703000	Net Tenant Rental Revenue	551,598
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	781,540
706010	HUD PHA Operating Grant-CFP	590,800
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	5,500
700000	Total Operating Income	1,929,438

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	247,990
915000	Employee Benefits - Administrative	104,158
912000	Auditing Fees	8,892
913000	Management Fees	147,024
913100	Bookkeeping Fees	17,640
914000	Advertising and Marketing	-
916000	Office Expenses	22,536
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	19,704
910000	Total Administrative	587,942

920000	Asset Management Fees	-
--------	------------------------------	---

Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	9,240
925000	Total Tenant Services	9,240

Utilities		
931000	Water	118,224
932000	Electricity	296,976
933000	Gas	64,920
934000	Fuel	-
936000	Sewer	146,652
938000	Other	564
930000	Total Utilities	627,336

Maintenance		
941000	Labor	277,084
945000	Employee Benefits - Maintenance	116,375
942000	Maintenance Materials	74,252
943002	Garbage and Trash Removal Contracts	70,000
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	3,000
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	9,000
943017	Plumbing Contracts	3,000
943006	Extermination Contracts	12,764
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	36,558
940000	Total Maintenance	602,034

Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	62,460
953000	Protective Service Other	32,364
950000	Total Protective Services	94,824

Insurance		
961100	Property	18,804
961200	General Liability	1,296
961300	Worker's Comp.	3,200
961400	Other Insurance	936
961000	Total Insurance Expense	24,236

General Expenses		
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	8,000
974000	Depreciation Expenses	677,940
968000	Severance Expense	-
960000	Total General Expenses	685,940

969000	Total Operating Expenditures	2,611,552
--------	-------------------------------------	------------------

970000	Net Income/(Loss)	(682,114)
--------	--------------------------	------------------

Other Financial Items-Sources & (Uses)		
706100	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	8,000
974000	Depreciation Expenses	677,940
971000	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	685,940

10000	Net Cash Flow	3,826
-------	----------------------	--------------

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 40	
Fiscal Year Ending	6/30/2014	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

		AMP 40
FDS Line #	Account Title	Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	774,044
11230	Less: Vacancy Loss Rent	(10,044)
703000	Net Tenant Rental Revenue	764,000
11240	Gross Potential Subsidy	-
11260	Less: Subsidy Loss - Vacancy	-
11250	Less: Subsidy Loss - Proration	-
706000	Net Operating Subsidy	1,003,143
706010	HUD PHA Operating Grant-CFP	120,000
704000	Other Tenant Charges	23,880
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	-
700000	Total Operating Income	1,911,023
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	8,800
913000	Management Fees	82,000
913100	Bookkeeping Fees	15,090
914000	Advertising and Marketing	-
916000	Office Expenses	17,088
917000	Legal Expense	2,300
918000	Travel	-
919000	Other Administrative Costs	150,000
910000	Total Administrative	275,278
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	8,112
925000	Total Tenant Services	8,112
Utilities		
931000	Water	180,588
932000	Electricity	111,000
933000	Gas	294,007
934000	Fuel	-
936000	Sewer	208,176
938000	Other	-
930000	Total Utilities	793,771
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	89,000
943002	Garbage and Trash Removal Contracts	75,312
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	5,400
943017	Plumbing Contracts	9,240
943006	Extermination Contracts	5,124
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	405,471
940000	Total Maintenance	589,547
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	119,115
953000	Protective Service Other	3,600
950000	Total Protective Services	122,715
Insurance		
961100	Property	71,736
961200	General Liability	-
961300	Worker's Comp.	38,000
961400	Other Insurance	5,000
961000	Total Insurance Expense	114,736
General Expenses		
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	6,000
974000	Depreciation Expenses	-
968000	Severance Expense	-
960000	Total General Expenses	6,000
969000	Total Operating Expenditures	1,910,159
970000	Net Income/(Loss)	864
Other Financial Items-Sources & (Uses)		
708100	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	6,000
974000	Depreciation Expenses	-
971000	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	6,000
10000	Net Cash Flow	6,864

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 43
Fiscal Year Ending	6/30/2014
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	AMP 43 Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	539,220
11230	Less: Vacancy Loss Rent	(109,596)
703000	Net Tenant Rental Revenue	429,624
11240	Gross Potential Subsidy	-
11260	Less: Subsidy Loss - Vacancy	-
11250	Less: Subsidy Loss - Proration	-
706000	Net Operating Subsidy	877,922
706010	HUD PHA Operating Grant-CFP	336,000
704000	Other Tenant Charges	19,248
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	26,304
700000	Total Operating Income	1,668,998

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	8,500
913000	Management Fees	78,804
913100	Bookkeeping Fees	18,180
914000	Advertising and Marketing	-
916000	Office Expenses	22,656
917000	Legal Expense	-
918000	Travel	9,000
919000	Other Administrative Costs	187,880
910000	Total Administrative	325,020

920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	26,028
925000	Total Tenant Services	26,028

Utilities		
931000	Water	105,000
932000	Electricity	167,000
933000	Gas	107,000
934000	Fuel	-
938000	Sewer	40,000
938000	Other	-
930000	Total Utilities	419,000

Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	190,656
943002	Garbage and Trash Removal Contracts	104,316
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	39,800
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	10,032
943017	Plumbing Contracts	30,504
943006	Extermination Contracts	44,400
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	469,875
940000	Total Maintenance	889,383

Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-

Insurance		
961100	Property	11,385
961200	General Liability	6,000
961300	Worker's Comp.	-
961400	Other Insurance	534
961000	Total Insurance Expense	17,919

General Expenses		
962000	Other General Expense	591
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	7,000
974000	Depreciation Expenses	863,088
968000	Severance Expense	-
960000	Total General Expenses	870,679

969000	Total Operating Expenditures	2,548,030
--------	-------------------------------------	------------------

970000	Net Incom/(Loss)	(859,032)
--------	-------------------------	------------------

Other Financial Items-Sources & (Uses)		
706100	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	7,000
974000	Depreciation Expenses	863,088
971000	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	870,088

10000	Net Cash Flow	11,056
-------	----------------------	---------------

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 44	
Fiscal Year Ending	8/30/2014	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

		AMP 44
FDS Line #	Account Title	Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	819,168
11230	Less: Vacancy Loss Rent	(33,060)
703000	Net Tenant Rental Revenue	786,108
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	1,182,900
706010	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	10,080
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	20,952
700000	Total Operating Income	1,999,440

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	7,800
913000	Management Fees	130,000
913100	Bookkeeping Fees	22,005
914000	Advertising and Marketing	-
916000	Office Expenses	18,792
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	216,795
910000	Total Administrative	395,392
920000	Asset Management Fees	31,200
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	6,996
925000	Total Tenant Services	6,996
Utilities		
931000	Water	130,512
932000	Electricity	67,404
933000	Gas	55,000
934000	Fuel	-
936000	Sewer	255,960
938000	Other	-
930000	Total Utilities	508,876
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	135,900
943002	Garbage and Trash Removal Contracts	75,158
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	16,000
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	15,600
943017	Plumbing Contracts	10,000
943006	Extermination Contracts	17,400
943010	Janitorial Contracts	26,800
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	360,000
940000	Total Maintenance	656,858
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	189,024
953000	Protective Service Other	-
950000	Total Protective Services	189,024
Insurance		
961100	Property	36,500
961200	General Liability	5,448
961300	Worker's Comp.	37,584
961400	Other Insurance	22,000
961000	Total Insurance Expense	101,532
General Expenses		
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments in Lieu of Taxes	-
964000	Bad Debt-Tenants	6,000
974000	Depreciation Expenses	1,044,312
968000	Severance Expense	-
960000	Total General Expenses	1,050,312
969000	Total Operating Expenditures	2,940,190
970000	Net Incom/(Loss)	(940,750)
Other Financial Items-Sources & (Uses)		
706100	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	6,000
974000	Depreciation Expenses	1,044,312
971000	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	1,050,312
10000	Net Cash Flow	109,562

Operating Budget

PHA Name		Hawaii Public Housing Authority
Address		1002 North School Street
City, State		Honolulu, Hawaii 96817
AMP Project Number		AMP 45
Fiscal Year Ending		6/30/2014
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	AMP 45 Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	656,000
11230	Less: Vacancy Loss Rent	(9,846)
703000	Net Tenant Rental Revenue	646,154
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	855,554
706010	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	5,126
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	12,480
700000	Total Operating Income	1,519,314
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	6,792
913000	Management Fees	105,276
913100	Bookkeeping Fees	20,115
914000	Advertising and Marketing	-
916000	Office Expenses	12,532
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	201,488
910000	Total Administrative	346,203
920000	Asset Management Fees	27,120
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	7,676
925000	Total Tenant Services	7,676
Utilities		
931000	Water	137,700
932000	Electricity	45,771
933000	Gas	33,648
934000	Fuel	-
936000	Sewer	235,296
938000	Other	-
930000	Total Utilities	452,415
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	89,915
943002	Garbage and Trash Removal Contracts	85,039
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	7,500
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	5,000
943017	Plumbing Contracts	3,006
943006	Extermination Contracts	8,400
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	432,000
940000	Total Maintenance	630,860
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-
Insurance		
961100	Property	22,224
961200	General Liability	3,420
961300	Worker's Comp.	14,474
961400	Other Insurance	6,000
961000	Total Insurance Expense	46,118
General Expenses		
962000	Other General Expense	110
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	4,000
974000	Depreciation Expenses	772,572
968000	Severance Expense	-
960000	Total General Expenses	776,682
969000	Total Operating Expenditures	2,287,074
970000	Net Incom/(Loss)	(767,760)
Other Financial Items-Sources & (Uses)		
706100	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	4,000
974000	Depreciation Expenses	772,572
971000	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	776,572
10000	Net Cash Flow	8,812

Operating Budget

PHA Name Hawaii Public Housing Authority		
Address 1002 North School Street		
City, State Honolulu, Hawaii 96817		
AMP Project Number	AMP 48	
Fiscal Year Ending	6/30/2014	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	AMP 48 Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	224,580
11230	Less: Vacancy Loss Rent	(3,199)
703000	Net Tenant Rental Revenue	221,381
11240	Gross Potential Subsidy	-
11260	Less: Subsidy Loss - Vacancy	-
11250	Less: Subsidy Loss - Proration	-
706000	Net Operating Subsidy	365,271
706010	HUD PHA Operating Grant-CFP	97,200
704000	Other Tenant Charges	3,720
704000	Excess Utilities	240
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	13,020
700000	Total Operating Income	700,832
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	8,500
913000	Management Fees	38,932
913100	Bookkeeping Fees	9,120
914000	Advertising and Marketing	-
916000	Office Expenses	12,072
917000	Legal Expense	-
918000	Travel	1,500
919000	Other Administrative Costs	142,468
910000	Total Administrative	212,592
920000	Asset Management Fees	12,360
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	108
924000	Tenant Services-Other	3,348
925000	Total Tenant Services	3,456
Utilities		
931000	Water	41,136
932000	Electricity	47,136
933000	Gas	38,304
934000	Fuel	-
936000	Sewer	24,216
938000	Other	-
930000	Total Utilities	150,792
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	39,000
943002	Garbage and Trash Removal Contracts	48,288
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	1,848
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	252
943017	Plumbing Contracts	1,464
943006	Extermination Contracts	-
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	208,000
940000	Total Maintenance	298,852
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-
Insurance		
961100	Property	9,888
961200	General Liability	60
961300	Worker's Comp.	-
961400	Other Insurance	200
961000	Total Insurance Expense	10,148
General Expenses		
962000	Other General Expense	7,200
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	780
974000	Depreciation Expenses	469,500
968000	Severance Expense	-
960000	Total General Expenses	477,480
969000	Total Operating Expenditures	1,165,680
970000	Net Income/(Loss)	(464,848)
Other Financial Items-Sources & (Uses)		
706100	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	780
974000	Depreciation Expenses	469,500
971000	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	470,280
10000	Net Cash Flow	5,432

Operating Budget

PHA Name		Hawaii Public Housing Authority
Address		1002 North School Street
City, State		Honolulu, Hawaii 96817
AMP Project Number		AMP 49
Fiscal Year Ending		6/30/2014
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 49 Total FY 2014 Budget
FDS Line #	Account Title	
Operating Income:		
11220	Gross Potential Rent	386,424
11230	Less: Vacancy Loss Rent	-
703000	Net Tenant Rental Revenue	386,424
11240	Gross Potential Subsidy	-
11260	Less: Subsidy Loss - Vacancy	-
11250	Less: Subsidy Loss - Proration	-
706000	Net Operating Subsidy	580,123
706010	HUD PHA Operating Grant-CFP	129,600
704000	Other Tenant Charges	4,740
704000	Excess Utilities	-
711000	Investment Income	60
714000	Fraud Recovery	-
715000	Other Income	10,596
700000	Total Operating Income	1,111,543
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	8,500
913000	Management Fees	56,544
913100	Bookkeeping Fees	13,713
914000	Advertising and Marketing	-
916000	Office Expenses	8,100
917000	Legal Expense	600
918000	Travel	-
919000	Other Administrative Costs	147,877
910000	Total Administrative	235,333
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	2,100
924000	Tenant Services-Other	2,076
925000	Total Tenant Services	4,176
Utilities		
931000	Water	64,000
932000	Electricity	160,000
933000	Gas	70,000
934000	Fuel	-
936000	Sewer	87,600
938000	Other	-
930000	Total Utilities	381,600
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	75,900
943002	Garbage and Trash Removal Contracts	26,808
943021-2	Heating & Cooling Contracts	384
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	4,200
943017	Plumbing Contracts	10,620
943006	Extermination Contracts	4,915
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	15,300
943000	Other Misc. Contract Costs	302,955
940000	Total Maintenance	441,082
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-
Insurance		
961100	Property	14,388
961200	General Liability	-
961300	Worker's Comp.	-
961400	Other Insurance	8,700
961000	Total Insurance Expense	23,088
General Expenses		
962000	Other General Expense	23,688
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	4,000
974000	Depreciation Expense	487,272
968000	Severance Expense	-
960000	Total General Expenses	514,960
969000	Total Operating Expenditures	1,600,240
970000	Net Incom/(Loss)	(488,697)
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
964000	Bad Debts-Tenants	4,000
97400	Depreciation Expenses	487,272
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	491,272
10000	Net Cash Flow	2,575

Operating Budget

PHA Name		Hawaii Public Housing Authority
Address		1002 North School Street
City, State		Honolulu, Hawaii 96817
AMP Project Number		AMP 50
Fiscal Year Ending		6/30/2014
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 50
FDS Line #	Account Title	Total FY 2014 Budget
Operating Income:		
11220	Gross Potential Rent	300,960
11230	Less: Vacancy Loss Rent	(37,878)
703000	Net Tenant Rental Revenue	263,082
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	608,675
706010	HUD PHA Operating Grant-CFP	6,000
704000	Other Tenant Charges	4,224
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	-
700000	Total Operating Income	881,981
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	8,478
913000	Management Fees	65,000
913100	Bookkeeping Fees	8,603
914000	Advertising and Marketing	-
916000	Office Expenses	10,260
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	158,171
910000	Total Administrative	250,512
920000	Asset Management Fees	14,160
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	5,940
924000	Tenant Services-Other	6,156
925000	Total Tenant Services	12,096
Utilities		
931000	Water	80,712
932000	Electricity	28,778
933000	Gas	27,432
934000	Fuel	-
936000	Sewer	128,244
938000	Other	-
930000	Total Utilities	265,164
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	48,672
943002	Garbage and Trash Removal Contracts	55,848
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	2,400
943017	Plumbing Contracts	8,400
943006	Extermination Contracts	2,496
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	190,134
940000	Total Maintenance	307,950
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-
Insurance		
961100	Property	11,316
961200	General Liability	2,340
961300	Worker's Comp.	14,978
961400	Other Insurance	1,356
961000	Total Insurance Expense	29,990
General Expenses		
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	3,000
974000	Depreciation Expenses	13,884
968000	Severance Expense	-
960000	Total General Expenses	16,884
969000	Total Operating Expenditures	896,756
970000	Net Incom/(Loss)	(14,775)
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
964000	Bad Debt-Tenants	3,000
97400	Depreciation Expenses	13,884
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	16,884
10000	Net Cash Flow	2,109