

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
ANNUAL BOARD OF DIRECTORS MEETING
August 21, 2014
9:00 a.m.
1002 N. School Street, Bldg. E
Honolulu, Hawaii 96817**

AGENDA

I. CALL TO ORDER / ROLL CALL

II. PUBLIC TESTIMONY

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

III. ELECTION OF BOARD OFFICERS

- A. Election of the Chair
- B. Election of the Vice-Chair
- C. Election of the Secretary

V. ADJOURNMENT

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

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

**August 21, 2014
9:10 a.m.****

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting Minutes, July 17, 2014 (**Pages 1-13**)
- B. Executive Session Minutes, July 17, 2014 (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 per agenda item.

IV. FOR ACTION

- A. Motion: To Appoint Chunmay Chang as a New Members to the Oahu Eviction Board for a Two-Year Term Expiring on August 2016 and to Reappoint Sylvia Wilmeth to the Oahu Eviction Board for an additional Two-Year Term Expiring on November 2016 (**Pages 14-18**)
- B. Motion: To Adopt Resolution No. 69 Approving the Section 8 Management Assessment Program (SEMAP) Certification For Fiscal Year July 1, 2013 to June 30, 2014 and to Authorize the Executive Director to Undertake All Actions Necessary to Submit the SEMAP Certification to the U.S. Department of Housing and Urban Development (**Pages 19-24**)
- C. Motion: To Adopt Resolution No. 70 Reaffirming the HPHA's Commitment to Providing Decent, Safe, and Sanitary Housing in a Manner Free from Discrimination, Harassment, and Retaliation (**Pages 25-27**)

D. Motion: To Adopt Proposed Changes to: **(Pages 28-48)**

1. The Hawaii Public Housing Authority's Admissions and Continued Occupancy Policy for Federally Assisted Low Income Public Housing, relating to the No Smoking Policy; and

2. Chapter 17-2028, "Federally Assisted Public Housing Projects," Hawaii Administrative Rules, on the following topics:

Section 17-2028-2 [Definitions of "common areas" and "smoke" or "smoking"],

Section 17-2028-59 [Rental agreement termination for violation of the smoking prohibition],

Sections 17-2028-60 and 17-2028-63 [Smoking prohibition, monthly fee, security deposit, designated smoking areas];

3. Chapter 15-186, "State-Aided Elderly Public Housing Projects," Hawaii Administrative Rules, on the following topics:

Section 15-186-2 [Adding definitions of "common areas", "community facilities", and "smoke" or "smoking"]

Sections 15-186-40 and 15-186-48 [Rental agreement termination for violation of smoking prohibition]

Section 15-186-41 [Adherence to smoking prohibition requirement for continued occupancy]

Adopting a New Section [Smoking prohibition, including the establishment of designated smoking areas]; and

4. Chapter 15-193, "State-Aided Family Public Housing Projects," Hawaii Administrative Rules, on the following topics:

Section 15-193-2 [Adding definitions of "common areas", "community facilities", and "smoke" or "smoking"],

Sections 15-193-40 and 15-193-48 [Rental agreement termination for violation of the smoking prohibition],

Section 15-193-41 [Adherence to smoking prohibition requirement for continued occupancy], and

Adopt a New Section [Smoking prohibition, including the establishment of designated smoking areas];

to implement the Prohibition on Smoking in and around Public Housing Law in Act 91, Session Laws of Hawaii 2014, subject to the Department of the Attorney General's Review, and to Authorize the Executive Director to Undertake All Actions Necessary under Chapter 91, Hawaii Revised Statutes, and Administrative Directive No. 09-01, and Hold Public Hearings.

The proposed amendments to the rules in Chapter 17-2028, "Federally Assisted Public Housing Projects," Hawaii Administrative Rules, Chapter 15-186, "State-Aided Elderly Public Housing Projects," Hawaii Administrative Rules, and Chapter 15-193, "State-Aided Family Public Housing Projects," Hawaii Administrative Rules, listed above may be viewed in person at 1002 North School Street and on the Internet on the website of the Hawaii Public Housing Authority beginning August 15, 2014 and on the website of the Office of the Lieutenant Governor beginning August 29, 2014.

V. REPORTS

- A. Executive Director's Report Highlights: **(Pages 49-92)**
- Property Management and Maintenance Services Branch
Occupancy and Rent Collection Status
 - Section 8 Lease up Status
 - Design and Construction Project Updates
 - Contracts Executed During July 2014

VI. FOR DISCUSSION/INFORMATION

- A. For Discussion: Energy Performance Contract with Ameresco
(Pages 93-105)

* * The start time for the meeting is an approximate time. The HPHA Regular Board meeting will start immediately following the HPHA Annual Board meeting.

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.

August 21, 2014

FOR ACTION

MOTION: To Appoint Chunmay Chang as a New Members to the Oahu Eviction Board for a Two-Year Term Expiring on August 2016 and to Reappoint Sylvia Wilmeth to the Oahu Eviction Board for an additional Two-Year Term Expiring on November 2016

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 and resident 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. Chang is an attorney in private practice with work experience in family law concentrating on divorce, paternity, custody, child support and adoption. Ms. Chang knowledge and experience would be a valuable asset to the Board in making their decisions. Ms. Chang has expressed a willingness to serve as a member of the Oahu Eviction Board for a two-year term.
- B. Ms. Wilmeth is a retired librarian and English school teacher. She has been a member of the Oahu Eviction Board for the past 4 years and has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.

III. RECOMMENDATION

That the Hawaii Public Housing Authority Board of Directors approve the appointment of Chunmay Chang as a new member to the Oahu Eviction Board for a two year term expiring on August 2016 and the Reappointment of Sylvia Wilmeth to the Oahu Eviction Board for an additional two year term expiring on November 2016.

Attachments:

- A. List of Eviction Board Members and Term Appointments
- B. Resume of Chunmay Chang
- C. Resume of Sylvia Wilmeth

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

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

Board Member	Initial Appointment Date	Current Expiration Date	Years Served as of December 2013
Oahu A:			
Douglas Kaya	03/17/05	03/31/15	8
Radiant Chase	01/25/02	07/31/15	11
Stanley Young**	07/15/10	07/15/16	4
Wanda Camara*	12/19/13	12/19/15	New Member
Oahu B:			
Jane Moana Gray*	08/31/79	07/31/15	34
Earl Mente	12/19/97	07/31/15	16
Joyce Nakamura	02/20/98	07/31/15	15
Oahu C:			
Solomon Kuresa*	05/16/97	07/31/15	16
Sylvianne Young	12/19/97	07/31/15	16
Sylvia Wilmeth	11/18/10	11/31/14	3
Courtney Young	12/20/12	12/20/14	1
Hilo:			
Jane Moana Gray**	06/21/07	06/30/15	6
George DeMello*	09/20/07	07/31/15	6
Melvin Kawahara	01/15/09	01/31/15	4
Keith Biho	02/18/10	02/28/16	3
Joanne Luiz	02/29/14	02/29/16	New Member
Kauai:			
Fay Rapoza	10/10/13	10/30/15	New Member
Jane Moana Gray**	06/21/07	06/30/15	6
Arde Long-Yamashita*	02/31/08	02/31/16	5
Courtney Young**	10/10/13	10/31/15	2
Kona:			
Jane Moana Gray**	06/21/07	06/30/15	6
Ross Oue	05/15/92	07/31/15	21
Arleila Andrade	09/15/10	09/31/16	4
Elaine Watai	05/09/11	05/31/15	2
Mary Hoffman*	10/10/13	10/30/15	New Member
Maui:			
Wanda Camara**	12/19/13	12/19/15	New Member
Robert G. Hill	03/01/08	02/28/16	5

* Resident Member

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

Revised 07/31/14



FOR ACTION

MOTION: To Adopt Resolution No. 69 Approving the Section 8 Management Assessment Program (SEMAP) Certification For Fiscal Year July 1, 2013 to June 30, 2014 and to Authorize the Executive Director to Undertake All Actions Necessary to Submit the SEMAP Certification to the U.S. Department of Housing and Urban Development

I. FACTS

- A. SEMAP is a management assessment system that the U.S. Department of Housing and Urban Development (HUD) uses annually to measure the performance of all public housing agencies (PHAs) that administer the Section 8 tenant-based rental assistance program.
- B. SEMAP sets forth the following fourteen (14) indicators to measure program performance. SEMAP enables HUD to ensure program integrity and accountability by identifying PHA management capabilities and deficiencies and by improving risk assessment to effectively target monitoring and program assistance. PHAs can use the SEMAP performance analysis to assess their own program operations. A new scoring tool was implemented in 2013 to more accurately determine the SEMAP score.
- C. Indicators 1-8, 13 and the Bonus Indicator are “self certified.” Indicators 9-12 and 14 are measured and reported by HUD’s Public & Indian Housing Information Center (PIC) Reports.
- D. The SEMAP score and overall performance rating identifies housing agencies as high performer, standard or troubled and identifies and requires corrective actions for SEMAP deficiencies, and imposes sanctions for troubled performers.

High Performer	90+% rating
Standard Performer	60%-89% rating
Troubled	< 60% rating

II. DISCUSSION

The HPHA anticipates a score of 138 out of 145 (95%) which is a High Performer. The score breakdown for the fiscal year July 1, 2013 to June 30, 2014 is as follows:

Indicator	Maximum Points	HPHA Projected Points for FY 13-14	HPHA Actual Points for FY 12-13	HPHA Actual Points for FY 11-12
#1: Selection from the Wait List	15	15	15	15
#2: Reasonable Rent	20	20	20	20
#3: Determination of Adjusted Income	20	20	20	20
#4: Utility Allowance Schedule	5	5	5	5
#5: Housing Quality Standard (HQS) Quality Control Inspections	5	0	5	5
#6: HQS Enforcement	10	10	10	10
#7: Expanding Housing Opportunities	5	5	5	0
#8: Fair Market Rent (FMR) Limit and Payment Standards	5	5	5	5
#9: Annual Reexaminations	10	10	10	10
#10: Correct Tenant Rent Calculations	5	5	5	5
#11: Pre-Contract HQS Inspections	5	5	5	5
#12: Annual HQS Inspections	10	10	10	10
#13: Lease-Up	20	20	20	20
#14: Family Self-Sufficiency (FSS) Enrollment and Escrow Account	10	8	10	8
Total Score	145	138	145	138
#15: Deconcentration Bonus (Optional points)	5	0	0	0

A. Indicator 1. Selection from the Waiting List 15 of 15 points

The Hawaii Public Housing Authority (HPHA) has written policies in its administrative plan for selecting applicants from the waiting list as required. The quality control review showed that all applicants were selected in the correct order in compliance with the HPHA's policies.

B. Indicator 2. Reasonable Rent 20 of 20 points

The HPHA has and implements a reasonable written method to determine and document for each unit leased that the rent charged by the owner is reasonable based on current rents for comparable unassisted units. The quality control review on 309 out of 309 files documented that the rent for leased units were reasonable and in compliance with the HPHA's policies.

C. Indicator 3. Determination of Adjusted Income. 20 of 20 points

The HPHA verified and correctly determined adjusted annual income for each assisted family at the time of admission and annually thereafter as required. Where the family is responsible for utilities under the lease, the HPHA used the appropriate updated utility allowance schedule for the unit leased in determining the gross rent. The quality control review on 308 of 309 files indicated that HPHA correctly determined the adjusted annual income.

D. Indicator 4. Utility Allowance Schedule 5 of 5 points

The HPHA maintains an up-to-date utility allowance schedule which was last updated in March 2014.

E. Indicator 5. Housing Quality Standards (HQS) Quality Control Inspections 0 of 5 points

The HPHA's supervisor reinspects a sample of units under contract during HA fiscal year, under HUD's Quality Control sample guidelines. The quality control review of 235 of 1880 (12.5%) indicated that the units were reinspected by a Supervisor. However, in order to receive the 5 points, a quality control review of 309 units was required. Due to staff turnover, there has not been a HQS Supervisor since February 2013.

F. Indicator 6. HQS Enforcement 10 of 10 points

Following each HQS inspection of a unit under contract where the unit fails to meet HQS, any cited life-threatening HQS deficiencies are corrected within 24 hours from the inspection and all other cited HQS deficiencies are corrected within no more than 30 calendar days from the inspection or any HPHA-approved extension. The quality control review of 309 of 309 files (100%) indicated that HPHA took prompt action to enforce the family obligations.

G. Indicator 7. Expanding Housing Opportunities 5 of 5 points

The HPHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or

minority concentration, informs rental voucher and certificate holders of the full range of areas where they may lease units both inside and outside the HPHA's jurisdiction, and supplies a list of landlords or other parties who are willing to lease units or help families finds units, including units outside areas of poverty or minority concentration. The Section 8 Branch Chief and Supervisor also participate in outreach efforts at various neighborhood board meetings to encourage landlord participation in the Section 8 Program.

- H. Indicator 8. Fair Market Rent (FMR) Limit and Payment Standards 5 of 5 points

The HPHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and has payment standards which do not exceed 110 percent of current applicable FMR and which are not less than 90 percent of the current FMR.

- I. Indicator 9. Annual Reexaminations 10 of 10 points

The HPHA completes a reexamination for each participating family at least every 12 months.

- J. Indicator 10. Correct Tenant Rent Calculations 5 of 5 points

The HPHA correctly calculates tenant rent in: a) the rental certificate program, and, b) the family's share of the rent to owner in the rental voucher program. During the quality control review 1 of 309 files showed errors that affected the family's share of rent. All errors were corrected after the supervisor's review was completed.

- K. Indicator 11. Pre-Contract HQS Inspections 5 of 5 points

The HPHA requires that newly leased units pass HQS inspection on or before the beginning date of the assisted lease and Housing Assistance Payment (HAP) contract.

- L. Indicator 12. Annual HQS Inspections 10 of 10 points

The HPHA inspects each unit under contract at least annually as required.

- M. Indicator 13. Lease-Up 20 of 20 points

The HPHA enters HAP contracts for the number of units under budget for at least one year as required.

N. Indicator 14. Family Self-Sufficiency (FSS) Enrollment and Escrow Accounts 8 of 10 points

The FSS Program had 60.86% of maximum enrollment resulting in a 2 point reduction in the score from last year. In order to receive the maximum 10 points, the FSS Program needed to fill 80% of the maximum enrollment. 30% or more of FSS Families have escrow account balances.

III. RECOMMENDATION

That the Board of Directors of the Hawaii Public Housing Authority Adopt Resolution No. 69, Approving the Section 8 Management Assessment Program Certification For Fiscal Year July 1, 2013 to June 30, 2014 and Authorize the Executive Director to Undertake All Actions Necessary to Submit Such Certification to the U.S. Department of Housing and Urban Development

Prepared by: Stephanie Fo, Acting Section 8 Subsidy Programs Branch Chief SK

Attachment: Board Resolution No. 69 SEMAP Certification

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

David Gierlach, Chair

RESOLUTION NO. 69

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

RESOLUTION APPROVING THE SECTION 8 MANAGEMENT ASSESSMENT
PROGRAM (SEMAM) CERTIFICATION

WHEREAS, the Board of Directors of the Hawaii Public Housing Authority, in compliance with the U.S. Department of Housing and Urban Development (HUD) management performance requirements for Fiscal Year July 1, 2013 to June 30, 2014, has reviewed the Section 8 Management Assessment Program (SEMAM) Certification, herein attached; and

WHEREAS, SEMAM provides policies and procedures for HUD's use in identifying Public Housing agency management capabilities and deficiencies; and

WHEREAS, HUD will utilize the SEMAM to practice accountability, monitoring, and risk management.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority hereby approves the SEMAM Certification for the fiscal period July 1, 2013 to June 30, 2014.

The **UNDERSIGNED**, hereby certifies that the foregoing Resolution was duly adopted by the Directors of the Hawaii Public Housing Authority on August 21, 2014.

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

By: David Gierlach
Its: Chairperson

FOR ACTION

SUBJECT: To Adopt Resolution No. 70 Reaffirming the HPHA's Commitment to Providing Decent, Safe, and Sanitary Housing in a Manner Free from Discrimination, Harassment, and Retaliation

I. FACTS

- A. The Hawaii Public Housing Authority (HPHA) is established as a corporate body and politic under Chapter 356D, Hawaii Revised Statutes; and notwithstanding its semi-autonomous nature, the HPHA is deemed to be a public instrumentality and agency of the State.
 - B. As an agency of the State, and as a recipient of federal funding, the HPHA is obligated to implement and enforce policies regarding non-discrimination under either state or federal law, including but not limited to the Fair Housing Amendments Act of 1988, Chapter 515, Hawaii Revised Statutes, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act of 1990, Age Discrimination Act of 1975, Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and Part II, Chapter 371, Hawaii Revised Statutes, Language Access Law.
 - C. Under the Consolidated Annual Contributions Contract between the HPHA and the United States of America, Department of Housing and Urban Development, the HPHA is required to develop and operate each housing project solely for the purpose of providing decent, safe, and sanitary housing for eligible families in a manner that promotes serviceability, economy, efficiency, and stability of the projects.
- ### II. DISCUSSION
- A. The HPHA's Board of Directors, the Executive Director and its staff remain committed to providing meaningful and equal access to its programs and to offering residents and applicants an equal opportunity to use and enjoy HPHA's housing facilities.
 - B. The HPHA's Board of Directors, the Executive Director, Executive Assistant and its staff have been and continue to be committed to

providing decent, safe, and sanitary housing in a manner free from discrimination, harassment, and retaliation against aggrieved parties.

III. RECOMMENDATION

That the Board of Directors adopt Resolution No. 70 Reaffirming the Hawaii Public Housing Authority's Commitment to Providing Decent, Safe, and Sanitary Housing in a Manner Free from Discrimination, Harassment, and Retaliation

Prepared by: Kiriko Oishi, Chief Compliance Officer K0

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

David Gierlach
Chairperson

RESOLUTION NO. 070

REAFFIRMING THE HAWAII PUBLIC HOUSING AUTHORITY'S COMMITMENT
TO PROVIDING DECENT, SAFE, AND SANITARY HOUSING IN A MANNER
FREE FROM DISCRIMINATION, HARASSMENT, AND RETALIATION

WHEREAS, the Hawaii Public Housing Authority (HPHA) is established as a corporate body and politic under Chapter 356D, Hawaii Revised Statutes; and

WHEREAS, notwithstanding its semi-autonomous nature, the HPHA is deemed to be a public instrumentality and agency of the State, which is governed by a policy making Board of Directors; and

WHEREAS, as an agency of the State, and as a recipient of federal funding, the HPHA is obligated to implement and enforce policies regarding non-discrimination under either state or federal law, including but not limited to the Fair Housing Amendments Act of 1988, Chapter 515, Hawaii Revised Statutes, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act of 1990, Age Discrimination Act of 1975, Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and Part II, Chapter 371, Hawaii Revised Statutes, Language Access Law; and

WHEREAS, the HPHA is committed towards maintaining a policy of nondiscrimination and prohibiting discriminatory practices in the operations, procedures, or programs it administers; and

WHEREAS, the HPHA's Board of Directors, its Executive Director, Executive Assistant, and staff have been and remain committed to the provision of decent, safe, and sanitary housing in a manner free from discrimination, harassment, and retaliation; and

WHEREAS, the HPHA's Board of Directors have full confidence in the HPHA's Executive Director and its staff to conduct investigations and satisfactorily resolve complaints of alleged discrimination, harassment or retaliation in a timely manner.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors, in recognition of the HPHA's continuing efforts hereby reaffirms its commitment to providing decent, safe, and sanitary housing in a manner free from discrimination or discriminatory practices in its operations, procedures or programs/services, and to prohibiting harassment and retaliation against aggrieved parties on this 21st day of August 2014; and

BE IT FURTHER RESOLVED, that the Board of Directors has and will continue to support the Executive Director in his efforts to do all things necessary and proper to maintain, implement, and enforce all policies that carry out this commitment.

David Gierlach
Chairperson



FOR ACTION

MOTION: To Adopt Proposed Changes to:

The Hawaii Public Housing Authority's Admissions and Continued Occupancy Policy for Federally Assisted Low Income Public Housing, relating to the No Smoking Policy;

Chapter 17-2028, "Federally Assisted Public Housing Projects," Hawaii Administrative Rules, on the following topics:

Section 17-2028-2 [Definitions of "common areas" and "smoke" or "smoking"],

Section 17-2028-59 [Rental agreement termination for violation of the smoking prohibition],

Sections 17-2028-60 and 17-2028-63 [Smoking prohibition, monthly fee, security deposit, designated smoking areas],

Chapter 15-186, "State-Aided Elderly Public Housing Projects," Hawaii Administrative Rules, on the following topics:

Section 15-186-2 [Adding definitions of "common areas", "community facilities", and "smoke" or "smoking"]

Sections 15-186-40 and 15-186-48 [Rental agreement termination for violation of smoking prohibition]

Section 15-186-41 [Adherence to smoking prohibition requirement for continued occupancy]

Adopting a New Section [Smoking prohibition, including the establishment of designated smoking areas]; and

Chapter 15-193, "State-Aided Family Public Housing Projects," Hawaii Administrative Rules, on the following topics:

Section 15-193-2 [Adding definitions of "common areas", "community facilities", and "smoke" or "smoking"],

Sections 15-193-40 and 15-193-48 [Rental agreement termination for violation of the smoking prohibition],

Section 15-193-41 [Adherence to smoking prohibition requirement for continued occupancy], and

Adopt a New Section [Smoking prohibition, including the establishment of designated smoking areas]

to implement the Prohibition on Smoking in and around Public Housing Law in Act 91, Session Laws of Hawaii 2014, subject to the Department of the Attorney General's Review, and to Authorize the Executive Director to Undertake All Actions Necessary under Chapter 91, Hawaii Revised Statutes, and Administrative Directive No. 09-01, and Hold Public Hearings

I. FACTS

A. On June 16, 2014, the Governor signed Act 91, Sessions Laws of Hawaii (SLH) 2014, into law, prohibiting smoking in and around all public housing projects, elder or elderly households, as defined in Section 356D-1, Hawaii Revised Statutes (HRS), and state low-income housing projects, as defined in Section 356D-51, HRS, within:

- (1) Each individual housing unit;
- (2) All common areas;
- (3) Community facilities; and
- (4) Twenty feet from each individual building of the public housing project or state low-income housing project, and from any entrance, exit, window, and ventilation intake that serves and enclosed or partially enclosed area.

Act 91, SLH 2014 is attached as Attachment A.

B. Act 91, SLH 2014, further authorizes the Hawaii Public Housing Authority (HPHA) to designate one or more permissible smoking areas at least twenty feet away from any residential or other building, or any greater distance away as may ensure that the secondhand smoke does not infiltrate any dwelling unit.

II. DISCUSSION

A. Section 17-2028-60 of the Hawaii Administrative Rules (HAR), Smoking Prohibited, provides that the HPHA may designate areas to be specifically

- exempted from the smoking prohibition by doing so in the Admissions and Continued Occupancy Policy (ACOP) for the federally-assisted low-income public housing program.
- B. The Admissions and Continued Occupancy Policy for the Federally Assisted Public Housing Program (ACOP) governs the policies applicable to the Hawaii Public Housing Authority's Federally Assisted Public Housing Program.
- C. The ACOP Section in Chapter 9 regarding "Leasing" currently provides for the provisions relating to the lease agreement and the terms and conditions of renting a federally-assisted low-income public housing unit from the HPHA.
- D. In accordance with Act 91, SLH 2014, the HPHA seeks to adopt a new subchapter within Chapter 9 of the ACOP to set forth the no smoking policy, including the establishment of designated smoking areas in certain federally-assisted low-income public housing projects.
- E. The proposed language to be adopted as new Subchapter M of Chapter 9 of the ACOP is attached as Attachment B.
- F. The language in Act 91, SLH 2014, is substantially similar to the language in Chapter 17-2028, HAR, Federally Assisted Public Housing Projects, relating to the HPHA's no smoking policy. However, there are a number of differences, such as the definitions and the number of violations allowed prior to termination of the rental agreement.
- G. For example, Section 17-2028-59 of the HAR, Rental Agreement Termination, provides that the authority may terminate a rental agreement when the tenant, any member of the tenant's household, or any guest or other person under the tenant's control violates the smoking prohibitions on more than three occasions. This provision does not comply with the language in Act 91, SLH 2014, that provides that the authority may terminate the rental agreement upon a third violation.
- H. In addition, Section 17-2028-60, HAR, Smoking Prohibition, and Section 17-2028-63, HAR, Security Deposits, also contain language authorizing a deposit and monthly fee for smoking in units where smoking is not prohibited. However, this language does not comply with Act 91, SLH 2014, which prohibits smoking in all dwelling units.
- I. The proposed language to be adopted as changes to Chapter 17-2028, HAR, to implement Act 91, SLH 2014, is attached as Attachment C.

- J. Chapter 15-186, State-Aided Elderly Public Housing Projects, HAR, governs the policies applicable to the HPHA's State Assisted Elderly Public Housing Program. There is no language in this Chapter of the HAR regarding the no smoking policy, and the HPHA seeks to amend this chapter of the HAR to mirror the language in Chapter 17-2028, Federally Assisted Public Housing Projects, HAR, to implement the no smoking law, with the amendments necessary to make the language consistent with Act 91, SLH 2014.
- K. The proposed language to be adopted as changes to Chapter 15-186, HAR, to implement Act 91, SLH 2014, is attached as Attachment D.
- L. Chapter 15-193, State-Aided Family Public Housing Projects, HAR, governs the policies applicable to the HPHA's State Assisted Family Public Housing Program. There is no language in this Chapter of the HAR regarding the no smoking policy, and the HPHA seeks to amend this chapter of the HAR to mirror the language in Chapter 17-2028, "Federally Assisted Public Housing Projects", HAR, relating to the no smoking policy, with the amendments necessary to make the language consistent with Act 91, SLH 2014.
- M. The proposed language to be adopted as changes to Chapter 15-193, HAR, State-Aided Family Public Housing Projects, to implement Act 91, SLH 2014, is attached as Attachment E.
- N. The proposed changes are subject to review and approval as to form by the Department of the Attorney General.
- O. The proposed amendments to the administrative rules will be made available for viewing in person at the HPHA Planning Office at 1002 N. School Street, Honolulu, Hawaii 96817, and on the HPHA's website at <http://hpha.hawaii.gov> beginning on August 15, 2014 and on the website of the Office of the Lieutenant Governor as provided in Section 91-2.6, HRS, beginning on August 29, 2014.
- P. Following approval from the Governor to hold public hearings on the proposed amendments, the Executive Director will hold public hearings on the Islands of Kauai, Oahu, Maui, and Hawaii at a date and locations to be determined.
- Q. Based on testimony received during the public viewing and comment period, the Executive Director will make any non-substantive amendments to the draft amendments to and compilation of the Rules prior to or following the public hearings.

- R. After the public hearings, the Executive Director will transmit amendments to and compilation of Chapter 17-2028, HAR, to the Governor for final approval provided that no substantive amendments are made.

III. RECOMMENDATION

To Adopt Proposed Changes to:

The Hawaii Public Housing Authority's Admissions and Continued Occupancy Policy for Federally Assisted Low Income Public Housing, relating to the No Smoking Policy;

Chapter 17-2028, "Federally Assisted Public Housing Projects," Hawaii Administrative Rules, on the following topics:

Section 17-2028-2 [Definitions of "common areas" and "smoke" or "smoking"],

Section 17-2028-59 [Rental agreement termination for violation of the smoking prohibition],

Sections 17-2028-60 and 17-2028-63 [Smoking prohibition, monthly fee, security deposit, designated smoking areas],

Chapter 15-186, "State-Aided Elderly Public Housing Projects," Hawaii Administrative Rules, on the following topics:

Section 15-186-2 [Adding definitions of "common areas", "community facilities", and "smoke" or "smoking"]

Sections 15-186-40 and 15-186-48 [Rental agreement termination for violation of smoking prohibition]

Section 15-186-41 [Adherence to smoking prohibition requirement for continued occupancy]

Adopting a New Section [Smoking prohibition, including the establishment of designated smoking areas]; and

Chapter 15-193, "State-Aided Family Public Housing Projects," Hawaii Administrative Rules, on the following topics:

Section 15-193-2 [Adding definitions of "common areas", "community facilities", and "smoke" or "smoking"],

Sections 15-193-40 and 15-193-48 [Rental agreement termination for violation of the smoking prohibition],

Section 15-193-41 [Adherence to smoking prohibition requirement for continued occupancy], and

Adopt a New Section [Smoking prohibition, including the establishment of designated smoking areas]

to implement the Prohibition on Smoking in and around Public Housing Law in Act 91, Session Laws of Hawaii 2014, subject to the Department of the Attorney General's Review, and to Authorize the Executive Director to Undertake All Actions Necessary under Chapter 91, Hawaii Revised Statutes, and Administrative Directive No. 09-01, and Hold Public Hearings

Attachment A: Act 91, Session Laws of Hawaii 2014

Attachment B: Proposed changes to Chapter 9 of the Admissions and Continued Occupancy Policy for the Federally Assisted Low-Income Public Housing Program

Attachment C: Proposed changes to Chapter 17-2028 Federally Assisted Low-Income Public Housing Projects, Hawaii Administrative Rules

Attachment D: Proposed changes to Chapter 15-186, State-Aided Elderly Public Housing Projects, Hawaii Administrative Rules, for the State Elderly Public Housing Projects

Attachment E: Proposed changes to Chapter 15-193, State-Aided Family Public Housing Projects, Hawaii Administrative Rules, for the State Family Public Housing Projects

Prepared by: Kiriko Oishi, Chief Compliance Officer K0

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

David Gierlach
Chairperson

Approved by the Governor.

JUN 16 2014

ON _____
THE SENATE
TWENTY-SEVENTH LEGISLATURE, 2013
STATE OF HAWAII

ACT 091
S.B. NO.

651
S.D. 2
H.D. 2
C.D. 1

A BILL FOR AN ACT

RELATING TO HEALTH.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

- 1 SECTION 1. Chapter 356D, Hawaii Revised Statutes, is
2 amended by adding a new section to part I to be appropriately
3 designated and to read as follows:
- 4 "§356D- Prohibition on smoking in and around public
5 housing; designated smoking areas. (a) Smoking shall be
6 prohibited in any public housing project, elder or elderly
7 household, as defined in section 356D-1, or state low-income
8 housing project, as defined in section 356D-51, within:
- 9 (1) Each individual housing unit;
10 (2) All common areas;
11 (3) Community facilities; and
12 (4) Twenty feet from each individual building of the
13 public housing project or state low-income housing
14 project, and from any entrance, exit, window, and
15 ventilation intake that serves an enclosed or
16 partially enclosed area.
- 17 (b) Notwithstanding subsection (a), the authority may
18 designate one or more permissible smoking areas at least twenty

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1 feet away from any residential or other building, or any greater
2 distance away as may ensure that the secondhand smoke does not
3 infiltrate any dwelling unit.

4 (c) The authority shall place and maintain "No smoking"
5 signage at all entrances and exits of the property. The
6 authority may display additional "No smoking" signage at
7 residential and community facilities at their entrances and
8 exits, offices, and in or at enclosed, partially enclosed, or
9 open common areas for the purpose of conspicuous notice.

10 (d) The authority may adopt rules pursuant to chapter 91
11 to effectuate the purposes of this section.

12 (e) For purposes of this section:
13 "Common areas" means roofs, halls, sidewalks, corridors,
14 lobbies, stairs, stairways, fire escapes, entrances and exits of
15 the building or buildings, basements, yards, gardens,

16 recreational facilities, parking areas, storage spaces, and
17 other parts of the project or household normally in common use
18 or other areas designated by the authority.

19 "Smoking" means inhaling, exhaling, burning, or carrying
20 any lighted or heated tobacco product or plant product intended

21 for inhalation in any manner or in any form."



1 SECTION 2. Section 356D-92, Hawaii Revised Statutes, is
2 amended by amending subsection (a) to read as follows:

3 "(a) Except as otherwise provided, the authority may
4 terminate any lease, rental agreement, permit, or license
5 covering the use and occupation of any dwelling unit or other
6 premises located within a public housing project and evict from
7 any premises any tenant, licensee, or other occupant for any of
8 the following reasons:

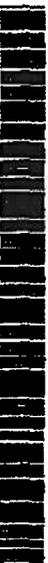
9 (1) Failure to pay rent when due;
10 (2) Violation of any of the provisions of a lease, rental
11 agreement, permit, or license;

12 (3) Violation of any of the rules of the authority;

13 (4) Failure to maintain the dwelling unit in a clean,
14 sanitary, and habitable condition; [ex]

15 (5) Upon a third violation of section 356D- ; provided
16 that a violation of any of these terms by a non-
17 resident, a guest who is visiting a resident, or by
18 any member of the resident's household shall be deemed
19 a violation by the resident; or

20 [~~5~~] (6) The existence of any other circumstances giving
21 rise to an immediate right to possession by the
22 authority."



S.B. NO.

651
S.D. 2
H.D. 2
C.D. 1

1 SECTION 3. This Act does not affect the rights and duties
2 that matured, penalties that were incurred, and proceedings that
3 were begun, before its effective date.
4 SECTION 4. Statutory material to be repealed is bracketed
5 and stricken. New statutory material is underscored.
6 SECTION 5. This Act shall take effect upon its approval.

APPROVED this 16 day of JUN , 2014



GOVERNOR OF THE STATE OF HAWAII

Attachment B

New Section M in Chapter 9 of the Admissions and Continued Occupancy Policy
for the Federally Assisted Public Housing Program

M. No Smoking Policy

It is the policy of the PHA to comply with Act 91, Session Laws of Hawaii (SLH) 2014, prohibiting smoking in any public housing project as defined in Section 356D-1, Hawaii Revised Statutes (HRS), within:

- (1) Each individual housing unit;
- (2) All common areas;
- (3) Community facilities; and
- (4) Twenty feet from each individual building of the public housing project or state low-income housing project, and from any entrance, exit, window, and ventilation intake that serves and enclosed or partially enclosed area.

For purposes of this Policy, the following definitions shall be used:

"Common areas" means roofs, halls, sidewalks, corridors, lobbies, stairs, stairways, fire escapes, entrances and exits of the building or buildings, basements, yards, gardens, recreational facilities, parking areas, storage spaces, and other parts of the project or household normally in common use or other areas designated by the authority.

"Smoking" means inhaling, exhaling, burning, or carrying any lighted or heated tobacco product or plant product intended for inhalation in any manner or in any form.

The HPHA may designate one or more permissible smoking areas at least twenty feet away from any residential or other building, or any greater distance away as may ensure that the secondhand smoke does not infiltrate any dwelling unit, if such an area can be identified on the property, as authorized by Act 91, SLH 2014.

The HPHA may terminate the Rental Agreement upon a third violation of the smoking prohibition set forth in Section 356D-_____, HRS, in accordance with Section 356D-92(a), HRS. A guest who is visiting a resident, or any member of the tenant's household, who violates the smoking prohibition shall be deemed a violation by the tenant, and shall be counted toward the tenant's violations.

Tenant(s), members of the tenant's household, and guests and visitors of the household shall promptly discontinue smoking upon management's request when observed smoking outside of a designated smoking area, if any. Failure to respond to management's request will result in a

separate Notice of Violation being issued to the Tenant(s) for the refusal to respond to management's request.

If a Tenant receives only one (1) Notice of Violation of the Smoking Prohibition in one (1) year, but the Tenant or member or guest of Tenant's household who violated the Smoking Prohibition participates in and completes a smoking cessation service program within the same year, the HPHA will clear the Tenant's one (1) violation and shall not deem the incident as a violation for the following year.

Attachment C

Amendments to Chapter 17-2028, Federally Assisted Public Housing Projects,
Hawaii Administrative Rules

Making the following amendments to the definitions in §17-2028-2 Definitions

"Common areas" means [areas which are available for use by more than one family including lobbies, corridors, hallways, stairways, parking lots, spots, ramps, washing machine or laundry room, rooftops, elevators, washrooms and lobby areas, driveways, storerooms, and shared ventilation ducts that serve more than one dwelling unit.] roofs, halls, sidewalks, corridors, lobbies, stairs, stairways, fire escapes, entrances and exits of the building or buildings, basements, yards, gardens, recreational facilities, parking areas, storage spaces, and other parts of the project or household normally in common use or other areas designated by the authority.

"Smoke" or "smoking" means inhaling [or], exhaling, burning, or carrying any lighted smoking or heated [the fumes of] tobacco product or [any other] plant [material, or burning or carrying any lighted smoking equipment for tobacco or any other plant material.] product intended for inhalation in any manner or in any form.

Making the following amendments to Subsection (b)(6) of §17-2028-59 Rental agreement termination

(b) The authority may terminate a rental agreement when the tenant, any member of the tenant's household, or any guest or other person under the tenant's control:

...

(6) Violates the smoking prohibitions pursuant to section 17-2028-60 on more than [three] two occasions and receives written notice of said violations; provided that a guest who is visiting a resident, or any member of the tenant's household, who violates the smoking prohibition shall be deemed a violation by the tenant, and shall be counted toward the tenant's violations; provided further that failure to respond to management's request will result in a separate Notice of Violation being issued to the Tenant(s) for the refusal to respond to management's request; provided further that if tenant, any member of the tenant's

household, or any guest or other person under the tenant's control receives only one violation of section 17-2028-60 in one year, and participates in and completes a smoking cessation service program within the same year, the authority will clear the one violation and shall not deem the incident as a violation for the following year;

Making the following amendments to §17-2028-60 Smoking prohibited

§17-2028-60 Smoking prohibited. (a) Smoking is prohibited in all public housing projects, or portions of public housing projects, including inside dwelling units, unless specifically exempted by the authority in the ACOP, including:

- (1) Each individual housing unit;
- (2) In all common areas and community facilities in and around the authority's public housing projects. The authority may designate additional common areas in the ACOP; and

[(2)] (3) Within a presumptively reasonable minimum distance of twenty feet from each individual building of the housing project, and from any entrances, exits, and windows that open to common areas, community facilities, and dwelling units, and ventilation intakes that serve common areas, community facilities, and dwelling units, including enclosed or partially enclosed areas where smoking is prohibited.

(b) This prohibition applies to the use of marijuana, even if its use is pursuant to a lawful prescription under part IX of the Hawaii uniform controlled substances act as it existed on March 28, 2013 that was given subsequent to tenant placement in the dwelling unit.

[(c) Where smoking is not prohibited in a dwelling unit pursuant to subsection (a) and the household includes a person who smokes as disclosed pursuant to section 17-2028-22, the family shall pay a non-refundable monthly fee of \$5.00.

(d) The authority may discontinue the monthly fee required in subsection (c) when a family can demonstrate to the authority reasonable cause to believe that no member of the household continues to smoke. For the purposes of this subsection:

- (1) "Reasonable cause to believe" means by a preponderance of the evidence; and
- (2) In determining whether to discontinue charging the monthly fee, the authority may consider completion of a smoking cessation program.]

(c) One or more permissible designated smoking areas may be designated by the authority at least twenty feet away from any residential or other building, or any greater distance away as may ensure that the secondhand smoke does not infiltrate any dwelling unit, if such an area can be identified on the property, as authorized by Act 91, Session Laws of Hawaii 2014.

(d) Tenants, members of the tenant's household, and guests and visitors of the household shall promptly discontinue smoking upon management's request when observed smoking outside of a designated smoking area, if any.

Making the following amendments to §17-2028-63 Security deposits

§17-2028-63 Security deposits. (a) Prior to admission to a housing project, a family shall pay a security deposit in an amount not to exceed one month's rent. The security deposit may be applied to rent or used to repay charges owed to the authority upon the termination of the rental agreement.

(b) Where smoking is not prohibited in a dwelling unit pursuant to section 17-2028-60(c) and the household includes a person who smokes as disclosed pursuant to section 17-2028-22, the family shall pay an initial refundable smoking deposit of \$75.00.

(c) (b) The authority may charge a non-refundable community facilities maintenance fee of not less than one per cent of the community facilities expenses for rental and use for private functions. Resident associations that are duly recognized by the authority shall be exempt from the payment of this deposit.

Attachment D

Amendments to Chapter 15-186, State-Aided Elderly
Public Housing Projects, Hawaii Administrative Rules

Add the following definitions to §15-186-2 Definitions

"Common areas" means roofs, halls, sidewalks, corridors, lobbies, stairs, stairways, fire escapes, entrances and exits of the building or buildings, basements, yards, gardens, recreational facilities, parking areas, storage spaces, and other parts of the project or household normally in common use or other areas designated by the authority.

"Community facilities" means real and personal property; buildings, equipment, lands, and grounds for recreational or social assemblies, and for educational, health, or welfare purposes; and necessary or convenient utilities, when designed primarily for the benefit and use of the authority or the occupants of the dwelling units.

"Smoke" or "smoking" means inhaling, exhaling, burning, or carrying any lighted smoking or heated tobacco product or plant product intended for inhalation in any manner or in any form.

Making the following amendments to Subsection (a) of §15-186-41 Eligibility for continued occupancy

- (a) To be eligible for continued occupancy in a [elderly housing] project, the tenant shall:
- (1) Qualify as an elderly household;
 - (2) Conform to the occupancy standards;
 - (3) Not have a record of conduct or behavior which may be detrimental to the project, its tenants or employees; [and]
 - (4) Not have an adjusted income which exceeds the applicable income limit for continued occupancy which are set forth in section 15-186-3[.]; and
 - (5) Abide by smoking prohibitions pursuant to section 15-186-49.

Making the following amendments to Subsection (b) of §15-186-48 Rental agreement termination

(b) The [corporation] authority may terminate a rental agreement when [a] the tenant, any member of the tenant's household, or any guest or other person under the tenant's control:

- (1) Fails to observe or perform any covenant or obligation of the rental agreement, or rule of the [corporation] authority or housing project, or law or ordinance of a governmental agency that pertains to or establishes standards of occupancy;
- (2) Engages in the illegal use of a controlled substance;
- (3) Whose illegal use of a controlled substance, or abuse of alcohol, is determined by the [corporation] authority to interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents;
- (4) Who the [corporation] authority determines engages in any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents; [or]
- (5) Who the [corporation] authority determines engages in any drug-related criminal activity on or off the [corporation's] authority's [property.] premises; or
- (6) Violates the smoking prohibitions pursuant to section 15-186-49 on more than two occasions and receives written notice of said violations; provided that a guest who is visiting a resident, or any member of the tenant's household, who violates the smoking prohibition shall be deemed a violation by the tenant, and shall be counted toward the tenant's violations; provided further that failure to respond to management's request will result in a separate Notice of Violation being issued to the Tenant(s) for the refusal to respond to management's request; provided further that if tenant, any member of the tenant's household, or any guest or other person under the tenant's control receives only one violation of section 15-193-49 in one year, and participates in and completes a smoking cessation service program within the same year, the authority will clear the one violation and shall not deem the incident as a violation for the following year.

Add §15-186-49 Smoking prohibited

§15-186-49 Smoking prohibited. (a) Smoking is prohibited in all public housing projects, or portions of public housing projects, including inside dwelling units, except where marked by the authority as a designated smoking area, including:

- (1) Each individual housing unit;
 - (2) In all common areas and community facilities in and around the authority's public housing projects. The authority may designate additional common areas; and
 - (3) Within a presumptively reasonable minimum distance of twenty feet from each individual building of the housing project, and from any entrances, exits, and windows that open to common areas, community facilities, and dwelling units, and ventilation intakes that serve common areas, community facilities, and dwelling units, including enclosed or partially enclosed areas where smoking is prohibited.
- (b) One or more permissible designated smoking areas may be designated by the authority at least twenty feet away from any residential or other building, or any greater distance away as may ensure that the secondhand smoke does not infiltrate any dwelling unit, if such an area can be identified on the property, as authorized by Act 91, Session Laws of Hawaii 2014.
- (c) Tenants, members of the tenant's household, and guests and visitors of the household shall promptly discontinue smoking upon management's request when observed smoking outside of a designated smoking area, if any.

Attachment E

Amendments to Chapter 15-193, State-Aided Family
Public Housing Projects, Hawaii Administrative Rules

Add the following definitions to §15-193-2 Definitions

"Common areas" means roofs, halls, sidewalks, corridors, lobbies, stairs, stairways, fire escapes, entrances and exits of the building or buildings, basements, yards, gardens, recreational facilities, parking areas, storage spaces, and other parts of the project or household normally in common use or other areas designated by the authority.

"Community facilities" means real and personal property; buildings, equipment, lands, and grounds for recreational or social assemblies, and for educational, health, or welfare purposes; and necessary or convenient utilities, when designed primarily for the benefit and use of the authority or the occupants of the dwelling units.

"Smoke" or "smoking" means inhaling, exhaling, burning, or carrying any lighted smoking or heated tobacco product or plant product intended for inhalation in any manner or in any form.

Making the following amendments to Subsection (a) of §15-193-41 Eligibility for continued occupancy

- (a) To be eligible for continued occupancy in a [family housing] project, the tenant shall:
- (1) Qualify as a family;
 - (2) Conform to the occupancy standards;
 - (3) Have an income that does not exceed the applicable income limit for continued occupancy;
 - (4) Have assets that do not exceed the applicable limits for continued occupancy;
 - (5) Not have a record of conduct or behavior which may be detrimental to the project, its tenants or employees; and
 - (6) Abide by smoking prohibitions pursuant to section 15-193-49.

Making the following amendments to Subsection (b) of §15-193-48 Rental Agreement termination

(b) The [corporation] authority may terminate a rental agreement when [a] the tenant, any member of the tenant's household, or any guest or other person under the tenant's control:

- (1) Fails to observe or perform any covenant or obligation of the rental agreement, or rule of the [corporation] authority or housing project, or law or ordinance of a governmental agency that pertains to or establishes standards of occupancy;
- (2) Engages in the illegal use of a controlled substance; (3) Whose illegal use of a controlled substance, or abuse of alcohol, is determined by the [corporation] authority to interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents;
- (4) Who the [corporation] authority determines engages in any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents; [or]
- (5) Who the [corporation] authority determines engages in any drug-related criminal activity on or near the [corporation's] authority's [property] premises; or
- (6) Violates the smoking prohibitions pursuant to section 15-193-49 on more than two occasions and receives written notice of said violations; provided that a guest who is visiting a resident, or any member of the tenant's household, who violates the smoking prohibition shall be deemed a violation by the tenant, and shall be counted toward the tenant's violations; provided further that failure to respond to management's request will result in a separate Notice of Violation being issued to the Tenant(s) for the refusal to respond to management's request; provided further that if tenant, any member of the tenant's household, or any guest or other person under the tenant's control receives only one violation of section 15-193-49 in one year, and participates in and completes a smoking cessation service program within the same year, the authority will clear the one violation and shall not deem the incident as a violation for the following year.

Add §15-193-49 Smoking prohibited

§15-193-49 Smoking prohibited. (a) Smoking is prohibited in all public housing projects, or portions of public housing projects, including inside dwelling units, except where marked by the authority as a designated smoking area, including:

(1) Each individual housing unit;

(2) In all common areas and community facilities in and around the authority's public housing projects. The authority may designate additional common areas; and

(3) Within a presumptively reasonable minimum distance of twenty feet from each individual building of the housing project, and from any entrances, exits, and windows that open to common areas, community facilities, and dwelling units, and ventilation intakes that serve common areas, community facilities, and dwelling units, including enclosed or partially enclosed areas where smoking is prohibited.

(b) One or more permissible designated smoking areas may be designated by the authority at least twenty feet away from any residential or other building, or any greater distance away as may ensure that the secondhand smoke does not infiltrate any dwelling unit, if such an area can be identified on the property, as authorized by Act 91, Session Laws of Hawaii 2014.

(c) Tenants, members of the tenant's household, and guests and visitors of the household shall promptly discontinue smoking upon management's request when observed smoking outside of a designated smoking area, if any.

Property Management and Maintenance Services Branch (PMMSB)
 Report for the Month of July 2014

A. Occupancy (Goal 98%)

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

	Federal Public Housing – 07/2014	State Public Housing 07/2014	Combined FYE 2014 Totals
New Move-ins from the Waitlist	20	4	436
Internal Transfers	3	2	102
Vacancy (tenants who vacated from the program)	22	10	407

**RRA – Request for Reasonable Accommodation
 H&S – Health & Safety (unit deemed uninhabitable due to flooding, loss of electrical power, etc.).

B. Formal Grievance Hearings:

Island	Federal Public Housing
Hawaii	10
Kauai	0
Maui	0
Oahu	26
FYE 2014 Total	36

The formal grievance process continues to be an essential part that afford tenants an opportunity for a hearing if the tenant disputes any Authority action or failure to act, involving the tenant's rental agreement with the Authority, or Authority's regulations which adversely affects the individual tenant's rights, duties, welfare or status.

Property Management scheduled and heard a total of six (6) formal grievance hearing cases for July 2014.

C. Rent Collection

- PMMSB will continue to focus on rent collection as our top priority. We will provide training and a Standard Operating Procedure (SOP) to the managers and their front line employees responsible for implementing the rent collection policy. This will help maintain continuity and consistency throughout the agency.
- For FY 2014 our collection ratio increased from 87.05% to 91.36%. Our rent delinquency collection increased from \$258,454 owing in June to \$482,391 for July. This increase may be attributed to expenses caused by the graduating class of 2014 statewide.

D. Program Activities

- Coordinated efforts with Fiscal Management Office to verify CAP Fund Certification data for FY 2015. Deadline for submittal by Friday, August 15, 2014.
- Pre-REAC inspections for all AMPs being conducted, information being shared with the AMPs to assist in correcting any deficiencies and the Construction Management Branch to incorporate repairs into their contracts that the AMPs are not able to manage.

E. Planned Activities for August 2014

- PMMSB will continue to work with the AMPs and the Hawaii Correctional Industries to procure landscaping work on the properties in preparation for REAC.
- PMMSB staff conducting review of tenant files for audit.
- The purging of the waitlist has been completed and final report forthcoming from the vendor.
- PMMSB staff is assisting AMPs in submitting Vacated Accounts for Write-Off approval.
- PMMSB staff coordinating and working with AMP staff on their relocation plan for upcoming construction work.

**VACANT UNIT INFORMATION REPORT
FEDERAL PROJECTS**

Month: July 2014

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units	(4) Total Move-Ins	(5) Units Rent Ready and Not Occupied in Month	(6) HUD Approved Special Service Units	(7) Units on Hold for Relocation	(8) Admin Hold (Justify in Remarks column)	(9) HUD Approved Units Scheduled Demolition	(10) Units AMP Responsible For and/or To Repair	(11) Units AMP Completed a Form A	(12) Units CMB Approved Form A	(13) Remarks
30 Puuwa'i Momi	363	38	5	0	2	1	0	0	2	0	28	#7 - Units on Hold for Reloc - Per Appis unit 1026 #18-h on hold for Palolo Relocation currently has new roof leak
31 KVH	373	8	1	2	0	0	0	0	2	0	3	
32 MMH	364	6	0	2	1	0	0	0	3	0	0	(8) Hotel unit for 25E, to move residents between units while bathrooms are redone
33 Kamehameha	373	7	0	1	2	0	0	0	4	0	0	
34 Kalakaua	583	10	2	0	3	0	0	0	5	0	0	
35 Kalaehunia	587	4	2	0	0	0	0	0	2	0	0	
37 Hilo	384	96	3	0	4	0	0	62	2	0	25	
38 Kauai	321	17	4	0	4	4	0	0	1	0	4	(7) 4 UNITS MOD
39 Maui	196	16	2	1	0	0	0	0	2	0	11	
40 KH	174	6	0	1	1	0	0	4	0	0	0	
43 Kona	202	3	0	0	2	0	0	0	1	0	0	
44 Leeward	260	14	3	0	3	0	0	0	6	0	2	
45 Windward	226	3	0	0	1	0	0	0	0	0	2	
46 North HI	103	4	0	1	3	0	0	0	0	0	0	
49 Waihawa	150	19	1	0	1	0	0	0	0	0	17	
50 Palolo	118	33	0	0	4	0	0	0	0	0	29	
TOTAL	4,777	284	23	8	31	5	0	66	30	0	121	

*This count includes all units which are occupied or designated as social services, resident association, area office, public safety, anti-drug, administrative hold, available, CMS, sent to maintenance, maintenance hold, Capital Fund, on-scheduled modernization, relocation and scheduled for demolition.

**VACANT UNIT INFORMATION REPORT
STATE PROJECTS**

Month: July 2014

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units	(4) Total Move-ins for the entire month	(5) Units Rent Ready and Not Occupied	(6) Special Service Units	(7) Units on Hold for Relocation	(8) Admin Hold (Justify in Remarks column)	(9) Approved Units Scheduled for Demolition	(10) Units AMP Responsible For and/or To Repair	(11) Units AMP Submitted a Form A	(12) Units CMB Approved Form A	(13) Remarks Any data entered into columns (7) and (8) require an explanation.
31 Puahala & Hauiki	174	14	0	5	2	0	0	0	7	0	0	
37 Hilo	30	1	0	0	1	0	0	0	0	0	0	
38 Kauai	26	0	0	0	0	0	0	0	0	0	0	
39 Maui	32	11	2	0	0	0	0	0	0	0	9	
42 Hale Poai	576	4	4	0	4	2	0	0	0	0	0	(6) 4-resident manager units (7)2-construction units
46 North HI	26	3	0	2	1	0	0	0	0	0	0	(6)MGr Unit
TOTAL	864	33	6	7	8	2	0	0	7	0	9	

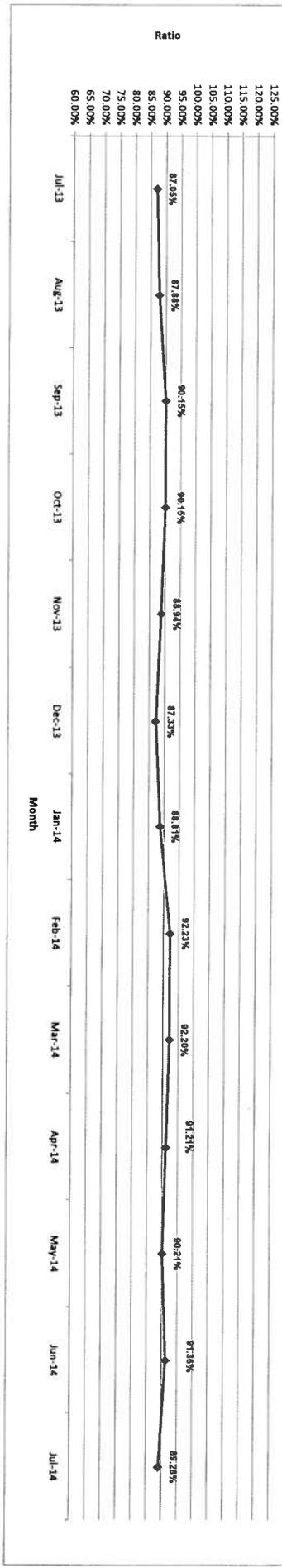
*This count includes all units which are occupied or designated as social services, resident association, area office, public safety, anti-drug, administrative hold, available, CMS, sent to maintenance, maintenance hold, Capital Fund, on-scheduled modernization

FEDERAL PUBLIC HOUSING
Rent Collection from July 2013 to July 2014

	Jul-13			Aug-13			Sep-13			Oct-13			Nov-13			Dec-13			Jan-14			Feb-14			Mar-14			Apr-14			May-14			Jun-14			Jul-14		
	Changes	Collected	Ratio																																				
Hawaii	\$128,717.87	\$113,642.05	88.53%	\$122,214.48	\$111,530.82	91.19%	\$122,819.48	\$114,180.86	93.00%	\$122,819.48	\$114,180.86	93.00%	\$122,819.48	\$114,180.86	93.00%	\$122,819.48	\$114,180.86	93.00%	\$122,819.48	\$114,180.86	93.00%	\$122,819.48	\$114,180.86	93.00%	\$122,819.48	\$114,180.86	93.00%	\$122,819.48	\$114,180.86	93.00%	\$122,819.48	\$114,180.86	93.00%	\$122,819.48	\$114,180.86	93.00%			
Kauai	\$62,113.00	\$68,038.92	110.00%	\$62,710.00	\$63,193.00	101.00%	\$62,966.42	\$64,435.50	103.90%	\$62,966.42	\$64,435.50	103.90%	\$62,966.42	\$64,435.50	103.90%	\$62,966.42	\$64,435.50	103.90%	\$62,966.42	\$64,435.50	103.90%	\$62,966.42	\$64,435.50	103.90%	\$62,966.42	\$64,435.50	103.90%	\$62,966.42	\$64,435.50	103.90%	\$62,966.42	\$64,435.50	103.90%	\$62,966.42	\$64,435.50	103.90%			
Mauai	\$55,931.50	\$44,639.89	80.00%	\$52,056.00	\$43,921.34	84.50%	\$61,213.00	\$50,791.28	83.00%	\$61,213.00	\$50,791.28	83.00%	\$61,213.00	\$50,791.28	83.00%	\$61,213.00	\$50,791.28	83.00%	\$61,213.00	\$50,791.28	83.00%	\$61,213.00	\$50,791.28	83.00%	\$61,213.00	\$50,791.28	83.00%	\$61,213.00	\$50,791.28	83.00%	\$61,213.00	\$50,791.28	83.00%	\$61,213.00	\$50,791.28	83.00%			
Oahu	\$896,186.95	\$865,426.80	96.50%	\$849,511.14	\$841,659.88	99.00%	\$839,433.15	\$854,489.89	101.80%	\$839,433.15	\$854,489.89	101.80%	\$839,433.15	\$854,489.89	101.80%	\$839,433.15	\$854,489.89	101.80%	\$839,433.15	\$854,489.89	101.80%	\$839,433.15	\$854,489.89	101.80%	\$839,433.15	\$854,489.89	101.80%	\$839,433.15	\$854,489.89	101.80%	\$839,433.15	\$854,489.89	101.80%	\$839,433.15	\$854,489.89	101.80%			
Total	\$ 1,251,946.32	\$ 1,088,288.76	87.05%	\$ 1,206,871.23	\$ 1,080,251.04	90.15%	\$ 1,207,256.05	\$ 1,088,386.73	90.15%																														

Cumulative (12 Months)		
Changes	07/13 - 07/14	Ratio
Changes	\$ 15,888,930.11	86.70%
Collected	\$ 14,214,046.51	77.59%
Total	\$ (1,674,883.60)	80.75%

Rent Collection Rate



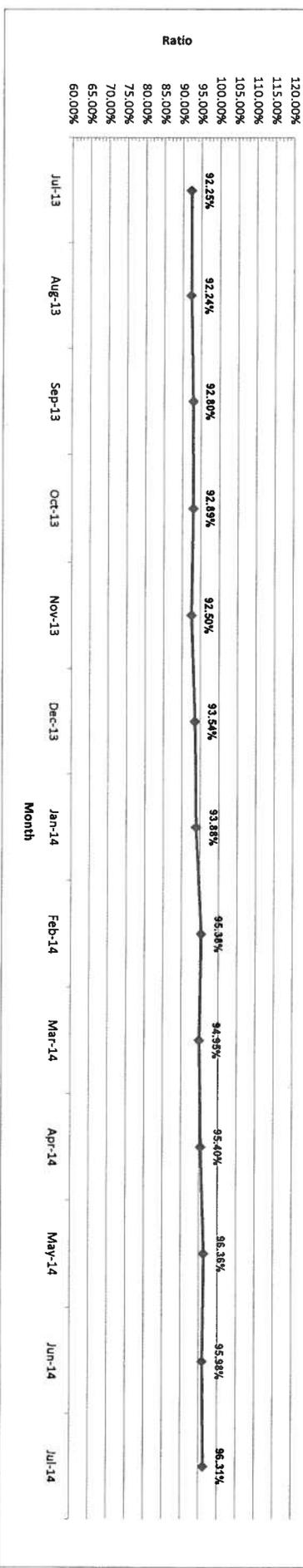
STATE PUBLIC HOUSING

Rent Collection from July 2013 to July 2014

	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Cumulative (12 Months) 07/13 - 07/14
Charges	\$ 16,837.00	\$ 18,340.00	\$ 14,673.33	\$ 18,709.00	\$ 15,181.00	\$ 17,658.00	\$ 14,252.00	\$ 18,239.00	\$ 14,824.00	\$ 18,239.00	\$ 15,249.00	\$ 17,456.00	\$ 17,020.25	\$ 3,516,723.91
Collected	\$ 12,440.33	\$ 14,673.00	\$ 14,673.00	\$ 14,673.00	\$ 14,673.00	\$ 14,673.00	\$ 14,673.00	\$ 14,673.00	\$ 14,673.00	\$ 14,673.00	\$ 14,673.00	\$ 14,673.00	\$ 14,673.00	\$ 3,312,287.21
Ratio	73.89%	80.01%	80.17%	78.38%	97.18%	82.63%	103.24%	78.28%	97.51%	97.32%	96.92%	95.59%	86.21%	94.19%
Charges	\$ 4,972.81	\$ 5,629.00	\$ 4,776.00	\$ 5,488.00	\$ 5,004.00	\$ 5,134.00	\$ 4,631.00	\$ 5,868.00	\$ 5,345.00	\$ 5,516.00	\$ 4,893.00	\$ 4,455.00	\$ 3,962.00	\$ 204,486.70
Collected	\$ 3,071.00	\$ 4,460.00	\$ 3,575.00	\$ 4,154.00	\$ 3,184.00	\$ 3,689.00	\$ 3,689.00	\$ 4,119.00	\$ 2,923.00	\$ 3,990.00	\$ 2,930.00	\$ 2,707.00	\$ 2,343.00	\$ 204,486.70
Ratio	61.76%	79.26%	74.76%	75.71%	63.63%	71.87%	79.66%	69.35%	57.83%	70.69%	62.35%	60.76%	58.22%	94.19%
Charges	\$ 235,618.40	\$ 221,416.94	\$ 252,536.40	\$ 238,142.40	\$ 240,538.02	\$ 250,488.34	\$ 225,649.18	\$ 242,473.05	\$ 227,317.05	\$ 241,328.79	\$ 228,638.23	\$ 244,448.24	\$ 231,082.58	\$ 231,082.58
Collected	\$ 241,339.08	\$ 280,995.40	\$ 256,167.23	\$ 268,109.02	\$ 246,816.05	\$ 277,569.34	\$ 259,200.18	\$ 270,699.05	\$ 250,499.05	\$ 289,095.79	\$ 291,170.23	\$ 289,046.24	\$ 255,007.83	\$ 255,007.83
Ratio	101.22%	126.88%	103.43%	112.58%	102.61%	110.80%	114.88%	111.64%	114.40%	120.00%	124.29%	118.24%	110.33%	110.33%
Total	\$ 261,618.21	\$ 241,339.08	\$ 280,995.40	\$ 256,167.23	\$ 240,538.02	\$ 260,109.02	\$ 240,538.02	\$ 268,109.02	\$ 246,816.05	\$ 277,569.34	\$ 259,200.18	\$ 270,699.05	\$ 244,448.24	\$ 231,082.58

	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Cumulative (12 Months) 07/13 - 07/14
Charges	\$ 18,954.00	\$ 19,709.00	\$ 16,180.67	\$ 18,859.00	\$ 15,267.00	\$ 19,654.00	\$ 16,795.67	\$ 19,543.00	\$ 17,733.75	\$ 19,536.00	\$ 17,456.00	\$ 19,547.00	\$ 17,020.25	\$ 86.63%
Collected	\$ 15,114.85	\$ 17,709.00	\$ 16,180.67	\$ 18,859.00	\$ 15,267.00	\$ 16,770.00	\$ 15,500.00	\$ 16,540.00	\$ 15,329.00	\$ 16,016.00	\$ 17,456.00	\$ 17,020.25	\$ 17,020.25	\$ 84.63%
Ratio	79.74%	89.84%	82.09%	100.00%	100.00%	85.37%	92.30%	85.14%	86.02%	82.02%	97.59%	94.82%	100.00%	97.41%
Charges	\$ 5,810.00	\$ 4,560.00	\$ 3,284.00	\$ 4,536.00	\$ 3,862.00	\$ 4,670.00	\$ 3,176.00	\$ 4,970.00	\$ 3,054.00	\$ 3,793.00	\$ 2,707.00	\$ 4,455.00	\$ 2,943.00	\$ 77.53%
Collected	\$ 3,828.00	\$ 3,284.00	\$ 3,284.00	\$ 3,862.00	\$ 3,862.00	\$ 4,670.00	\$ 3,176.00	\$ 4,970.00	\$ 3,054.00	\$ 3,793.00	\$ 2,707.00	\$ 4,455.00	\$ 2,943.00	\$ 71.37%
Ratio	65.89%	72.02%	100.00%	85.36%	100.00%	100.00%	99.54%	100.00%	98.09%	100.00%	77.83%	100.00%	100.00%	91.71%
Charges	\$ 240,217.28	\$ 229,104.44	\$ 242,957.16	\$ 235,759.08	\$ 241,846.66	\$ 233,860.50	\$ 228,961.56	\$ 233,115.00	\$ 227,394.50	\$ 235,939.24	\$ 244,448.24	\$ 231,082.58	\$ 231,082.58	\$ 98.24%
Collected	\$ 252,950.29	\$ 272,807.16	\$ 280,317.75	\$ 271,325.86	\$ 257,828.50	\$ 266,533.52	\$ 254,083.23	\$ 263,082.00	\$ 253,511.05	\$ 289,095.79	\$ 289,046.24	\$ 289,046.24	\$ 255,007.83	\$ 98.31%
Ratio	105.26%	119.03%	114.58%	115.68%	106.63%	113.59%	108.36%	112.83%	111.53%	120.00%	118.24%	124.29%	110.33%	110.33%

Rent Collection Rate



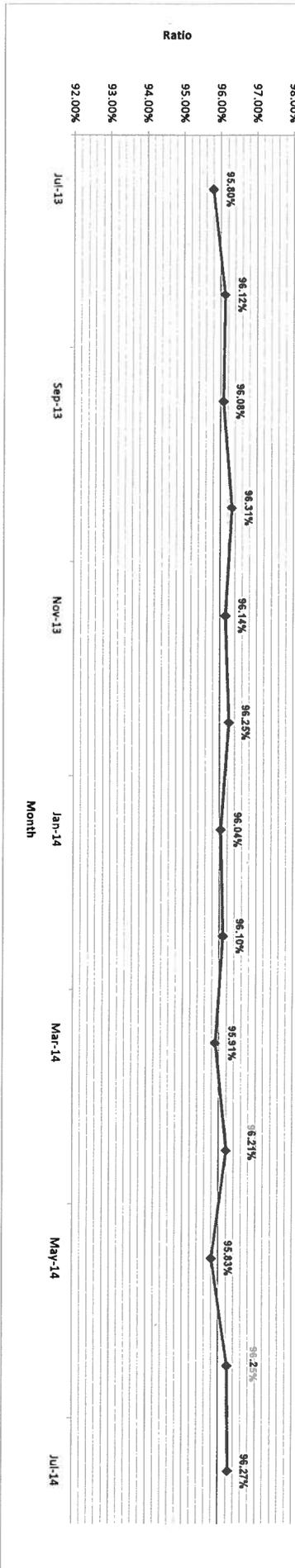
FEDERAL PUBLIC HOUSING

Occupancy from July 2013 to July 2014

	Jul-13			Aug-13			Sep-13			Oct-13			Nov-13			Dec-13			Cumulative (12 Months)		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio															
Hawaii	627	593	94.5%	627	596	94.9%	627	592	94.3%	627	594	94.7%	627	591	94.2%	627	592	94.2%	627	597	95.2%
Kauai	319	306	95.9%	319	307	96.2%	320	307	95.9%	321	308	95.9%	321	306	95.3%	321	307	95.6%	321	310	96.5%
Maini	196	171	87.2%	196	172	87.7%	196	171	87.2%	196	172	87.7%	196	172	87.7%	196	174	88.7%	196	181	92.3%
Oahu	3,576	3,450	96.4%	3,576	3,461	96.7%	3,576	3,472	97.0%	3,576	3,472	97.0%	3,576	3,469	97.0%	3,576	3,470	97.0%	3,576	3,465	96.6%
Total	4,718	4,520	95.8%	4,718	4,536	96.1%	4,718	4,534	96.0%	4,720	4,546	96.3%	4,720	4,538	96.1%	4,720	4,543	96.2%	4,720	4,544	96.2%

	Jan-14			Feb-14			Mar-14			Apr-14			May-14			Jun-14			Jul-14		
	Total Units	Occ Units	Ratio																		
Hawaii	627	593	94.5%	627	596	94.9%	627	592	94.3%	627	597	95.2%	627	595	94.9%	627	598	95.3%	627	597	95.2%
Kauai	321	307	95.6%	321	308	96.3%	321	304	94.7%	321	311	96.8%	321	312	97.2%	321	314	97.8%	321	310	96.5%
Maini	196	176	89.3%	196	180	91.4%	196	183	93.3%	196	182	92.8%	196	175	89.2%	196	181	92.3%	196	181	92.3%
Oahu	3,576	3,457	96.6%	3,576	3,454	96.5%	3,576	3,448	96.4%	3,576	3,451	96.5%	3,576	3,441	96.2%	3,576	3,450	96.4%	3,576	3,465	96.6%
Total	4,720	4,533	96.0%	4,720	4,536	96.1%	4,720	4,527	96.1%	4,720	4,541	96.2%	4,720	4,533	96.1%	4,720	4,543	96.2%	4,720	4,544	96.2%

Occupancy Rate



Cumulative (12 Months)		
Units	6713 - 07/14	61,355
Tenants		58,963
Ratio		96.10%

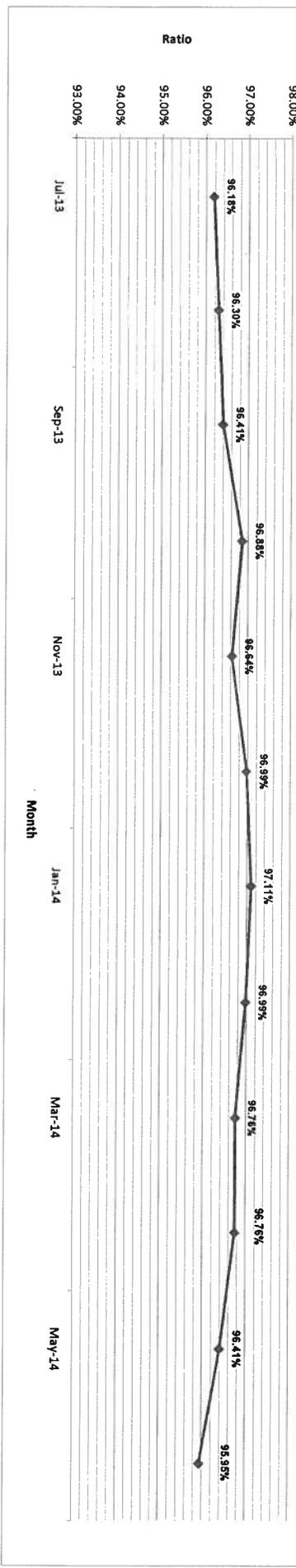
STATE PUBLIC HOUSING

Occupancy from July 2013 to July 2014

	Jul-13			Aug-13			Sep-13			Oct-13			Nov-13			Dec-13			Cumulative (12 Months)		
	Total Units	Occ Units	Ratio	Units	Ratio																
Hawaii	56	51	91.07%	56	50	89.29%	56	50	89.29%	56	50	89.29%	56	50	89.29%	56	53	94.64%	11,232	10,844	
Kauai	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	25	96.15%	26	25	96.15%	26	25	96.15%	10,844	10,844	
Mauai	32	24	75.00%	32	24	75.00%	32	24	75.00%	32	25	78.13%	32	24	75.00%	32	24	75.00%	96,53%	96,53%	
Oahu	750	732	97.60%	750	734	97.87%	750	735	98.00%	750	737	98.27%	750	736	98.13%	750	728	97.07%	96,80%	96,80%	
Total	864	831	96.18%	864	832	96.30%	864	833	96.41%	864	837	96.88%	864	835	96.64%	864	838	96.99%			

	Jan-14			Feb-14			Mar-14			Apr-14			May-14			Jun-14			Jul-14		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio															
Hawaii	56	53	94.64%	56	52	92.86%	56	54	96.43%	56	53	94.64%	56	53	94.64%	56	52	92.86%	56	52	92.86%
Kauai	26	25	96.15%	26	26	100.00%	26	25	96.15%	26	26	100.00%	26	26	100.00%	26	26	100.00%	26	26	100.00%
Mauai	32	24	75.00%	32	26	81.25%	32	24	75.00%	32	24	75.00%	32	23	71.88%	32	23	71.88%	32	23	71.88%
Oahu	750	737	98.27%	750	733	97.73%	750	733	97.73%	750	733	97.73%	750	731	97.47%	750	728	97.07%	750	728	97.07%
Total	864	839	97.11%	864	838	96.99%	864	838	96.99%	864	838	96.99%	864	837	96.99%	864	827	95.72%			

Occupancy Rate



Federal LIPH
HPHA Island Overview Report
as of 7/31/2014

Island	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	LIPH and Elderly Waiting List**	
												Avg Family Size	Avg Bedroom Size
Hawaii	627	597	27	95.22%	3	6	1	1	Average Income	28	0.35%	6.96	3.38
Kauai	321	310	6	96.57%	4	3	0	1	Low Income (80%)	51	0.63%	2.92	1.85
Maui	196	181	7	92.35%	2	2	0	0	Very Low Inc. (50%)	360	4.48%	2.64	1.81
Oahu	3,576	3,456	75	96.64%	14	14	2	7	Extremely Low Inc. (30%)	7,596	94.54%	2.40	1.64
Total	4,720	4,544	115	96.27%	23	25	3	9		8,035	100.00%	2.43	1.65

Island	Count of Families	Non Vacated Delinquencies***			Collection Rate ****		
		30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	70	\$ 20,193.00	33	\$ 13,261.26	\$ 129,330.00	\$ 112,127.37	86.70%
Kauai	83	\$ 42,106.93	64	\$ 52,487.54	\$ 85,123.00	\$ 66,101.50	77.65%
Maui	68	\$ 29,083.00	35	\$ 61,454.76	\$ 59,328.00	\$ 44,071.25	74.28%
Oahu	449	\$ 153,489.09	149	\$ 110,335.43	\$ 947,295.09	\$ 867,890.14	91.62%
Total	670	\$ 244,852.02	281	\$ 237,538.99	\$ 1,221,076.09	\$ 1,090,190.26	89.28%

* 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, Cash Receipts, and Payment Agreements (Bill Code 0001 and 0006).
**** Lower Collection rate due to mailing label errors.

**Federal LIPH
 HPHA Project Overview Report
 as of 7/31/2014**

AMP	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy*		Move-Ins	Move-Outs	Transfers	Units Rent Ready
				Occupancy Ratio	Ratio				
30P-Aiea	363	332	2	91.46%		5	2	0	0
31P-KVH	373	366	4	98.12%		1	0	0	3
32P-MWH	364	359	4	98.63%		0	0	0	1
33P-Kam/Kaamannu	373	368	5	98.66%		0	0	0	0
34P-Kalakaua	583	578	3	99.14%		2	5	0	2
35P-Kalaehiulia	587	585	2	99.66%		2	2	0	0
37P-Hilo	322	295	26	91.61%		3	5	1	0
38P-Kauai	321	310	6	96.57%		4	3	0	1
39P-Maui	196	181	7	92.35%		2	2	0	0
40P-KPT	170	169	0	99.41%		0	0	0	1
43P-Kona	202	201	1	99.50%		0	0	0	0
44P-Leeward Oahu	260	253	7	97.31%		3	5	2	0
45P-Windward Oahu	235	224	2	95.32%		0	0	0	0
46P-Kamuela	103	101	0	98.06%		0	1	0	1
49P-Central Oahu	150	133	17	88.67%		1	0	0	0
50P-Paloalo	118	89	29	75.42%		0	0	0	0
Total	4,720	4,544	115	96.27%		23	25	3	9

AMP	Count of Families	Non Vacated Delinquencies**			Collection Rate		
		30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	9	3,113.00	3	5,192.00	\$ 134,331.00	\$ 132,515.00	98.65%
31P-KVH	118	16,123.03	21	10,969.44	\$ 97,424.09	\$ 86,970.23	89.27%
32P-MWH	29	11,663.07	8	2,414.21	\$ 97,982.00	\$ 90,427.13	92.29%
33P-Kam/Kaamannu	32	16,015.66	7	2,489.27	\$ 80,613.00	\$ 70,397.99	87.33%
34P-Kalakaua	52	17,004.00	21	42,071.50	\$ 140,411.00	\$ 130,032.00	92.61%
35P-Kalaehiulia	20	7,261.02	8	13,019.98	\$ 155,456.00	\$ 151,907.00	97.72%
37P-Hilo	15	3,623.00	6	815.00	\$ 66,197.00	\$ 63,806.00	96.39%
38P-Kauai	83	42,106.93	64	52,487.54	\$ 85,123.00	\$ 66,101.50	77.65%
39P-Maui	68	29,083.00	35	61,454.76	\$ 59,328.00	\$ 44,071.25	74.28%
40P-KPT	24	15,490.83	3	2,546.37	\$ 63,787.00	\$ 55,615.22	87.19%
43P-Kona	44	13,496.00	19	7,420.60	\$ 43,643.00	\$ 29,764.61	68.20%
44P-Leeward Oahu	121	45,573.66	65	26,348.11	\$ 57,202.00	\$ 36,831.00	64.39%
45P-Windward Oahu	16	10,285.00	5	3,247.55	\$ 56,181.00	\$ 54,649.00	97.27%
46P-Kamuela	11	3,074.00	8	5,025.66	\$ 19,490.00	\$ 18,566.76	95.21%
49P-Central Oahu	20	8,887.00	7	1,019.00	\$ 37,949.00	\$ 34,662.00	91.34%
50P-Paloalo	8	2,052.82	2	1,018.00	\$ 25,959.00	\$ 23,883.57	92.00%
Total	670	244,852.02	281	237,538.99	\$ 1,221,076.09	\$ 1,090,190.26	89.28%

* Occupancy also counts Scheduled for Modernization Units.
 ** Occupancy reflects removal of KPT Units.
 *** Delinquencies and Collections reflect only Rents, Cash Receipts, and Payment Agreements (Bill Code 0001 and 0006).

**State LIPH
 HPHA Island Overview Report
 as of 7/31/2014**

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	52	0	92.86%	0	0	0	2	Average Income	16	0.29%	6.94	3.61		
Kauai	26	26	0	100.00%	0	0	0	0	Low Income (80%)	38	0.69%	2.28	1.40		
Maui	32	23	9	71.88%	2	2	2	0	Very Low Inc. (50%)	302	5.47%	2.38	1.40		
Oahu	750	726	12	96.80%	4	10	0	6	Extremely Low Inc. (30%)	5,160	93.55%	2.24	1.41		
Total	864	827	21	95.72%	6	12	2	8		5,516	100.00%	2.27	1.42		

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	11	\$ 6,244.00	3	\$ 6,442.00	\$ 19,647.00	\$ 17,020.25	86.63%
Kauai	10	\$ 3,915.68	4	\$ 2,204.34	\$ 6,130.00	\$ 3,962.00	64.63%
Maui	7	\$ 1,649.00	4	\$ 12,918.00	\$ 3,796.00	\$ 2,943.00	77.53%
Oahu	15	\$ 6,611.43	4	\$ 5,117.04	\$ 235,217.24	\$ 231,082.58	98.24%
Total	43	\$ 18,420.11	15	\$ 26,681.38	\$ 264,790.24	\$ 255,007.83	96.31%

* 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
as of 7/31/2014**

Project	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy *		Move-Ins	Move-Outs	Transfers	Units Rent Ready
				Occupancy Ratio					
2201-Hauiki	46	41	4	89.13%		0	2	0	0
2202-Puahala Homes	128	118	5	92.19%		0	2	0	4
2204-Kawailiehua	26	26	0	100.00%		0	0	0	0
2205-Kahale Mua	32	23	9	71.88%		2	2	2	0
2206-Lokahi	30	29	0	96.67%		0	0	0	0
2207-Ke Kumu Elua	26	23	0	88.46%		0	0	0	2
2401-Hale Po'ai	206	203	2	98.54%		2	2	0	0
2402-La'ioia	108	104	1	96.30%		0	2	0	2
2403-Kamalu-Ho'olulu	221	220	0	99.55%		2	2	0	0
2404-Halia Hale	41	40	0	97.56%		0	0	0	0
Total	864	827	21	95.72%		6	12	2	8

Project	Count of Families	Non Vacated Delinquencies**			Collection Rate		
		30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	5	\$ 2,285.00	0	\$ -	\$ 19,572.00	\$ 17,907.34	91.49%
2202-Puahala Homes	8	\$ 3,804.43	4	\$ 5,117.04	\$ 45,510.24	\$ 43,159.24	94.83%
2204-Kawailiehua	10	\$ 3,915.68	4	\$ 2,204.34	\$ 6,130.00	\$ 3,962.00	64.63%
2205-Kahale Mua	7	\$ 1,649.00	4	\$ 12,918.00	\$ 3,796.00	\$ 2,943.00	77.53%
2206-Lokahi	5	\$ 2,585.00	0	\$ -	\$ 11,947.00	\$ 10,819.50	90.56%
2207-Ke Kumu Elua	6	\$ 3,659.00	3	\$ 6,442.00	\$ 7,700.00	\$ 6,200.75	80.53%
2401-Hale Po'ai	0	\$ -	0	\$ -	\$ 58,838.00	\$ 58,838.00	100.00%
2402-La'ioia	1	\$ 331.00	0	\$ -	\$ 35,120.00	\$ 35,029.00	99.74%
2403-Kamalu-Ho'olulu	1	\$ 191.00	0	\$ -	\$ 65,891.00	\$ 65,863.00	99.96%
2404-Halia Hale	0	\$ -	0	\$ -	\$ 10,286.00	\$ 10,286.00	100.00%
Total	43	\$ 18,420.11	15	\$ 26,681.38	\$ 264,790.24	\$ 255,007.83	96.31%

* Occupancy also counts Scheduled for Modernization Units.
 ** Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).

**Section 8 Subsidy Programs Branch
Report for the Month of July 2014**

A. Program Activities

- Voucher activity for July 2014:
 - HPHA expended \$1,979,084 (96.9% of HUD funds received) in housing assistance payments to private landlords on behalf of 1941 voucher holders. HPHA expended \$35,217 on behalf of 173 families served under the rent supplement program on Oahu.
 - As of July 31, 2014, 268 veterans were assisted with Veteran's Administration Supportive Housing Vouchers (VASH). Total monetary assistance was \$199,794.65.

Waiting List	# of applicants	Status
Section 8 HCV	588	20 were contacted.
Palolo Project Based	3,317	3 in process of being placed
Rent Supplement	793	100 will be called up in September.

- Voucher lease up activity for the reporting period:

Voucher Type	# leased	# of vacancies	# in housing search
Section 8 HCV	5		7
VASH	5		19
Kuhio Park Towers		2	
Palolo Valley Homes	3	3	
Port-In (from other agencies)			7

- Housing Quality Standards (HQS) Inspections
A total of 196 inspections were performed in July 2014. Of the 196 inspections 77 failed the first time the unit was inspected. The inspections staff also did not approve 13 rent comparisons in July 2014. A rent comparison is a procedure required by HUD to determine if the rent the landlord is asking for is in line with current market rents.
- Family Self Sufficiency (FSS) Program
The FSS program assisted 96 Section 8 clients in July 2014. There were 39 active escrow accounts with a total account balance of \$133,163.

Hearings Office Report for Month of July 2014

A. Program Activities

- Eviction cases heard for month of July 2014, there were a total of 17 cases, 13 for rent, and 4 for non-rent. For June 2013 through July 2014, a total of 178 cases were referred with a total of 78 families evicted for this period.
- Monitor Statewide AMP rent delinquencies and submit monitoring report to Office of the Executive Director and Property Management Branch.

B. Planned Activities

- Evaluate, review and revise eviction referrals for compliance with Hawaii Revised Statutes (HRS), Section 356D, Hawaii Administrative Rules, 17-2020 and the Admissions and Occupancy Policy (ACOP) Manual.
- Schedule and conduct federal statewide administrative eviction hearings in compliance with federal and state laws, rules, and regulations.
- Prepare findings of facts, conclusions of law, decision and order, subpoena police reports and witnesses for criminal cases.
- Schedule breach of conditions cases for due process hearings and prepare findings of fact, conclusions of law, decision and order.
- Continue to recruit resident and non-resident statewide eviction board members for the required board quorum.
- Conduct eviction hearings through video conference with neighbor island AMPS, which include Kauai, Maui, Hilo and Kona.
- Continue to seek a qualified person to fill the hearings assistant position.

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS-July 31, 2014

Total # of Cases Heard for the Month of July 2014: 17 Cases Heard

(Oahu & Neighbor Islands)

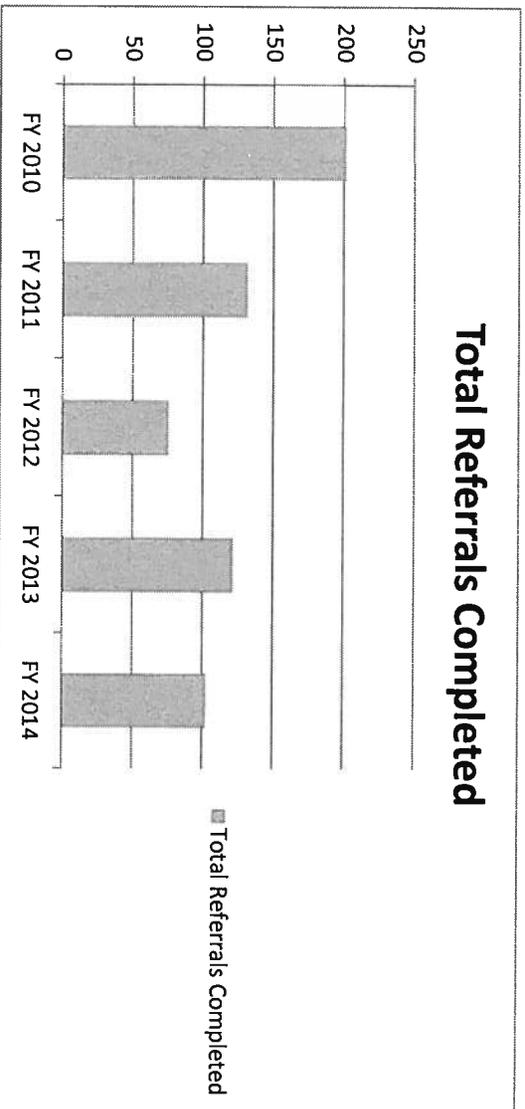
Decisions Rendered:	Rent Violations	Other Violations
Eviction	7	3
Evict w/cond	1	0
10-day cure	1	0
Withdrawn/Dismiss	0	0
Continued	4	1
Total	13	4

Delinquent Totals-\$12,000-AMP 39, \$2,252- AMP 35, \$2,290- AMP 44

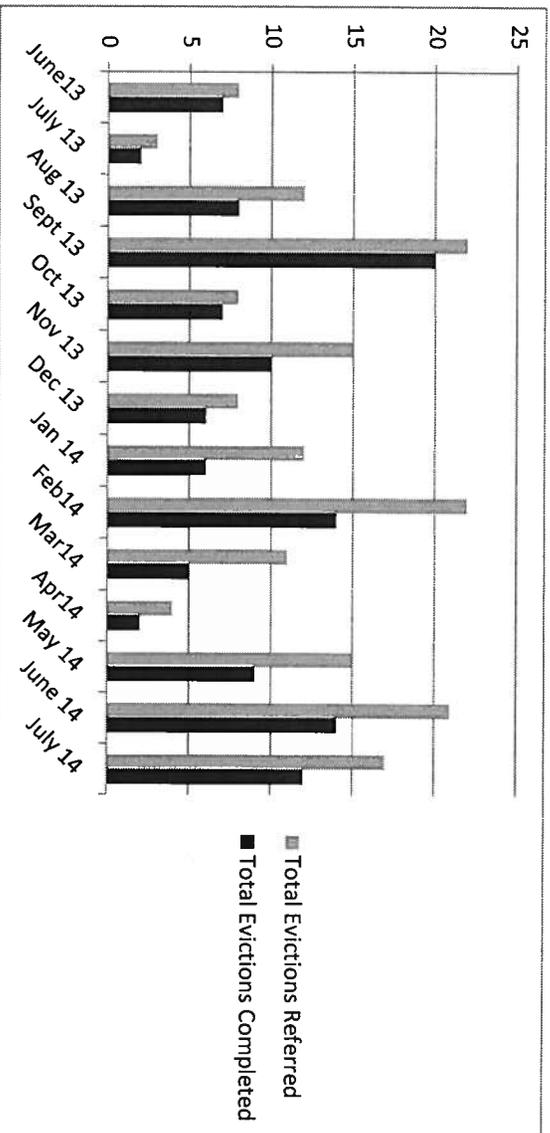
MONTH	REASON FOR REFERRAL			RESULT OF EVICTION REFERRAL					
	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
FY 2010	263	223	40	109	83	4	6	61	202
FY 2011	178	140	38	68	54	5	5	46	132
FY 2012	106	84	22	40	32	1	3	30	76
FY 2013	160	119	41	76	37	3	6	38	122
FY 2014	153	121	32	62	41	0	13	37	103

June 2013 - July 2014

MONTH	REASON FOR REFERRAL			RESULT OF EVICTION REFERRAL					
	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
June13	8	5	3	6	1	0	0	1	7
July 13	3	2	1	2	0	0	0	1	2
Aug 13	12	12	0	4	4	0	2	2	8
Sept 13	22	18	4	13	7	0	0	2	20
Oct 13	8	7	1	5	2	0	0	1	7
Nov 13	15	8	7	5	5	0	1	4	10
Dec 13	8	6	2	4	2	0	1	1	6
Jan 14	12	12	0	3	3	0	0	6	6
Feb14	22	16	6	9	5	0	3	5	14
Mar14	11	9	2	2	3	0	2	4	5
Apr14	4	4	0	2	0	0	0	2	2
May 14	15	9	6	4	5	0	2	4	9
June 14	21	18	3	9	5	0	2	5	14
July 14	17	13	4	10	1	1	0	5	12
TOTALS	178	139	39	78	43	1	13	43	122



June 2013-July 2014



Prepared and Reviewed by Renee Blondin-Nip on July 31, 2014

Fiscal Management Office
Variance report for June 2014

Revenue – June

HUD Operating Subsidies \$767,672 or 13% less than budget

There are two main contributors: a decrease of \$1,611,982 for House Choice Voucher program where HUD provided less subsidy, and an increase of \$539,534 for Section 8 Contract Administration program where HUD increased the operating subsidy under the performance based program. Per HUD directive, the programs have to utilize its cash reserve for the year.

CFP Grant Income \$608,713 or 100% less than budget

The main reason is the timing of actual draw down/recognition of revenue. HPHA did not draw down in the month of June, as draw down was completed in the month of April.

COCC fee income \$43,348 or 12% greater than budget

The main reason is that June Asset Management Fees of \$33,550 are booked in comparison to \$0 budgeted for June.

Grant Income \$69,068 or 16% greater than budget

There are \$52,140 and \$16,929 more than budget drawn on State general funds 020 and 024, respectively, in June.

Other Income \$2,151,809 or 82% less than budget

The main reason is that recoup of Act159 staff cost to fix housing units was budgeted in the month of June for FY14, whereas these costs were booked as it occurred..

Revenue – YTD

COCC fee income \$1,575,830 or 36% greater than budget

COCC fees includes management fees, asset management fees and bookkeeping fees. Out of the three line items, management fee is increased by \$1,204,888 due to additional capital grant monies received.

Other Income \$3,127,523 or 43% less than budget

More than 20 accounts are grouped into this line of presentation, including late fee, pet charge, frond line services, other income, etc. It indicates over budget for "other income" account.

Expenses - June

Administrative \$547,607 or 35% greater than budget

There two noticeable unfavorable items, \$191,775 administrative salary and fringe benefit for new hires and cash-out of vacation balance for retirees, and \$172,722 legal fee for ongoing litigations.

Asset Management Fees \$4,203 or 14% greater than budget

The main variance is \$5,511 actual charged to AMP 35 in comparison of \$359 budget.

Housing Assistance Payments \$588,728 or 15% greater than budget

\$60,616 and \$539,539 more payments than budget for Housing Choice Voucher program and Section 8 Contract Administration program, respectively are the reason.

Tenant Service \$52,148 or 133% less than budget

The main variance is \$67,145 credit adjustment to expense for Housing Choice Voucher program.

Utilities \$430,257 or 37% greater than budget

June includes proper accrual for FY14 expenses, the main reason for the variance.

Maintenance \$571,355 or 38% greater than budget

The major unfavorable variance consists of maintenance employees salary and fringe benefit of \$273,749, front line service fees of \$156,410, and building supplies of \$78,645. Contract cost of \$71,411 is less than budget, a favorable variance for this month.

Protective Services \$35,302 or 20% less than budget

The main contributor is AMP30's \$23,93 less than budget in June.

Insurance \$25,049 or 30% less than budget

\$12,727 budget savings for workers compensation insurance is the main reason.

Depreciation Expense \$1,386,237, or 112% greater than budget

The entire amount is additional depreciation expenses for capital projects completed in FY14.

General Expenses \$421,838 or 748% less than budget

This related to the fact that clearing account balances were fully allocated to proper expense categories in June and for FY14.

Bad Debt Expense \$78,784 or 628% less than budget

Mainly because adjustments made for credit balance on tenant accounts exceeded bad debt write offs.

Expenses - YTD

Administrative \$2,653,439 or 15% less than budget

The variance consists of \$2,365,738 administrative salary and fringe benefit budget saving, and \$164,800 legal expense of budget overrun.

Asset Management Fees \$50,306 or 14% greater than budget

The main variance is \$66,002 actual charged to AMP 35 in comparison of \$4,438 budget.

Housing Assistance Payments \$4,672,581 or 10% greater than budget

\$622,520 and \$4,138,713 more payments than budget for Housing Choice Voucher program and Section 8 Contract Administration program, respectively, count for majority of the YTD variance.

Tenant Service \$117,597 or 26% less than budget

The main variance includes \$131,646 budget savings for Section 8 Choice Voucher program, and a budget overrun of \$85,498 for Fund 024.

General Expenses \$49,317 or 12% greater than budget

The variance includes \$79,90,59,395, and \$35,875 budget overrun for AMP 31, Choice Voucher program and Fund 024, respectively; and \$83,121, \$52,535, \$41,989 and \$33,605 for budget savings for AMP 32, 34, 33 and 30, respectively.

Bad Debt Expense \$322,597 or 163% less than budget

Mainly because adjustments made for credit balance tenant accounts exceeded bad debt write offs.

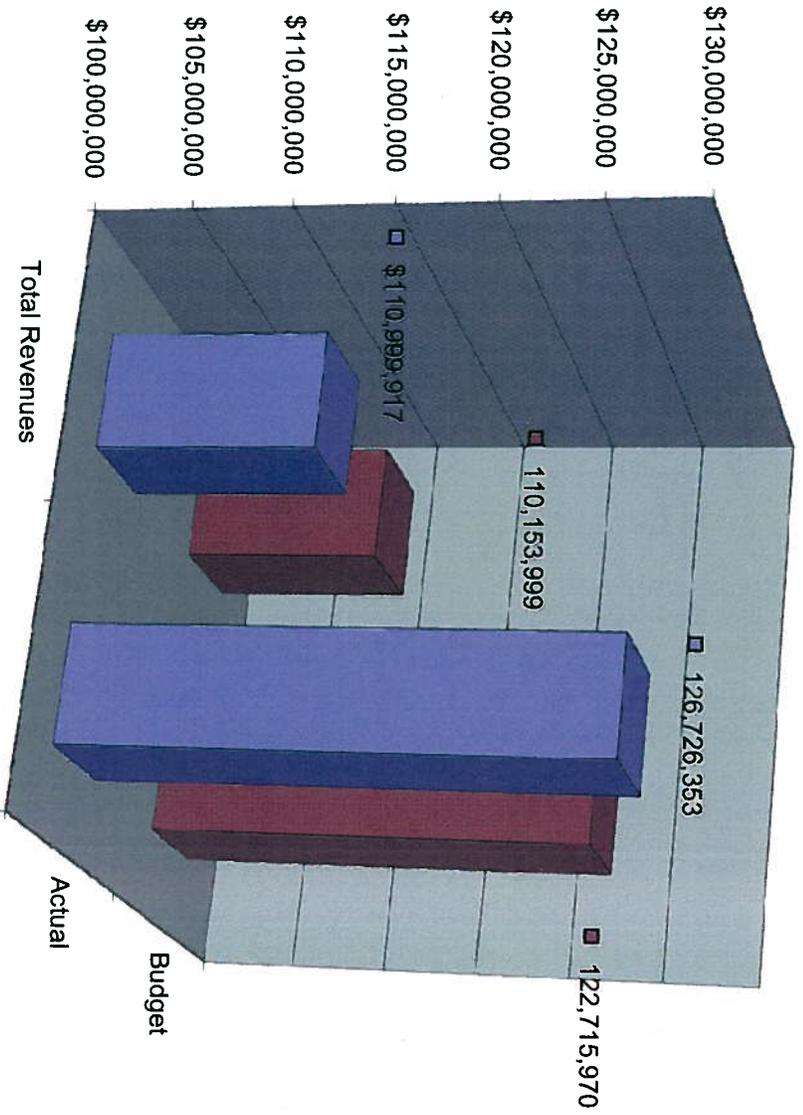
HAWAII PUBLIC HOUSING AUTHORITY

Agency Total

Actual vs Budget Comparison
For the Month of June 2014, and the 12 Months ended June 30, 2014
(Amounts in Full Dollars)

Month of June 2014							Year to Date ended June 30, 2014							
Actual	Budget	Amount	Variance	%		Actual	Budget	Amount	Variance	%	Prior Year	Amount	Variance	%
REVENUES														
1,311,963	1,392,964	(81,001)		-6%	Dwelling Rental Income	15,973,883	16,678,601	(704,718)		-4%	16,263,149	(289,266)		-2%
4,987,575	5,755,247	(767,672)		-13%	HUD Operating Subsidies	72,520,178	69,385,477	3,134,701		5%	68,956,140	3,564,038		5%
-	608,713	(608,713)		-100%	CFP Grant Income	7,006,867	7,256,184	(249,317)		-3%	-	7,006,867		100%
413,233	369,885	43,348		12%	COCC Fee Income	6,011,467	4,435,637	1,575,830		36%	6,298,264	(286,797)		-5%
-	-	-		0%	General Fund	-	-	-		0%	5,071,147	(5,071,147)		-100%
497,602	428,534	69,068		16%	Grant Income	5,359,352	5,142,408	216,944		4%	-	5,359,352		100%
460,007	2,611,816	(2,151,809)		-82%	Other Income	4,128,169	7,255,692	(3,127,523)		-43%	8,032,727	(3,904,558)		-49%
\$ 7,670,380	11,167,159	(3,496,779)		-31%	Total Revenues	\$ 110,999,917	110,153,999	845,918		1%	104,621,427	6,378,490		6%
EXPENSES														
2,117,392	1,569,785	(547,607)		-35%	Administrative	14,776,323	17,429,762	(2,653,439)		-15%	12,499,961	(2,276,362)		-18%
33,550	29,347	(4,203)		-14%	Asset Management Fees	402,600	352,294	(50,306)		-14%	514,080	111,480		22%
396,889	413,580	(16,691)		4%	Management Fees	4,791,045	4,960,234	(169,189)		3%	3,667,564	(1,123,481)		-31%
54,794	56,626	(1,832)		3%	Bookkeeping Fees	660,225	679,727	(19,502)		3%	650,135	(10,090)		-2%
4,549,484	3,960,756	(588,728)		-15%	Housing Assistance Payments	52,151,673	47,479,092	(4,672,581)		-10%	49,037,386	(3,114,287)		-6%
(12,909)	39,239	52,148		133%	Tenant Services	327,238	444,835	(117,597)		26%	942,105	614,867		65%
1,605,481	1,175,224	(430,257)		-37%	Utilities	14,371,779	14,128,963	(242,816)		-2%	13,608,022	(763,757)		-6%
2,072,016	1,500,661	(571,355)		-38%	Maintenance	19,328,573	18,842,876	(485,697)		-3%	16,481,499	(2,847,074)		-17%
140,545	175,847	(35,302)		20%	Protective Services	2,257,876	2,112,769	(145,107)		-7%	2,252,972	(4,904)		0%
59,025	84,074	(25,049)		30%	Insurance	963,587	1,010,098	(46,511)		5%	1,000,100	36,513		4%
2,625,859	1,239,622	(1,386,237)		-112%	Depreciation Expense	16,246,235	14,875,437	(1,370,798)		-9%	14,378,549	(1,867,686)		-13%
(365,413)	56,425	(421,838)		748%	General Expenses	449,200	399,883	(49,317)		-12%	346,929	(102,271)		-29%
13,276,712	10,301,186	(2,975,526)		-29%	Total Expenses	126,726,353	122,715,970	(4,010,383)		3%	115,379,302	(11,347,051)		-10%
\$ (5,606,333)	865,973	(6,472,305)		-747%	Net Income(Loss)	\$ (15,726,436)	\$ (12,561,971)	(3,164,465)		-25%	(10,757,875)	(4,968,561)		-46%
CASH BASIS:														
(5,606,333)	865,973	(6,472,305)		-747%	Net Income(loss) per Above	(15,726,436)	(12,561,971)	(3,164,465)		-25%	(10,757,875)	(4,968,561)		-46%
2,625,859	1,239,622	1,386,237		112%	Add back non cash items:	16,246,235	14,875,437	1,370,798		-9%	14,378,549	(3,287,380)		13%
(66,199)	12,585	(78,784)		626%	Depreciation Expense	(124,555)	198,042	(322,597)		163%	151,582	(158,686)		-182%
					Bad Debt Expense									
\$ (3,046,673)	2,118,180	(5,164,852)		-244%	TOTAL CASH BASIS	\$ 395,243	2,511,508	(2,116,265)		-84%	3,772,256	(8,414,627)		-90%

HPHA June 30, 2014 Actual vs Budget



Actual	Total Revenues	\$110,999,917	126,726,353
Budget		110,153,999	122,715,970

HAWAII PUBLIC HOUSING AUTHORITY
Consolidated Balance Sheet
 Agency Total (Funds 130 To 150, 007, 020, 024, 181, 265, 318, 337 & 400)
 As of June 30, 2014 and May 31, 2014

	As of June 30 2014	As of May 31 2014	Increase (Decrease)
ASSETS:			
Cash	65,380,572	71,642,121	(6,261,549)
Receivables:			
Tenant Receivables	4,125,845	3,960,882	164,964
Other	2,428,816	2,449,637	(20,821)
Less Allowance for Doubtful Accounts	(1,279,737)	(1,369,826)	90,089
Total receivables	5,274,924	5,040,693	234,231
Accrued Interest	(520)	(714)	194
Prepaid Expenses	45,461	101,916	(56,455)
Inventories	990,245	988,878	1,367
Interprogram Due From	2,287,170	(4,185,551)	6,472,721
Total Current Assets	73,977,852	73,587,343	390,509
Property, Plant & Equipment:			
Land	22,966,200	22,966,200	-
Buildings	542,452,877	542,452,877	-
Furniture & Equipment	6,460,369	6,460,369	-
Motor vehicles	1,323,431	1,323,431	-
Construction in Progress	27,423,109	27,423,109	-
Less: Accumulated Depreciation	(331,838,847)	(329,135,720)	(2,703,127)
Notes, Loans & Mortgage Receivable-Non Current	8,366,237	8,130,985	235,252
Other Long term assets	-	-	-
Total Assets	\$ 351,131,228	353,208,595	(2,077,367)
LIABILITIES AND NET ASSETS			
Accounts Payable	2,994,224	650,535	2,343,689
Accrued Expenses	-	-	-
Accrued Salaries & Wages	1,472,305	708,298	764,007
Accrued Vacation	1,285,724	1,285,724	-
Tenant Security Deposits	822,395	876,008	(53,613)
Other Liabilities & Deferred Income	2,938,319	2,396,720	541,599
Interprogram Due To	-	-	-
Total Current Liabilities	9,512,968	5,917,286	3,595,682
Accrued Pension and OPEB Liability	12,414,722	12,414,722	-
Accrued Liabilities - Long Term	65,889	61,023	4,866
Net Assets			
Investment in capital assets	268,787,139	271,490,266	(2,703,127)
Restricted Net Assets	2,833,749	2,833,749	-
Unrestricted Net Assets	73,243,196	70,611,651	2,631,545
Net Income Year to Date	(15,726,436)	(10,120,104)	(5,606,333)
Total Net Assets	329,137,648	334,815,563	(5,677,915)
Total Liabilities & Net Assets	\$ 351,131,228	353,208,595	(2,077,367)

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program by AMPs
Actual vs Budget Comparison
For the Month of June 2014, and the 12 Months ended June 30, 2014
(Amounts in Full Dollars)

Month of June 2014				Year to Date ended June 30, 2014						
Actual	Budget	Variance		Actual	Budget	Variance				
		Amount	%			Amount	%	Prior Year	Amount	Variance
REVENUES										
305,069	339,366	(34,297)	-10%	4,750,139	4,019,492	730,647	18%	3,539,641	1,210,498	34%
281,243	240,780	40,463	17%	3,173,294	2,828,667	344,627	12%	3,250,604	(77,310)	-2%
285,192	258,861	26,331	10%	3,453,664	3,301,319	152,345	5%	3,810,680	(357,017)	-9%
217,233	224,304	(7,071)	-3%	2,577,993	2,644,852	(66,859)	-3%	2,778,302	(200,309)	-7%
340,449	350,513	(10,064)	-3%	4,082,742	4,721,903	(639,161)	-14%	4,097,565	(14,823)	0%
382,394	358,677	23,717	7%	4,407,820	4,231,031	176,789	4%	4,414,412	(6,592)	0%
164,384	197,495	(33,111)	-17%	2,484,086	2,332,711	151,375	6%	1,689,284	794,803	47%
179,911	207,727	(27,816)	-13%	2,106,618	2,472,078	(365,460)	-15%	2,125,199	(18,581)	-1%
127,983	208,083	(80,100)	-38%	2,754,729	2,460,238	294,491	12%	1,400,524	1,354,205	97%
370,686	162,113	208,573	129%	2,630,929	1,904,423	726,506	38%	2,082,887	548,041	26%
114,582	142,597	(28,015)	-20%	1,946,845	1,678,762	268,083	16%	1,359,312	587,533	43%
161,702	184,459	(22,757)	-12%	1,794,218	2,156,657	(362,439)	-17%	1,930,731	(136,512)	-7%
101,463	130,195	(28,732)	-22%	1,259,208	1,532,421	(273,213)	-18%	1,567,128	(307,920)	-20%
54,910	58,937	(4,027)	-7%	1,106,497	695,696	410,801	59%	638,215	468,282	73%
94,358	94,395	(37)	0%	1,075,486	1,111,363	(35,877)	-3%	1,021,562	53,924	5%
83,194	68,551	14,643	21%	932,586	881,837	50,749	6%	985,214	(52,628)	-5%
\$ 3,264,753	3,227,053	37,700	1%	\$ 40,536,855	38,973,450	1,563,405	4%	36,691,260	3,845,595	10%
Total Revenues				Total Revenues						

NET INCOME (LOSS)

(194,715)	(96,583)	(98,132)	-102%	(716,186)	(1,302,256)	586,070	45%	(1,482,455)	766,269	52%
(504,875)	(164,359)	(340,516)	-207%	(2,137,696)	(1,941,292)	(196,404)	-10%	(1,662,241)	(475,455)	-29%
(373,263)	(36,265)	(336,998)	-929%	(1,223,563)	(222,139)	(1,001,424)	-451%	(419,044)	(804,519)	-192%
(94,406)	(70,739)	(23,667)	-33%	(1,138,287)	(816,738)	(321,549)	-39%	(530,769)	(607,518)	-114%
(376,037)	(29,550)	(346,486)	-1173%	(655,798)	143,950	(799,747)	-556%	112,172	(767,970)	-685%
(188,073)	(75,940)	(112,133)	-148%	(568,454)	(857,745)	289,291	34%	(273,679)	(294,775)	-108%
(223,896)	(155,666)	(68,230)	-44%	(1,509,029)	(1,844,306)	335,277	18%	(2,065,607)	556,578	-27%
(280,199)	(50,411)	(229,788)	-456%	(864,868)	(592,938)	(271,930)	-46%	(258,593)	(606,276)	-234%
(100,637)	(3,673)	(96,964)	-2640%	378,400	(151,322)	529,722	350%	(749,635)	1,128,035	150%
154,976	(943)	155,919	16534%	383,996	(5,684)	389,680	6856%	(75,113)	459,108	611%
(93,106)	(73,467)	(19,639)	-27%	(631,013)	(869,261)	238,248	27%	(962,194)	331,181	34%
(211,734)	(68,737)	(142,997)	-208%	(1,446,876)	(1,006,768)	(440,108)	-44%	(801,258)	(645,617)	-81%
(144,460)	(54,637)	(89,823)	-164%	(1,103,501)	(692,277)	(411,224)	-59%	(655,483)	(448,019)	-68%
(86,702)	(37,587)	(49,115)	-131%	(221,350)	(469,093)	247,743	53%	(504,730)	283,380	56%
(54,535)	(41,669)	(12,866)	-31%	(744,271)	(488,879)	(255,392)	-52%	(660,786)	(83,486)	-13%
8,350	(8,158)	16,508	202%	57,419	(14,919)	72,338	485%	95,765	(38,345)	-40%
\$ (2,763,309)	(968,385)	(1,794,924)	-185%	\$ (12,141,077)	(11,131,667)	(1,009,410)	-9%	(10,893,649)	(1,247,428)	-11%
Total Net Income(Loss)				Total Net Income(Loss)						

HAWAII PUBLIC HOUSING AUTHORITY
Housing Choice Voucher Program
Actual vs Budget Comparison
For the Month of June 2014, and the 12 Months ended June 30, 2014
(Amounts in Full Dollars)

Month of June 2014				Year to Date ended June 30, 2014							
	Actual	Budget	Variance Amount	Variance %	Actual	Budget	Variance Amount	Variance %	Prior Year Amount	Variance Amount	Variance %
REVENUES											
Dwelling Rental Income	-	-	-	0%	-	-	-	-	-	-	0%
HUD Operating Subsidies	592,076	2,068,585	(1,476,509)	-71%	23,361,461	24,823,053	(1,461,592)	-6%	23,478,833	(117,372)	0%
CFP Grant Income	-	-	-	0%	-	-	-	0%	-	-	0%
COCC Fee Income	-	-	-	0%	-	-	-	0%	-	-	0%
General Fund	-	-	-	0%	-	-	-	0%	-	-	0%
Grant Income	42,994	858	42,136	4911%	499,590	10,296	489,294	4752%	1,799,026	(1,299,436)	-72%
Other Income	-	-	-	0%	-	-	-	0%	-	-	0%
Total Revenues	\$ 635,070	2,069,443	(1,434,373)	-69%	\$ 23,861,051	24,833,349	(972,298)	-4%	25,277,859	(1,416,808)	-6%
EXPENSES											
Administrative	(73,459)	134,451	207,910	155%	645,124	1,392,048	746,924	54%	1,251,426	606,302	48%
Asset Management Fees	-	-	-	0%	-	-	-	0%	-	-	0%
Management Fees	22,680	23,244	564	2%	274,092	278,928	4,836	2%	277,644	3,552	1%
Bookkeeping Fees	14,175	15,000	825	6%	171,308	180,000	8,693	5%	173,528	2,221	1%
Housing Assistance Payments	2,014,779	1,926,020	(88,759)	-5%	24,032,597	23,112,260	(920,337)	-4%	24,136,111	103,514	0%
Tenant Services	(67,145)	22,869	90,014	394%	142,782	274,428	131,646	48%	3,692	(139,090)	-3767%
Utilities	(3,603)	4,125	7,728	187%	25,343	49,500	24,157	49%	30,486	5,143	17%
Maintenance	(7,867)	100	7,967	7967%	21,621	1,200	(20,421)	-1702%	204,014	182,393	89%
Protective Services	(1,437)	95	223	234%	437	1,140	703	62%	644	207	32%
Insurance	-	689	2,126	309%	5,728	8,268	2,540	31%	18,241	12,513	69%
General Expenses	(11,671)	-	11,671	100%	66,721	7,326	(59,395)	-811%	34,133.00	(32,588)	-95%
Total Expenses	1,886,326	2,126,593	240,267	11%	25,385,752	25,305,098	(80,654)	0%	26,129,919	744,167	3%
Net Income(Loss)	\$ (1,251,255)	(57,150)	(1,194,105)	-2089%	\$ (1,524,701)	(471,749)	(1,052,952)	-223%	(852,060)	(672,641)	-79%
CASH BASIS:											
Net Income(loss) per Above	(1,251,255)	(57,150)	(1,194,105)	-2089%	(1,524,701)	(471,749)	(1,052,952)	-223%	(852,060)	(672,641)	-79%
Add back non cash items:	-	-	-	0%	-	-	-	0%	-	-	0%
Depreciation Expense	-	-	-	0%	-	-	-	0%	-	-	0%
Bad Debt Expense	-	-	-	0%	-	-	-	0%	-	-	0%
TOTAL CASH BASIS	\$ (1,251,255)	(57,150)	(1,194,105)	-2089%	\$ (1,524,701)	(471,749)	(1,052,952)	-223%	(852,060)	(672,641)	-79%

7

HAWAII PUBLIC HOUSING AUTHORITY

State Elderly Program
 Actual vs Budget Comparison
 For the Month of June 2014, and the 12 Months ended June 30, 2014
 (Amounts in Full Dollars)

Month of June 2014			Year to Date ended June 30, 2014				
Actual	Budget	Variance Amount %	Actual	Budget	Variance Amount %	Prior Year	Variance Amount %
REVENUES							
169,981	163,542	6,439 4%	2,025,331	1,962,504	62,827 3%	1,994,383	30,948 2%
-	-	0%	-	-	0%	-	-
-	-	0%	-	-	0%	-	-
-	-	0%	-	-	0%	-	-
-	-	0%	-	-	0%	-	-
-	-	0%	-	-	0%	-	-
595,476	2,194,597	(1,599,121) -73%	1,697,607	2,245,747	(548,140) -24%	1,523,940	173,667 11%
\$ 765,457	2,358,139	(1,592,682) -68%	\$ 3,722,939	4,208,251	(485,312) -12%	3,518,323	204,616 6%
EXPENSES							
(26,559)	50,106	76,665 153%	294,701	396,690	101,989 26%	216,456	(78,245) -36%
35,568	35,876	308 1%	426,193	430,571	4,378 1%	408,074	(18,119) -4%
4,268	4,294	27 1%	51,135	51,660	525 1%	51,105	(30) 0%
-	-	0%	-	-	0%	-	-
-	385	385 100%	-	4,620	4,620 100%	-	-
199,608	116,558	(83,050) -71%	1,407,725	1,354,740	(52,985) -4%	1,252,856	(154,869) -12%
79,456	140,072	60,616 43%	1,290,800	1,681,271	390,471 23%	1,187,109	(103,691) -9%
43	-	(43) -100%	903	-	(903) -100%	2,336	1,433 61%
9,669	10,751	1,082 10%	125,445	129,166	3,721 3%	129,176	3,731 3%
111,691	116,604	4,913 4%	1,419,756	1,399,248	(20,508) -1%	1,399,224	(20,532) -1%
-	413	413 100%	597	5,000	4,403 88%	60,913	60,316 99%
413,745	475,059	61,314 13%	5,017,255	5,452,966	435,711 8%	4,811,102	(206,153) -4%
\$ 351,712	1,883,080	(1,531,368) -81%	\$ (1,294,316)	(1,244,715)	(49,601) -4%	(1,292,779)	(1,537) 0%

Actual	Budget	Variance Amount %	Actual	Budget	Variance Amount %	Prior Year	Variance Amount %
351,712	1,883,080	(1,531,368) -81%	(1,294,316)	(1,244,715)	(49,601) -4%	(1,292,779)	(1,537) 0%
111,691	116,604	(4,913) -4%	1,419,756	1,399,248	20,508 1%	1,282,622	137,134 11%
-	413	(413) -100%	597	5,000	(4,403) -88%	59,363	(58,766) -99%
\$ 463,403	2,000,097	(1,536,694) -77%	\$ 126,037	159,533	(33,496) -21%	49,206	76,831 156%

CASH BASIS:
 Net Income(loss) per Above
 Add back non cash items:
 Depreciation Expense
 Bad Debt Expense

Actual	Budget	Variance Amount %	Actual	Budget	Variance Amount %	Prior Year	Variance Amount %
351,712	1,883,080	(1,531,368) -81%	(1,294,316)	(1,244,715)	(49,601) -4%	(1,292,779)	(1,537) 0%
111,691	116,604	(4,913) -4%	1,419,756	1,399,248	20,508 1%	1,282,622	137,134 11%
-	413	(413) -100%	597	5,000	(4,403) -88%	59,363	(58,766) -99%
\$ 463,403	2,000,097	(1,536,694) -77%	\$ 126,037	159,533	(33,496) -21%	49,206	76,831 156%

HAWAII PUBLIC HOUSING AUTHORITY
State Rent Supplement Program
Actual vs Budget Comparison
For the Month of June 2014, and the 12 Months ended June 30, 2014
(Amounts in Full Dollars)

Month of June 2014				Variance	
Actual	Budget	Amount	%		
REVENUES					
-	-	-	0%	Dwelling Rental Income	
-	-	-	0%	HUD Operating Subsidies	
-	-	-	0%	CFP Grant Income	
-	-	-	0%	COCC Fee Income	
-	-	-	0%	General Fund	
104,923	87,994	16,929	19%	Grant Income	
-	-	-	0%	Other Income	
\$ 104,923	87,994	16,929	19%	Total Revenues	
EXPENSES					
228,124	10,632	(217,492)	-2046%	Administrative	
-	-	-	0%	Asset Management Fees	
525	650	125	19%	Management Fees	
329	450	121	27%	Bookkeeping Fees	
35,843	75,824	39,981	53%	Housing Assistance Payments	
48,514	-	(48,514)	-100%	Tenant Services	
8,969	660	(8,309)	-1259%	Utilities	
9,915	-	(9,915)	-100%	Maintenance	
128	-	(128)	-100%	Protective Services	
1,345	30	(1,315)	-4382%	Insurance	
19,424	-	(19,424)	-100%	General Expenses	
353,116	88,246	(264,870)	-300%	Total Expenses	
\$ (248,193)	(252)	(247,941)	-98389%	Net Income(loss)	

Year to Date ended June 30, 2014						
Actual	Budget	Amount	%	Prior Year	Amount	Variance %
REVENUES						
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
1,057,797	1,055,928	1,869	0%	56,456	(56,456)	-100%
9,375	-	9,375	100%	944,670	113,127	12%
\$ 1,067,172	1,055,928	11,244	1%	1,001,126	66,046	7%
EXPENSES						
436,028	133,983	(302,045)	-225%	405,124	(30,904)	-8%
6,810	7,800	990	13%	7,851	1,041	13%
4,268	5,400	1,132	21%	4,920	652	13%
456,610	859,888	403,278	47%	521,214	64,604	12%
85,498	-	(85,498)	-100%	581	(84,917)	-14616%
21,195	7,920	(13,275)	-168%	13,242	(7,953)	-60%
11,335	-	(11,335)	-100%	1,706	(9,629)	-564%
235	-	(235)	-100%	-	(235)	-100%
3,303	360	(2,943)	-817%	3,212	(91)	-3%
35,875	-	(35,875)	-100%	15,391	(20,484)	-133%
1,061,156	1,015,351	(45,805)	-5%	973,241	(87,915)	-9%
\$ 6,015	40,577	(34,562)	-85%	27,885	(21,870)	-78%

CASH BASIS:							
Net Income(loss) per Above	6,015	\$ 40,577	\$ (34,562)	-85%	27,885	\$ (21,870)	-78%
Add back non cash items:	-	-	-	0%	-	-	0%
Depreciation Expense	-	-	-	0%	-	-	0%
Bad Debt Expense	-	-	-	0%	-	-	0%
TOTAL CASH BASIS	6,015	40,577	(34,562)	-85%	27,885	(21,870)	-78%

10

HAWAII PUBLIC HOUSING AUTHORITY
Section 8 Contract Administration
Actual vs Budget Comparison
For the Month of June 2014, and the 12 Months ended June 30, 2014
(Amounts in Full Dollars)

Month of June 2014				Year to Date ended June 30, 2014			
Actual	Budget	Amount	Variance %	Actual	Budget	Amount	Variance %
REVENUES							
2,594,191	2,056,685	537,506	26%	28,800,635	24,680,220	4,120,415	17%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
(21,868)	15	(21,883)	-145888%	(209,420)	180	(209,600)	-116444%
\$ 2,572,322	2,056,700	515,622	25%	\$ 28,591,215	24,680,400	3,910,815	16%
EXPENSES							
21,849	8,179	(13,670)	-167%	108,572	98,203	(10,369)	-11%
-	-	-	0%	-	-	-	0%
72,000	77,803	5,803	7%	875,487	933,691	58,204	6%
-	420	420	100%	-	5,040	5,040	100%
2,498,446	1,958,912	(539,534)	-28%	27,645,657	23,506,944	(4,138,713)	-18%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
578	-	(578)	-100%	2,554	-	(2,554)	-100%
2,592,873	2,045,314	(547,559)	-27%	28,632,269	24,543,878	(4,088,391)	-17%
\$ (20,551)	11,386	(31,937)	-280%	\$ (41,055)	136,522	(177,577)	-130%

REVENUES							
Dwelling Rental Income							
HUD Operating Subsidies							
CFP Grant Income							
COCC Fee Income							
General Fund							
Grant Income							
Other Income							
EXPENSES							
Administrative							
Asset Management Fees							
Management Fees							
Bookkeeping Fees							
Housing Assistance Payments							
Tenant Services							
Utilities							
Maintenance							
Protective Services							
Insurance							
General Expenses							
Total Expenses							
Net Income(Loss)							
CASH BASIS:							
Net Income(Loss) per Above							
Add back non cash items:							
Depreciation Expense							
Bad Debt Expense							
TOTAL CASH BASIS							

\$ (20,551)	11,386	(31,937)	-280%	\$ (41,055)	136,522	(177,577)	-130%	17,053	(58,108)	-341%
\$ (20,551)	11,386	(31,937)	-280%	\$ (41,055)	136,522	(177,577)	-130%	17,053	(58,108)	-341%
11										

Construction Management Branch Report for the Month of July 2014

A. Program Activities and Major Projects

- Design and Construction Solicitations and Contracts (Please refer to the Contract and Procurement Office Monthly Report)
- Palolo Valley Homes
 - a. Construction of Phase 1 and 2 has been delayed.
 - 1. Renovation of Buildings 14 - 20 are under contract with Contractor Index Builders. In this project, fire sprinklers were designed and have already been installed in Buildings 16, 17 and 20 and was pending an approved alarm monitoring system in order to obtain Building Inspection and approval to occupy. The Department of Planning and Permitting (DPP) has approved that these three buildings may be occupied and that HPHA will add an audible alarm to each of those buildings in lieu of a monitored alarm system.
 - 2. The Hawaii Public Housing Authority has re-evaluated the fire sprinkler component of the project and is seeking permission from the Department of Planning and Permitting (DPP) to remove this work from the remaining 4 buildings of Phase 1 and 2 and the remaining future phases (Buildings 1 – 13) since this was the pre-existing condition and this is a renovation project and not new construction. HPHA is waiting approval from DPP.
 - b. The design consultant, Clifford Projects, Inc. has ceased doing business.
 - 1. Procurement of a new design consultant is in progress.
 - 2. The current construction contract cannot move forward until a new design consultant is procured to design the proposed fire alarm system (revise the drawings and resubmit to DPP) and to manage the construction (monitor the hazardous materials abatement, provide technical assistance, manage Requests for Information (RFI's), Change Order Proposals (COP's), monitor construction progress, review construction progress billings, coordinate with the Building Department, etc.).
 - c. Future Phases: the remaining Buildings 1 - 13 will be procured upon completion of Buildings 14-20 (Phases 1 and 2 described above) and funding availability.
- Lanakila Homes
 - a. Three (3) sealed bids documents for the Physical Improvements to Lanakila Public Housing – Phase IIIB were received on June 20, 2014. This is for the new construction of four (4) fourplex townhouse structures,

infrastructure and site improvements. The apparent low bidder was deemed to be non-responsive. The bid will be awarded to the second low bidder.

b. The environmental consultant completed the draft lead mitigation plan on July 17, 2014. The consultant, the contractor and the HPHA reviewed and submitted comments to reduce the cost and the effort to implement the proposed soil mitigation plan. The environmental consultant will complete and submit a final soil mitigation plan. The final soil mitigation plan will be incorporated into the demolition and NPDES permit applications.

- Large Capacity Cesspool Conversions (LCCC) Statewide
- a. Regarding cancellation of the Executive Orders (EO's) relating to the HPHA's responsibilities of the Teacher's Cottages:
The HPHA is sending an Update Request to the DLNR regarding the Kaunakakai (EO 2365 and 3364) and Waiuku (EO 3333) cottage projects' EO transfer requests to be addressed at the Board level.

- Vacant Units

a. Type C Units Completed
Kauioalani, Waianae, Oahu (1 unit)
Mailli II, Waianae, Oahu(1 unit)

b. Vacant Units Type C Status

1. PHA Wide Type C Vacant Units
 - 1) Total Vacant Type C Units: 193
 - a) Federal: 184 units
 - b) State: 9 units
 - 2) Total in design or about to get into design: 76
 - 3) Total in construction: 57
 - 4) Total approved for Demolition by HUD: 60
 - 5) Total approved for HUD Subsidy: 101

2. Status by County:

- 1) O`ahu
 - a) -83 units total
 - b) 4 units approved for demo
 - c) 66 currently in construction contracts
 - d) 13 in design or about to be in design
- 2) Hawai`i
 - a) 86 units total
 - b) 56 units approved for demo
 - c) 30 in design
- 3) Kaua`i
 - a) 4 units total
 - b) 1 unit currently in construction contracts

- c) 3 in design
- 4) Maui County
 - a) Maui
 - 1) 5 units in design or about to be in design
 - b) Molokai:
 - 1) 15 units total
 - 2) 6 units in the Federal project and 9 units in the State project are in design.

B. State Capital Improvement Projects (CIP) & Federal Capital Fund Program (CFP)

- CMB is on track to meeting all State CIP and Federal CFP encumbrance, obligation and expenditure deadlines.
- CMB made a timely submission into the Federal Energy Performance Information Center (EPIC) for energy saving measures during FY 2013-2014.

**Contract & Procurement Office
Monthly Status Report for July 2014**

Solicitation(s) Issued in July 2014:

Solicitation No.	Title	Due Date
IFB PMB-2014-28	Invitation-for-Bids to Furnish Printing and Mailing Services for the Monthly Tenant Rent Bills Statewide for the Hawaii Public Housing Authority	August 8, 2014
IFB OED 2014-09	Invitation-for-Bids for the Provision of Professional Legal Services to Assist the HPHA with Various Projects	August 18, 2014
RFI PMB-2014-27	Request-for-Information for Minimum Requirements and Technical Specifications of 30" Slide-In Gas Range	July 17, 2014
RFQ OED 2014-33	Request for Qualifications for Master Developer for the Mixed Income Transit Oriented Development Redevelopment of Mayor Wright Homes	August 27, 2014

Protest(s) Received in July 2014:

- None

Protest(s) Resolved in July 2014:

- None

Contract(s) Executed in July 2014:

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 14-21	Isemoto Contracting Co., Ltd Provide Labor, Materials, and Equipment for Installation of New Solar Water Heating System w/Tankless Gas Heater Backup at Lokahi (AMP 37) on the Island of Hawaii Completion Date: 180 Calendar Days from Notice to Proceed		\$653,600.00

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 14-20	<p>Starcom Builders Provide Labor, Materials, and Equipment for Reroofing of Group C (Buildings 32, 36, 37, 41 and 42) at Kalihi Valley Homes (AMP 31) on the Island of Oahu Completion Date: 90 Calendar Days from Notice to Proceed</p>		\$1,165,150.00
CMS 14-19	<p>Starcom Builders Provide Labor, Materials, and Equipment for Reroofing of Group B (Buildings 34, 39, 43 and 44) at Kalihi Valley Homes (AMP 31) on the Island of Oahu Completion Date: 90 Calendar Days from Notice to Proceed</p>		\$890,500.00
CMS 14-18	<p>Starcom Builders Provide Labor, Materials, and Equipment for Reroofing of Group A (Buildings 20, 21, and 30) at Kalihi Valley Homes (AMP 31) on the Island of Oahu Completion Date: 90 Calendar Days from Notice to Proceed</p>		\$601,300.00
CMS 14-17	<p>Coastal Construction Co., Inc. Replacement of Water Lines and Installation of Solar Hot Water Heating Systems at Noelani I and II on the Island of Hawaii Completion Date: 450 Calendar Days from Notice to Proceed</p>		\$2,856,438.00
CMS 14-13-SC02	<p>Ilima International, Inc. Provide Additional Labor, Materials, and Equipment for Renovation of Unit 13 at Mailli II (AMP 44) on the Island of Oahu and Extension of Time of 8 Calendar Days Completion Date: July 18, 2014</p>	\$13,225.00	\$124,932.00
CMS 14-13-SC01	<p>Ilima International, Inc. No-Cost Extension of Time of 12 Calendar Days for Renovation of Unit 13 at Mailli II (AMP 44) on the Island of Oahu Completion Date: July 10, 2014</p>	n/a	\$111,707.00

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 14-02-SC01	Bower + Kubota Consulting, Inc. Provide Additional Design and Consultant Services for Modernization of Mayor Wright Homes (AMP 32) on the Island of Oahu End Date: May 5, 2016	\$110,061.00	\$501,219.00
CMS 11-02-SC06	Ralph S. Inouye Co., Ltd. No-Cost Extension of Time for Physical Improvements to Hale Poai (AMP 31) on the Island of Oahu Completion Date: July 10, 2015	n/a	\$2,550,294.00
PMB 14-06	KMK LLC dba TW Systems Furnish Laundry Services for Group I (Hale Hookipa, Nani Olu, Kealakehe, and Ka Hale Kahaluu) under AMP 43 and Group II (Noelani I, Noelani II, Ke Kumu Ekolu, Ke Kumu Elua, and Hale Hauoli) under AMP 46 on the Island of Hawaii End Date: July 31, 2019		*60% of Gross Receipts – AMP 43; **75% of Gross Receipts – AMP 46
	*40% of Gross Receipts to be Retained by the HPHA – AMP 43; **25% of Gross Receipts to be Retained by the HPHA – AMP 46		
PMB 13-04-SC01	City and County of Honolulu, Department of Community Services Continue to Administer and Implement the Section 8 Family Self Sufficiency Program, Section 8 Homeownership Option Program and Low Income Public housing Family Self Sufficiency Program End Date: June 30, 2015	\$200,000.00	\$562,400.00

Planned Solicitation/Contract Activities for August/September 2014

Solicitation(s):

- Issue Invitation-for-Bids for Light-Duty Vehicles for AMP 30 on the Island of Oahu and AMP 37 on the Island of Hawaii.
- Issue Invitation-for-Bids for 30” Gas Slide-In Range for Various Public Housing Properties Statewide.

Contract(s)

- Execute Supplemental Contract to Continue to Provide Property Management and Maintenance Services for Ke Kumu Ekahi on the Island of Hawaii.
- Execute Supplemental Contract to Continue to Provide Property Management and Maintenance Services for AMP 40 on the Island of Oahu.
- Execute Supplemental Contract to Continue to Provide Property Management and Maintenance Services for AMP 44 on the Island of Oahu
- Execute Supplemental Contract to Continue to Provide Property Management and Maintenance Services for AMP 49 on the Island of Oahu.
- Execute Supplemental Contract to Continue to Provide Property Management and Maintenance Services for AMP 50 on the Island of Oahu.
- Execute Supplemental Contract to Continue to Provide Property Management and Maintenance Services for the Kuhio Park Terrace Ka Hale Kamehalkana Community Resource Center.
- Execute Supplemental Contract to Continue to Provide Refuse Collection Services for Kawaiaehua – State and Kawaiaehua – Federal under AMP 38 on the Kauai.
- Execute Supplemental Contract to Continue to Provide Refuse Collection Services for Kahale Mua – State and Kahale Mua – Federal under AMP 39 on the Molokai.

**COMPLIANCE OFFICE
Report for Month of July 2014**

- A. Program Activities for July
- Approximately 52 tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act were processed and approved requests were for:
 - a. Transfers to accessible or ground floor units (7);
 - b. Transfer of unit for other reasons (1);
 - c. Installation of air conditioning (12); and
 - d. Reserved parking (2).
- B. Planned activities for August/September
- Record executed releases and declarations of trust forms for the federally-assisted public housing properties;
 - Continue 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;
 - Continue to provide technical assistance to the Property Management and Maintenance Services Branch in providing guidance to property managers on relocating tenants during modernization in accordance with federal regulations by:
 - a. Pursuing adoption of proposed changes to the Transfer Policy for the Federally Assisted Low-income Public Housing Program, currently being reviewed by the Attorney General's office; and
 - b. Assisting with the preparation and review of relocation plans for each upcoming construction project;
 - Attend the annual Language Access Conference; and
 - Continue to discuss and draft revisions to the Admissions and Continued Occupancy Policy for the Federally Assisted Low-income Public Housing Program for the Federally Assisted Low-income Public Housing Program to implement the approved changes to the Hawaii Administrative Rules.

**Planning and Evaluation Office
Report for the month of July 2014**

A. Mayor Wright Homes Redevelopment

- On July 11, 2014, Governor Neil Abercrombie held a press conference to announce the Hawaii Public Housing Authority's release of a Request for Qualifications (RFQ) seeking a Master Developer for the future mixed income redevelopment of Mayor Wright Homes. Accompanying the Governor during the press conference were State Representatives Karl Rhoads and Mark Hashem, State Senator Suzanne Chun Oakland, HPHA Board Chair David Gierlach and HPHA Board Director Debbie Shimizu, Executive Director Hakim Ouansafi, and HPHA staff.

B. Choice Neighborhoods Initiative Grant – Current Status Summary

- On July 15, 2014, the Kuhio Park Choice Neighborhoods Initiative Planning Grant team sent the 2nd Quarterly report for 2014 to U.S. Department of Housing and Urban Development managers Ms. Jessica Rosenberg and Ms. Roma Campanile for their review.
- Based on the data gathered and analyzed from all task force meetings, community charrettes, and neighborhood meetings comments in reaction to the master planning preferred concept that has been developed, the WRNS Studios design team provided the Kuhio Park Choice Neighborhoods Initiative Planning Grant Team with a Draft Report. The Hawaii Public Housing Authority is in the process of reviewing the Draft Report and will provide additional and final comments to WRNS Studios. You can view the Draft Report at: www.hpha.hawaii.gov

C. Hawaii Interagency Council on Homelessness

- The Hawaii Public Housing Authority participated in the July 1, 2014 Hawaii Interagency Council on Homelessness (HICH) meeting. At that meeting, the HICH was informed about the Hale 'O Malama Boot Camp that was held on June 2nd and 3rd with the Partners in Care, the Department of Veterans Affairs, the City and County of Honolulu's Office of Housing, and the Hawaii Public Housing Authority to end Chronic and Veteran homelessness in Hawaii while providing the right level of wrap around services.
- Presentations were given to inform the HICH of the two day workshop which brought the sharing of national initiatives and best practices throughout the United States via the U.S. Department of Housing and

Urban Development and the U.S. Department of Veterans Affairs **25**
Cities Initiative.

- Other topics discussed at the HICM meeting included:
 - Hawaii Housing Finance & Development Corporation (HHFDC) Chief Planner Janice Takahashi provided an update with the agency's initiative to develop micro-units with the U.H. School of Architecture and Honolulu Community College.
 - A report by State Department of Health Deputy Director of Behavioral Health Administration Lynn Fallin on the Substance Abuse and Mental Health Services Administration (SAMHSA) Grant as it relates to the Hale 'O Malama initiative.

D. Information Office Activities (Media Inquiries)

- Attended a Public Information Officers meeting on July 2, 2014, and processed four Uniformed Information and Practices Act requests for information.
- On July 15, 2014, Executive Director Hakim Quansafi gave two radio interviews in regards to the future redevelopment of Mayor Wright Homes. The first radio interview was with Mr. Mike Buck (The Mike Buck Show), and the second radio interview was with Ms. Beth-Ann Kozlovich (The Conversation). Some issues discussed during both radio interviews included: improving the lives of current residents, a rough redevelopment timeline, cost implications, and relocation with a right to return.

- On July 24, 2014, Executive Director Hakim Quansafi gave a television news interview with Hawaii News Now reporter Keoki Kerr in regards to the major roof reconstruction project at Kalihi Valley Homes. You can view the interview at the following link:
<http://www.hawaiinewsnow.com/story/26109627/state-puts-up-low-income-tenants-in-hotels-for-roofing-project>

E. Legislative

- On July 23, 2014, Executive Director Hakim Quansafi attended and presented information regarding the Hawaii Public Housing Authority, and the future Mayor Wright Homes redevelopment project at an information briefing held by various Hawaii State House and Senate committees at the Hawaii State Capitol.

- Throughout the month of July, the Planning and Evaluation Office assisted three State House Representatives and one State Senator with their various concerns regarding the Hawaii Public Housing Authority.

Information Technology Office (ITO)

Report for the Month of July 2014

A. Program Activities

- Continued to work with vendor Emphasys to resolve issues with their Elite software. Reviewed the status of open trouble tickets in a teleconference with Emphasys consultants and HPHA staff on 7/16/14.
- Coordinated a remote Q&A training session for Section 8 staff on 7/2/14.
- Upgraded the live system of Emphasys Elite to the very latest software maintenance release, version 1.9.3 MR3, since no major problems were reported after the training environment was updated last month.

PERSONNEL OFFICE

Report for the Months of July/August 2014

A. Summary of HPHA Staffing:

Filled positions (FTE):	293
Vacant positions:	79
Total:	372
Tenant Aides (19 Hrs):	11
New Hires:	5
Termination:	1
Retired:	0
89day hires:	2

Critical positions to fill (up to 9/30/14): 20

B. Program Activities:

- Housing Chief Planner and Deputy Manager for Kauai to start mid-August.
- Trained AMP 38 new manager on Human Resources Program and Collective Bargaining Agreement.
- Attended Occupational Safety and Health Administration Training (OSHA).
- Attended Department of Human Services Emergency Preparedness and Continuity of Operation Plan for Department wide policy and procedures.
- Labor Relations grievance meetings for various AMPs.

C. Planned Activities:

- Train AMP 30 and 31 on performance standards.
- Establish new positions for Construction Coordinator and Assistant for Construction Management Branch.
- Develop a plan for the PMMSB pilot program by dividing larger AMPs into smaller AMPs.
- Job Fair at the Hickam Air Force Base.
- Implement Pilot Program for AMP 31 maintenance staff.
- Review all overtime hours and vacation requests from July 1, 2013 through June 30, 2014 for selected employees in accordance to Auditor's request.

FOR DISCUSSION

SUBJECT: Energy Performance Contract with Ameresco

Hawaii Public Housing Authority – Energy Performance Contract

August, 2014



Current Status of Energy Performance Contract (EPC)

- HPHA Conducted Competitive Procurement for an Energy Performance Contractor
- Ameresco, Inc. Selected Due to Extensive (\$600 M) HUD PHA EPC Experience
- Ameresco Recently Executed \$17.4M Contract with Hawaii DAGS
- HUD Incentives Available to Undertake EPC
- First Step in Process is Completion of Comprehensive Energy Audit with Firm Pricing

What Has Ameresco Recommended?

- Initial Audit Work Indicates Savings Over 18 Year Term will Fund a \$24.9 Million Project
- Annual Savings of \$2.7 Million – Almost 20% Reduction from Current Utility Consumption
- Cash flow from Savings Covers Annual Financing Costs, Annual Fees for Monitoring and Equipment Inspections, and Funding of Equipment Replacement Reserve
- Scope Includes:

Potential Scope for EPC

2013 Project Update Measure Matrix Hawaii PHA

ECM #	Description	BIG ISLAND																KAUAI												
		Lanakila Homes I	Lanakila Homes II	Lanakila Homes III	Lanakila Homes IV	Hale Aloha O Puna	Hale Olaloa	Kauhale O'Hanakahi	Pahala	Pomaikai Homes	Punahale Homes	Ka Hale Kahaluu	Hale Hookipa	Kaimalino	Kealahou	Nani Olu	Noelani II	Hale Hauoli	Ke Kumu 'Ekolu	Noelani I	Kapaa	Hale Hoolulu	Hale Nana Kai O Kea	Hui O Hanamaulu	Kalaheo	Kekaha Ha'aeo	Eleele Homes	Hale Hoonanea (Port)	Home Nani	Kawalehua - Federal
AMP Number >>>		37	37	37	37	37	37	37	37	37	37	43	43	43	43	43	46	46	46	46	38	38	38	38	38	38	38	38	38	38
1	Install HET Toilets	✓	✓		✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
2	Install Low-Flow Showerheads & Faucet Aerators	✓	✓		✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
3	Install Front-Loading Washers								✓			✓			✓		✓		✓											
5	Install Efficient Building Water Pressure Controls																													
6	Upgrade Common Area Lighting	✓				✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓	✓	
7	Upgrade Apartment Lighting	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Install High-Efficiency Air Conditioning	✓																			✓									
9	Install Energy Star Refrigerators							✓	✓				✓				✓				✓		✓	✓	✓			✓		
10	Install Vending Machine Controls																													
12	Install New Transformers																													
13	Install Solar Photovoltaic Arrays																													
15	Install High-Efficiency Central Domestic Water Heaters											✓																		
16	Install New Solar Domestic Water Heaters														✓		✓		✓	✓										

Potential Scope for EPC

2013 Project Update Measure Matrix
Hawaii PHA

ECM #	Description	MAUI										MOLOKAI	OAHU																																					
		Kahekili Terrace Ia & David Malo Circle	Makani Kai Hale I	Piliani Homes	Makani Kai Hale II	Kahale Mua - Federal	Kalakaua Homes	Makua Alii	Paoakalani	Punchbowl Homes	Kalanihoua	Makamae	Pumehana	Kuhio Park Terrace	Kuhio Homes	HPHA Central Office	Puuwai Momi	Hale Lualima	Salt Lake	Waipahu I	Waipahu II	Kalihi Valley Homes	Mayor Wright Homes	Kaahumanu Homes	Kamehameha Homes	Spencer House	Waimaha-Sunflower	Kau'iohalani	Mali I	Mali II	Nanakuli Homes	Koolau Village	Hookipa Kahaluu	Kaneohe Apartments	Kauhale O'hana	Waimanalo Homes	Waimanalo Homes II	Kauhale Nani	Waiaawa Terrace	Kupuna Home	Paloalo Valley Homes									
lumber >>>		39	39	39	39	39	47	34	34	34	35	35	35	35	40	40	N/A	30	30	30	30	30	31	32	33	33	35	44	44	44	44	44	45	45	45	45	45	45	49	49	49	50								
1	Install HET Toilets					✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					
2	Install Low-Flow Showerheads & Faucet Aerators					✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
3	Install Front-Loading Washers					✓	✓	✓	✓	✓	✓	✓	✓	✓					✓		✓						✓	✓	✓															✓						
5	Install Efficient Building Water Pressure Controls						✓		✓		✓																																							
6	Upgrade Common Area Lighting	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓	✓		✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
7	Upgrade Apartment Lighting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
8	Install High-Efficiency Air Conditioning																	✓																																
9	Install Energy Star Refrigerators	✓	✓	✓	✓							✓															✓	✓																						
10	Install Vending Machine Controls										✓						✓																																	
12	Install New Transformers							✓	✓																																									
13	Install Solar Photovoltaic Arrays																																																	
15	Install High-Efficiency Central Domestic Water Heaters							✓		✓	✓	✓	✓															✓																						
16	Install New Solar Domestic Water Heaters	✓																✓								✓																								✓

Estimated EPC Cash Flow

Cash Flow Projection

All Sites - 18-Year Comprehensive ECM Package

Base Use and Rates

	Electric (kWh)	Gas (therms)	Water (kgal)	Tenant Allowances
Base Use	11,953,390	328,832	536,873	\$4,732,736
2015 Rates	\$0.3422	\$3.6831	\$6.7516	-
Escalation	3.00%	3.00%	3.00%	3.00%

Master Metered Savings Projection

	Electric (kWh)	Gas (therms)	Water (kgal)
Consumption	2,899,543	81,568	104,434
2015 Rates	\$0.3334	\$4.1497	\$6.9319
Escalation	3.00%	3.00%	3.00%
Savings-1st Year	\$995,786	\$348,635	\$745,648

Cash Flow Data

Project Funding	
Project Cost	\$ 24,941,438
Utility Rebates	\$ (249,906)
Customer Cost Contribution	\$ -
Net Project Cost	\$ 24,691,532
Construction Loan Interest	\$ 3,051,762
Minimum Lease Proceeds	\$ 27,743,294
Construction Term (months)	24
Finance Term (yrs)	18
Estimated Finance Rate	5.50%

Resident Paid Savings Projection

	Electric (kWh)	Gas (therms)	Water (kgal)
Consumption	1,427,042	16,017	-
2015 Rates	\$0.3787	\$4.9795	-
Escalation	3.00% All Tenant Paid Rates		
Savings-1st Year	\$556,657	\$82,148	-

Year	Base Electric Bill	Base Gas Bill	Base Water Bill	Tenant Allowances	Total Utilities & Allowances	Electric Savings	Gas Savings	Water Savings	Resident Paid Savings	Total Savings	Debt Payment	Ameresco Annual Fees	Incremental Maintenance Costs	Savings Minus Debt Fees, Maint.	Debt Fees, Plus Maint. As % of Savings
2016	\$ 4,212,790	\$ 1,247,443	\$ 3,733,520	\$ 4,874,718	\$ 14,068,471	\$ 995,786	\$ 348,635	\$ 745,648	\$ 638,805	\$ 2,728,875	\$ 1,983,692	\$ 199,534	\$ 331,478	\$ 214,171	92%
2017	\$ 4,339,174	\$ 1,284,866	\$ 3,845,526	\$ 5,020,960	\$ 14,490,526	\$ 1,025,660	\$ 359,094	\$ 768,018	\$ 657,969	\$ 2,810,741	\$ 2,043,203	\$ 205,520	\$ 341,422	\$ 220,596	92%
2018	\$ 4,469,349	\$ 1,323,412	\$ 3,960,891	\$ 5,171,589	\$ 14,925,241	\$ 1,056,430	\$ 369,867	\$ 791,058	\$ 677,708	\$ 2,895,063	\$ 2,104,499	\$ 211,685	\$ 351,665	\$ 227,214	92%
2019	\$ 4,603,429	\$ 1,363,115	\$ 4,079,718	\$ 5,326,736	\$ 15,372,999	\$ 1,088,123	\$ 380,963	\$ 814,790	\$ 698,039	\$ 2,981,915	\$ 2,167,634	\$ 218,036	\$ 362,215	\$ 234,030	92%
2020	\$ 4,741,532	\$ 1,404,008	\$ 4,202,110	\$ 5,486,538	\$ 15,834,189	\$ 1,120,766	\$ 392,392	\$ 839,234	\$ 718,980	\$ 3,071,372	\$ 2,232,663	\$ 224,577	\$ 373,082	\$ 241,051	92%
2021	\$ 4,883,778	\$ 1,446,128	\$ 4,328,173	\$ 5,651,135	\$ 16,309,214	\$ 1,154,389	\$ 404,164	\$ 864,411	\$ 740,550	\$ 3,163,514	\$ 2,299,643	\$ 231,314	\$ 384,274	\$ 248,282	92%
2022	\$ 5,030,292	\$ 1,489,512	\$ 4,458,018	\$ 5,820,669	\$ 16,798,491	\$ 1,189,021	\$ 416,289	\$ 890,343	\$ 762,766	\$ 3,258,419	\$ 2,368,632	\$ 238,253	\$ 395,802	\$ 255,731	92%
2023	\$ 5,181,200	\$ 1,534,196	\$ 4,591,759	\$ 5,995,289	\$ 17,302,445	\$ 1,224,692	\$ 428,777	\$ 917,053	\$ 785,649	\$ 3,356,172	\$ 2,439,691	\$ 245,401	\$ 407,676	\$ 263,403	92%
2024	\$ 5,336,636	\$ 1,580,223	\$ 4,729,512	\$ 6,175,147	\$ 17,821,519	\$ 1,261,433	\$ 441,641	\$ 944,565	\$ 809,219	\$ 3,456,857	\$ 2,512,882	\$ 252,763	\$ 419,907	\$ 271,305	92%
2025	\$ 5,496,735	\$ 1,627,630	\$ 4,871,397	\$ 6,360,402	\$ 18,356,164	\$ 1,299,275	\$ 454,890	\$ 972,902	\$ 833,495	\$ 3,560,562	\$ 2,588,268	\$ 260,346	\$ 432,504	\$ 279,444	92%
2026	\$ 5,661,637	\$ 1,676,459	\$ 5,017,539	\$ 6,551,214	\$ 18,906,849	\$ 1,300,631	\$ 466,970	\$ 992,215	\$ 808,192	\$ 3,568,009	\$ 2,593,682	\$ 268,156	\$ 445,479	\$ 260,692	93%
2027	\$ 5,831,487	\$ 1,726,753	\$ 5,168,065	\$ 6,747,750	\$ 19,474,055	\$ 1,338,897	\$ 479,366	\$ 1,011,812	\$ 828,111	\$ 3,659,186	\$ 2,659,961	\$ 276,201	\$ 458,843	\$ 264,181	93%
2028	\$ 6,006,431	\$ 1,778,555	\$ 5,323,107	\$ 6,950,183	\$ 20,058,276	\$ 1,378,287	\$ 492,086	\$ 1,031,692	\$ 850,558	\$ 3,752,623	\$ 2,727,883	\$ 284,487	\$ 472,609	\$ 267,645	93%
2029	\$ 6,186,624	\$ 1,831,912	\$ 5,482,800	\$ 7,158,688	\$ 20,660,025	\$ 1,418,836	\$ 505,137	\$ 1,051,854	\$ 872,545	\$ 3,848,372	\$ 2,797,485	\$ 293,022	\$ 486,787	\$ 271,078	93%
2030	\$ 6,372,223	\$ 1,886,869	\$ 5,647,284	\$ 7,373,449	\$ 21,279,825	\$ 1,460,578	\$ 518,528	\$ 1,072,297	\$ 895,066	\$ 3,946,489	\$ 2,866,809	\$ 301,812	\$ 501,390	\$ 274,477	93%
2031	\$ 6,563,389	\$ 1,943,476	\$ 5,816,703	\$ 7,594,652	\$ 21,918,220	\$ 1,503,547	\$ 532,269	\$ 1,093,020	\$ 918,194	\$ 4,047,030	\$ 2,941,895	\$ 310,867	\$ 516,432	\$ 277,836	93%
2032	\$ 6,760,291	\$ 2,001,780	\$ 5,991,204	\$ 7,822,492	\$ 22,575,767	\$ 1,547,779	\$ 546,367	\$ 1,114,021	\$ 941,884	\$ 4,150,051	\$ 3,016,784	\$ 320,193	\$ 531,925	\$ 281,149	93%
2033	\$ 6,963,100	\$ 2,061,833	\$ 6,170,940	\$ 8,057,167	\$ 23,253,040	\$ 1,593,313	\$ 560,831	\$ 1,135,299	\$ 966,168	\$ 4,255,611	\$ 3,093,518	\$ 329,798	\$ 547,883	\$ 284,411	93%
Total	\$ 98,640,098	\$ 29,208,174	\$ 87,418,265	\$ 114,138,777	\$ 329,405,314	\$ 22,957,443	\$ 8,098,267	\$ 17,050,232	\$ 14,404,918	\$ 62,510,860	\$ 45,440,827	\$ 4,671,964	\$ 7,761,373	\$ 4,636,695	93%

How Does the HUD EPC Program Work?

- Energy Services Company Undertakes Energy Audit
- Energy Conservation Measures (ECMs) Recommended and Priced
- Savings from ECMs Used to Pay Costs Over Contract Term
- HPHA Enters into Tax-Exempt Lease Financing
- HUD Incentives Provide Cash flow to Repay Financing
- As long as 75% of Total Savings Used to Cover Annual Costs, HPHA Allowed by HUD to Retain 100% of Savings

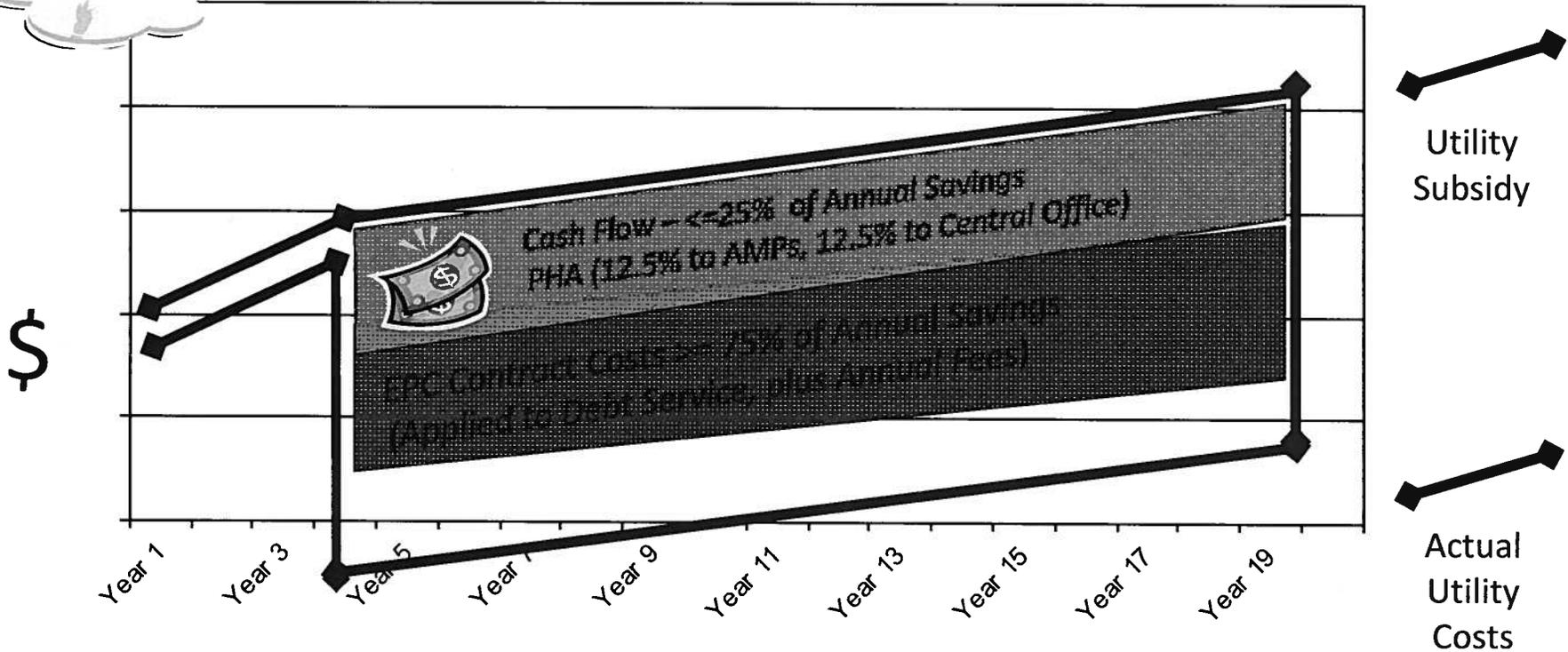
What are the HUD Incentives?

1. HUD Pays Out to HPHA at Pre-EPC Consumption Levels Times the Current Utility Rates for as Much as 20 Years
 - This Revenue Stream Used to Repay Debt
 - At least 75% of the Savings Must be Used to Offset Annual Costs; HPHA Retains Balance
2. Additional Operating Subsidy Used Where Savings Not Likely to Show on Metered Use (Lighting) – HUD pays annually
3. Tenant Allowance Incentive Similar to Frozen Base

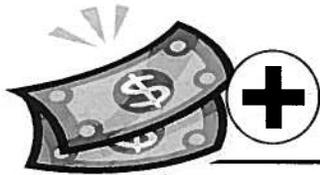
HUD EPC "Incentive" Subsidies



Frozen Rolling Base Incentive
Pre-Construction Utility Consumption Level is Frozen for Term of Contract. Up to 100% Usage Savings + Increases as Utility Rates Escalate.

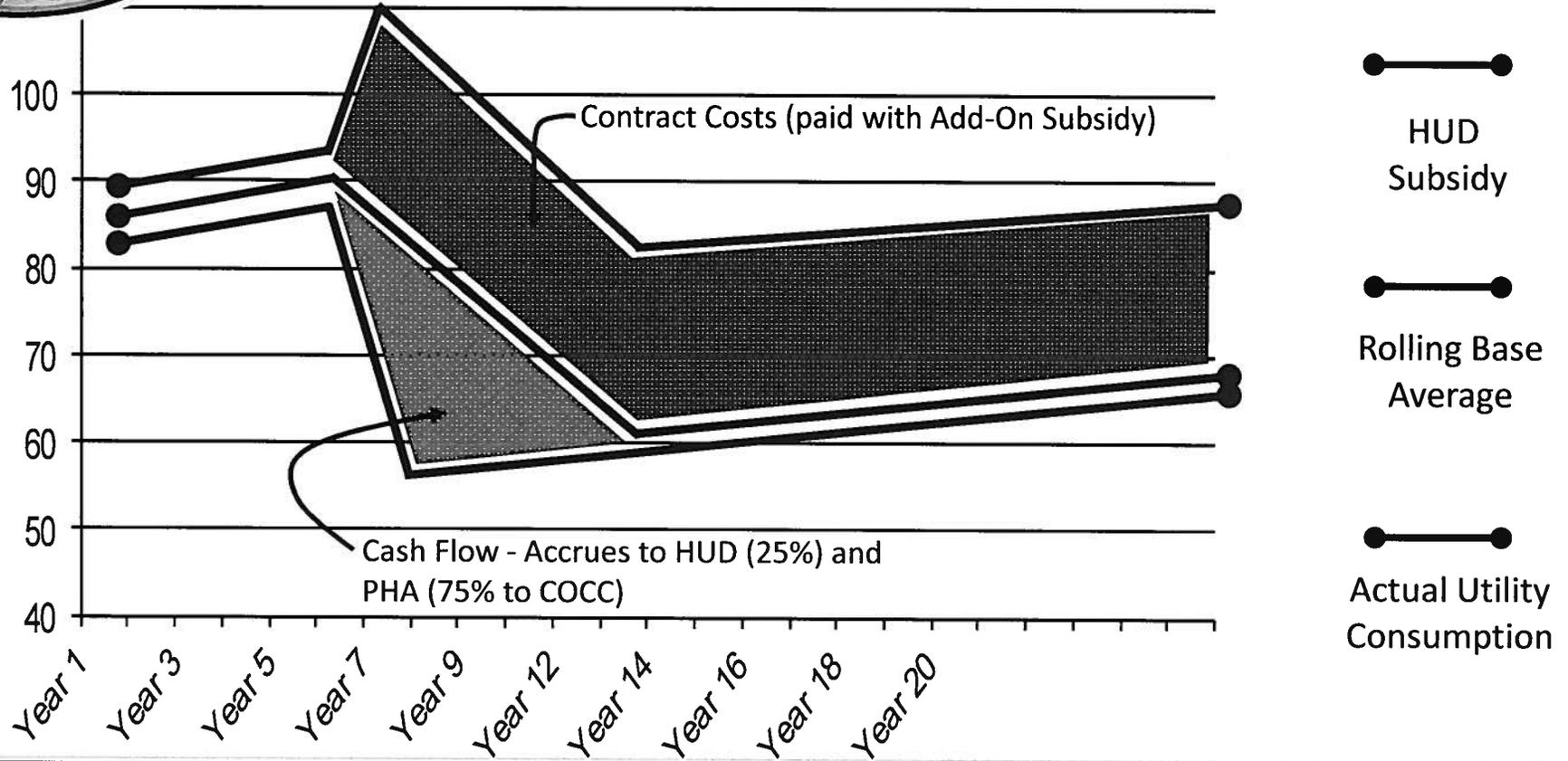


EPC Subsidies



Add-On Subsidy

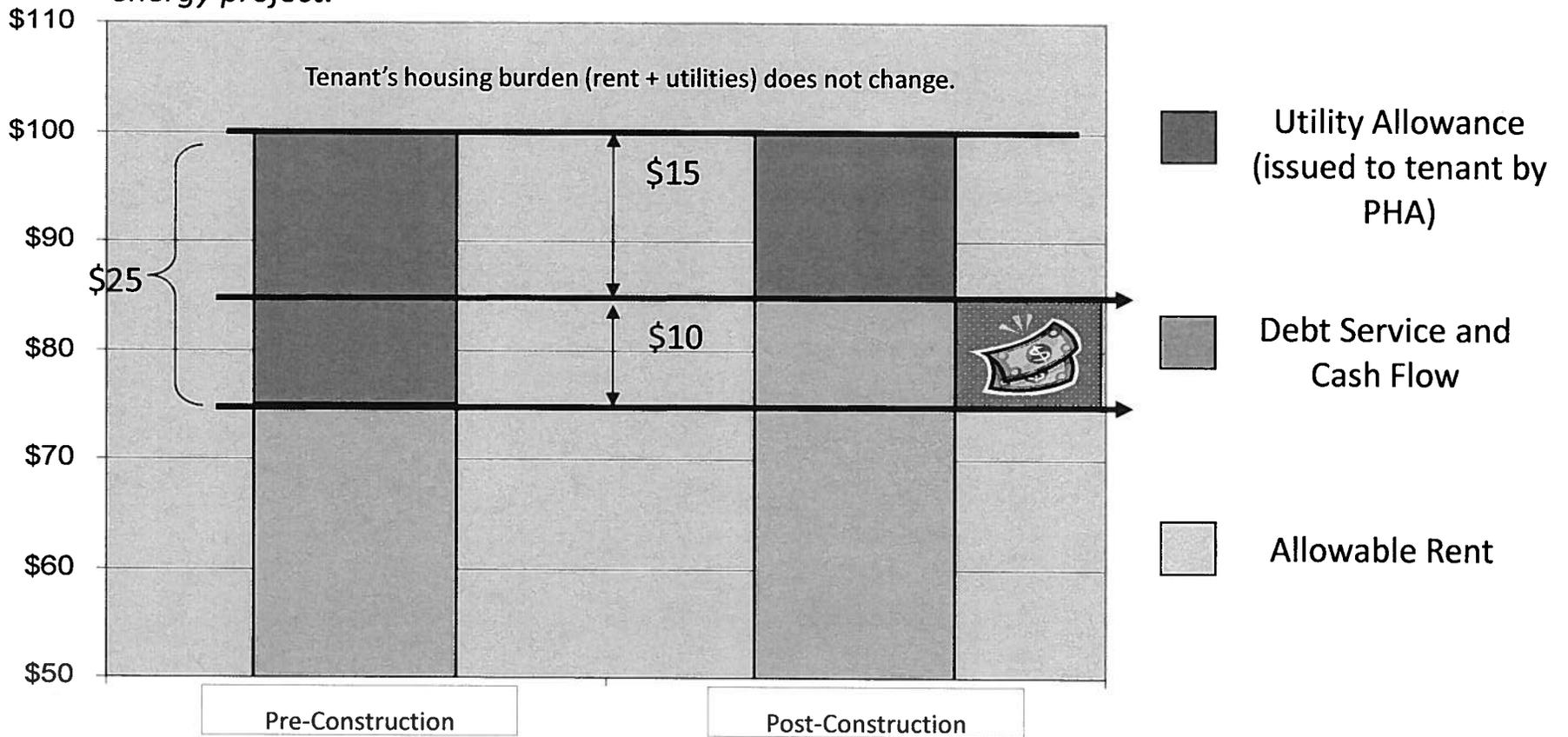
PHA receives annual subsidy for utility costs + EPC contract costs. Rolling base average continues to refresh annually.



EPC Subsidies

Tenant Paid Utility Incentive

Rent increases, commensurate with utility cost savings, pay contract service costs for energy project.



What Are the Next Steps?

- Board Approval to Finalize Scope and Negotiate Energy Services Agreement with Ameresco
- Ameresco Updates Costs and Savings for Investment Grade Audit
- Ameresco Assists HPHA to Submit Application to HUD for Incentive Approval
- Financing is Secured (State Review Required)
- Upon Receipt of HUD Approval, HPHA Executes ESA and Financing Agreement

Hawaii Public Housing Authority
Summary of Capital Projects
Report As Of 07/31/14

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

	Total CFP Appropriation	Budget Construction Activities (BLI 1411-1501)	Budget Operations (BLI 1406)	Budget Management Improvements (BLI 1408)	Budget Administration (BLI 1410)	Budget Contingency (BLI 1502)	CFP Obligated	% Obligated	Balance	Obligation Deadline	Notes
CFP 720	\$12,389,235	\$8,485,698	\$2,477,847	\$186,766	\$1,238,924	\$0	\$12,389,235	100.00%	\$0	7/14/12	Closed
CFP 721	\$10,301,898	\$7,000,850	\$2,060,380	\$107,988	\$1,030,190	\$102,490	\$9,695,551	94.11%	\$606,347	8/2/13	Fully Obligated. LOCCS created 07-13-11
CFP 722	\$9,454,397	\$6,393,577	\$1,431,147	\$150,000	\$945,440	\$534,233	\$8,715,958	92.19%	\$738,439	3/11/14	Fully Obligated. LOCCS created 03-12-12
CFP 723	\$9,066,970	\$6,652,197	\$1,358,076	\$150,000	\$906,697	\$0	\$26,346	0.29%	\$9,040,624	9/8/15	LOCCS created 08-09-13
CFP 724	\$9,140,603	\$6,248,422	\$1,828,121	\$150,000	\$914,060	\$0	\$0	0.00%	\$9,140,603	5/12/16	LOCCS created 05-13-14
CFP Budget Totals	\$50,353,103	\$34,780,744	\$9,155,571	\$744,754	\$6,035,310	\$638,724	\$30,827,090	61%	\$19,526,013		

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

	Total CFP Appropriation	Expended Construction Activities (BLI 1411-1501)	Expended Operations (BLI 1406)	Expended Management Improvements (BLI 1408)	Expended Administration (BLI 1410)	Expended Contingency (BLI 1502)	Expended to Date Total Funds	% Expended	Balance	Expenditure Deadline	Notes
CFP 720	\$12,389,235	\$8,485,698	\$2,477,847	\$186,766	\$1,238,924	\$0	\$12,389,235	100.00%	\$0	7/14/14	Closed
CFP 721	\$10,301,898	\$5,032,804	\$2,060,380	\$41,640	\$1,030,190	\$0	\$8,165,013	79.26%	\$2,136,885	8/2/15	LOCCS created 07-13-11
CFP 722	\$9,454,397	\$301,794	\$1,431,147	\$1,483	\$945,440	\$0	\$2,679,863	28.35%	\$6,774,534	3/11/16	LOCCS created 03-12-12
CFP 723	\$9,066,970	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$9,066,970	9/8/17	LOCCS created 08-09-13
CFP 724	\$9,140,603	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$9,140,603	5/12/18	LOCCS created 05-13-14
CFP Expenditure Totals	\$50,353,103	\$13,820,296	\$5,989,374	\$229,889	\$3,214,553	\$0	\$23,234,111	46.14%	\$27,118,992		

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	HPHA Budget	HPHA Encumbered	HPHA Expended	HPHA % Expended Against Budget	HPHA Budget Balance	CIP Encumbrance Deadline	Notes	ACT/SLH
FY 07-08 Elevator	\$4,939,503	\$4,591,697	\$4,591,697	4,191,037	91.27%	\$400,661	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 213/2007 as amended by ACT 158/2008
FY 07-08 Lump Sum CIP	\$19,910,000	\$17,809,280	\$15,802,595	14,608,073	82.03%	\$3,201,207	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 213/2007 as amended by ACT 158/2008
FY 08-09 Elevator	\$6,410,000	\$4,263,049	\$4,263,049	3,834,394	89.94%	\$428,655	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 213/2007 as amended by ACT 158/2008
FY 08-09 Lump Sum CIP	\$10,000,000	\$3,374,706	\$3,374,706	2,757,190	81.70%	\$617,516	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 213/2007 as amended by ACT 158/2008
FY 09-10 Lump Sum CIP	\$7,913,000	\$7,898,571	\$7,882,201	7,338,821	92.91%	\$559,750	6/30/12	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 162/2009 as amended by ACT 180/2010
FY 10-11 Lump Sum CIP	\$4,500,000	\$4,384,799	\$4,270,030	3,678,675	83.90%	\$706,124	6/30/12	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 162/2009 as amended by ACT 180/2010
FY 11-12 CIP Totals	\$31,120,000	\$31,120,000	\$31,120,000	6,023,895	19.36%	\$25,096,105	6/30/14	Allotment Granted - Blanket Encumbrance (1)	ACT 164/2011 as amended by ACT 106/2012
FY 12-13 CIP Totals	\$60,222,000	\$60,222,000	\$60,222,000	10,904,034	18.11%	\$49,317,966	6/30/14	Allotment Granted - Blanket Encumbrance (1)	ACT 164/2011 as amended by ACT 106/2012
FY 13-14 Lump Sum CIP	\$45,643,000	\$45,643,000	\$2,685,423	224,525	0.49%	\$45,418,475	6/30/16	Allotment Granted	ACT 134/2013 as amended by ACT 122/2014
FY 14-15 Lump Sum CIP	\$26,000,000	\$26,000,000	\$0	0	0.00%	\$26,000,000	6/30/16	Allotment Granted	ACT 134/2013 as amended by ACT 122/2014
STATE CIP TOTALS	\$216,657,503	\$205,307,102	\$134,211,701	\$53,560,643	26.09%	\$151,746,459			

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- 1411 - Audit Costs
- 1430 - Fees & Costs
- 1450 - Site Improvement
- 1460 - Dwelling Structures
- 1465 - Dwelling Equipment
- 1470 - Non-Dwelling Structures
- 1499 - Development Activities
- 1501 - Collateralization or Debt Service Paid by PHA
- 1502 - Budget Contingency

Federal Capital Fund Program Budget

These are HPHA CFP budget numbers a/o the upper left corner date. The rows reflect the CFP fund grant, the columns represent the manner in which the funds are currently budgeted. The obligation deadline indicates the date by which these funds must be at least 92% obligated.

Federal Capital Fund Program Actual

These are HPHA CFP actual expenditures a/o the upper left corner date. The rows reflect the CFP fund grant, the columns represent the manner in which these funds are currently being expended. The expenditure deadline indicates the date by which these funds must be expended.

State Capital Improvement Program Budget and Expenditure

These are HPHA CIP budget and actual expenditures a/o the upper left corner date. The rows reflect the CIP fund appropriation, the columns represent budget, encumbrance and expenditures. The encumbrance deadline indicates the date by which the funds must be encumbered.