

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

**June 19, 2014
9:00 a.m.**

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting Minutes, May 15, 2014 (**Pages 1-11**)
- B. Executive Session Minutes, May 15, 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.

IV. FOR ACTION

- A. Motion: To Adopt Resolution No. 66, Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2014 – 2015 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development (HUD-Form 52574) (**Pages 12-19**)

V. REPORTS

- A. Executive Director's Report Highlights: (**Pages 20-46**)
 - Property Management and Maintenance Services Branch
 - Occupancy and Rent Collection Status
 - Section 8 Lease up Status
 - Design and Construction Project Updates
 - Contracts Executed During April 2014

- B. Task Force Report: Report from the Finance Task Force as Requested in March 2014, including proposed operating budget for 2014 – 2015, program variances, possible deficit and proposed rent increase for State public housing, and budget approval and submission requirements

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to personnel matters.

VI. FOR DISCUSSION/INFORMATION

- A. For Discussion: *Kolio, et al. v. State of Hawaii, Hawaii Public Housing Authority (Civil No. 11-1-0795-04) (Page 47)*

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to *Kolio, et al. v. State of Hawaii, Hawaii Public Housing Authority; Civil No. 11-1-0795-04)*

- B. For Discussion: Mr. Wils Choy, KMH, LLP; Discussion on Financial and Single Audit of the Hawaii Public Housing Authority (**Page 48**)

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

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING E
HONOLULU, HAWAII 96817
ON THURSDAY, MAY 22, 2014
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority held a Regular Board Meeting at 1002 North School Street, on Thursday, May 22, 2014 at 9:00 a.m. Chairperson Gierlach called the meeting to order. Those present were as follows:

PRESENT: Director David Gierlach, Chairperson
Director Jason Espero, Secretary
Director Gilbert De Motta
Director Myoung Oh
Director Debbie Shimizu
Director Sheri Tanaka
Director Trevor Tokishi
Designee Barbara Yamashita

Deputy Attorney General, John Wong
Deputy Attorney General, John Cregor

EXCUSED: NONE

STAFF PRESENT: Barbara Arashiro, Executive Assistant
Chong Gu, Chief Financial Management Advisor
Becky Choi, State Housing Development Administrator
Kiriko Oishi, Chief Compliance Officer
Rick Sogawa, Contracts & Procurement Officer
Clarence Allen, Fiscal Officer
Joanna Renken, Acting Public Housing Supervisor VI
Stephanie Fo, Section 8 Branch Chief
Gary Nakatsu, Data Processing Supervisor
Rochelle Akamine, Resident Services Program Specialist
Sam Liu, Property Management Specialist
Taryn Chikamori, Secretary to the Board

OTHERS PRESENT (and signing in as):
Glori Castro, Mayor Wright Homes resident
Catherine Fraham, Faith Action for Community Equity
Roy Nakamura, Kalakaua resident

Bob Nakata, Faith Action for Community Equity
June Talia, Kuhio Park Terrace resident
Penelope Tukinaka, private resident
Jun Yang, City & County of Honolulu
Patti
Tammy

Proceedings:

Chairperson Gierlach declared a quorum present.

Chairperson Gierlach welcomed new Board member Director Gilbert De Motta from the Island of Hawaii. Director De Motta stated he was the President for the Jack Hall project and retired in December 2013.

Approval of Minutes:

Director Espero moved,

To approve the Regular Meeting Minutes of April 17, 2014.

The minutes were unanimously approved.

Public Testimony:

Roy Nakamura, Kalakaua Homes resident, stated that the multipurpose room rules do not state that the tenants cannot leave items in the refrigerator or cabinets, but he is being told that he cannot leave his items. He stated that the multipurpose room should be open from 12:00 p.m. to 4:30 p.m. on weekdays and the tenants shouldn't have to ask for permission to use the multipurpose room. He asked why he was told by Janice Mizuzawa that the office closes at 4:00 pm, but the posted sign states the office closes at 4:30 p.m. He stated he did not get a response or signature on his permission slips for the following dates March 23, 2012; March 20, 2012; September 4, 2011; January 1, 2011; December 31, 2010; and April 19, 2010.

Chairperson Gierlach asked if use of the multipurpose was approved or denied when there was no signature. Mr. Nakamura responded that the use was denied.

Mr. Nakamura stated that the tenants asked to clean the multipurpose room and was denied.

Chairperson Gierlach asked Mr. Nakamura if he has concerns that are more recent because the documents he provided are 2-4 years old.

Mr. Nakamura stated that the most recent one was 2012. Chairperson Gierlach asked Mr. Nakamura to clarify what he was requesting given that the documents provided are at least two years old. Mr. Nakamura responded that he is requesting that the multipurpose room be open from 12:00 pm to 4:30 pm and that the manager, responds to his requests for permission to use the room within 5 days and without giving him, a hard time.

Election of the Vice-Chair:

Director Espero nominated Director Tokishi. With no further nominations, Chairperson Gierlach moved to close the nominations.

Director Tokishi was unanimously elected as Vice Chair.

For Action:

Director Espero moved,

To Ratify All Past Actions of the Hawaii Public Housing Authority Concerning the Future Mixed Finance Redevelopment of Mayor Wright Homes, including the Selection of Mayor Wright Homes for Redevelopment.

Executive Director Ouansafi stated that the Department of the Attorney General recommended that the Board of the Hawaii Public Housing Authority (HPHA) take formal action on its decision to move forward with the redevelopment at Mayor Wright Homes (MWH).

Director Shimizu asked for clarification on what time period "all past actions" would cover. Deputy Attorney General Wong responded that the rationale behind the formalization of the MWH's redevelopment is because of the Jepsen contract and to demonstrate the Board's commitment to the MWH redevelopment. Deputy Attorney General Wong stated that the Board can limit the action to the past two years or Executive Director Ouansafi's tenure.

Executive Director Ouansafi stated the approval would primarily cover the selection of the consultant to start the process.

Director Tokishi stated that Executive Director Ouansafi's tenure would be a good date to use. Chairperson Gierlach asked when Executive Director Ouansafi started. Executive Director Ouansafi responded January 3, 2012.

Director Espero moved,

To Amend the Motion to Ratify All Past Actions From January 3, 2012 to the Present of the Hawaii Public Housing Authority Concerning the Future Mixed Finance Redevelopment of Mayor Wright Homes, including the Selection of Mayor Wright Homes for Redevelopment.

The motion to amend the main motion was unanimously approved.

The main motion as amended was unanimously approved.

Executive Director's Report:

- Executive Director Ouansafi reported that 93% of the properties have a 97% or higher occupancy and 53% of the properties occupancy rate is at 99% or higher.
- Executive Director Ouansafi reported that the HPHA was awarded additional Veteran's Affairs Supportive Housing (VASH) vouchers.
- Executive Director Ouansafi reported that tenant accounts receivables have been reduced by 34% to approximately \$274,000. Two years ago it was at \$2.8 million.
- Executive Director Ouansafi reported that public comments are still being accepted for the revisions to the utility allowances.
- Executive Director Ouansafi reported that video conferencing for grievances and hearings have been tested on Oahu and will be implemented on the neighbor islands.
- Executive Director Ouansafi reported that the Governor approved the changes to the HPHA's Hawaii Administrative Rules for the Federal Public Housing Program and the Eviction Procedures and the rules are being sent to the Lt. Governor's office.
- Executive Director Ouansafi reported that two legislative bills were passed. The first is the no inheritance bill for Section 8 Housing Choice Voucher which means the voucher cannot be passed down, but must be returned to the agency. The second bill is the no smoking bill. The HPHA will recommend that the Governor sign both bills.
- Executive Director Ouansafi reported that staff is reviewing the budget one more time and should be sent to the Board next week.

Executive Director Ouansafi reported that Congress submitted a budget of 83% of what is actually needed. Congress budgeted Capital improvement funds for fiscal year 2015 at \$1.775 billion, but the back log is over \$30 billion.

Director Shimizu asked about the large discrepancy in the month of March for security services, the HPHA budgeted \$175,000, but actually paid \$448,000. Director Tokishi suggested that something must have happened because the year to date is still lower. Executive Director Ouansafi reported that there was no additional activity, so it was likely an invoicing issue.

Director Tokishi stated that the CFP grant income was up \$480,000 due to the required draw down, but why is the year to date below budget \$3.8 million. Executive Director Ouansafi responded that he will need to research the information.

Director Tokishi asked why the expenses for Housing Assistance payments were over budget by \$480,000 due to Maunakea Towers adjustment, and why the year-to-date is \$3 million over budget. Executive Director Ouansafi reported that the Project Based Contract Administration (PBCA) contract is included in the budget. The HPHA will ask the PBCA contractor for a breakdown.

- Executive Director Ouansafi reported that staff was previously focused on occupancy. Now, that occupancy has stabilized, the focus will shift to repairing units that are currently safe and sanitary, to make them more pleasant.
- Executive Director Ouansafi reported the HPHA is looking at restructuring several branches including Fiscal Management Office (FMO) and Office of the Executive Director (OED). Executive Director Ouansafi reported that AMP managers may also be shifted around.
- Executive Director Ouansafi reported that the HPHA received the grading permit for Lanakila. The HPHA is requesting from HUD to demolish six units at Lanakila. There is still a disagreement with HUD on the Faircloth issue. The HPHA is being under funded for about 76 units.

Director De Motta stated he was told that the HPHA will lose the funds if not used by 2015. He stated he looked at Lanakila and noticed a section that is not torn down. He spoke with the manager for Lanakila and she informed him that she does not have any information. He stated he heard rumors of a fire station and a park. He is concerned because he would like to see low income housing built. He reported that he was told that occupancy is at 100% and the waiting list is over 500 people. He also heard rumors that the funds for Lanakila were used for another purpose or the funds will be lapsed. Executive Director Ouansafi reported that no funds have lapsed and no funds will be lapsed. There was discussion of a fire station and it is not being pursued. Executive Director Ouansafi reported \$700,000 and an additional \$1.5 million are being used to demolish the Lanakila property. Director De Motta stated the manager also informed him that work at Lanakila has stopped and he questioned why. Executive Director Ouansafi reported that work stopped because there is soil contamination and testing needs to be done before proceeding. Ms. Choi, State Housing Development Administrator, reported that the

HPHA has the grading permit, but the demolition permit is based on the soil condition and should receive the demolition permit soon.

Executive Director Ouansafi reported managers are not informed of some things because their focus should be on occupancy, delinquencies, and customer service and CMB handles renovation and construction of projects.

- Executive Director Ouansafi reported that the HPHA should be able to provide an additional 150 families with the rent supplement.
- Executive Director Ouansafi reported that staff anticipates that no funds will be lapsed. The Construction Management Branch (CMB) has over \$100 million of construction work being done. The (CMB) has entered into 7 different contracts in April, additional 9 in May, and will enter into an additional 14 contracts in June.
- Director Espero asked when the no smoking bill will go into effect. Executive Director Ouansafi responded the HPHA will be ready to put it in effect next week, but the law will not be put into effect until the Governor signs the bill. Executive Director Ouansafi explained that there is one difference between the administrative rules and the law. The law states after three instances there is possible eviction; whereas, the administrative rules states four instances.

Director Espero asked how the no smoking law be enforced and whether the manager needs to actually catch the tenant smoking. Executive Director Ouansafi responded it can be a combination. If there is a complaint and there is the smell of smoke, then a notice of violation will be issued. Executive Director Ouansafi reported that it will be time consuming, but the HPHA will do the best that they can to enforce the law and the administrative rules. If it is in a common area it will be easier, but if it is in a unit it will be on a case by case basis.

Director Espero asked if the no smoking law is on federal and state properties. Executive Director Ouansafi responded that the law is for both state and federal properties, except in designated areas. Director Espero asked if the designated areas have been identified. Executive Director Ouansafi responded that the HPHA has ideas of where the designated areas should be and Ms. Oishi, Compliance Officer, will review the locations for compliance for accessibility. Executive Director Ouansafi reported that designated areas have been discussed with the tenants. Some properties are so vast that there could be several designated areas; whereas, at other properties, the 20 foot law would put the area outside the property.

Executive Session:

Director Espero moved at 9:46 a.m.,

To go into Executive Session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to:

- 1. Kolio, et al. v. State of Hawaii, Hawaii Public Housing Authority (Civil No. 11-1-0795-04); and;**

The motion was unanimously approved.

The Board reconvened from Executive Session at 10:30 a.m.

For Discussion:

Discussion with EJP Consulting Group Regarding the Future Mixed Finance Redevelopment at Mayor Wright Homes.

Executive Director Ouansafi stated that the HPHA secured a consultant to help draft the Request for Information (RFI) or Request for Qualifications (RFQ) for the redevelopment of Mayor Wright Homes (MWH). Executive Director Ouansafi introduced Mr. Scott Jepsen from EJP Consulting Group (EJP). Executive Director Ouansafi reported that Mr. Jepsen is the founding partner of EJP and that EJP specializes in mixed financing, master planning, and HUD rules. Mr. Jepsen was formerly an employee of the Seattle Public Housing Authority leading the HOPE VI project. Mr. Jepsen then worked on a national level helping HUD expedite troubled mixed finance efforts and helped draft procedures for HUD's mixed finance approval process. Mr. Jepsen was also a former Mayor at Shoreline, Washington, and a City Councilman.

Mr. Jepsen stated that this redevelopment is about the people who are living at Mayor Wright Homes today and the people who are going to live there in the future. Mr. Jepsen reviewed HUD terms: 1) mixed finance - to leverage HUD dollars with private dollars; 2) mixed income –families with different levels of income living together.

Mr. Jepsen stated that the public housing usually retains ownership of the land, but not the improvements. Many housing authorities don't have mixed finance experience so they procure a private developer. Over time, the housing authorities are able to manage redevelopment on its own.

Mr. Jepsen stated that the HPHA is in the strategic planning phase of the project with the next phase including financing of the redevelopment. Pre-development to closing

typically takes 12-18 months; construction takes 12-24 months, then lease up and financing takes 9-12 months.

Chairperson Gierlach asked when the pre-development phase starts. Mr. Jepsen responded that the meeting with the Board would be considered the start of the planning and after this meeting a timeline will be worked on.

Mr. Jepsen stated that HUD has policies and requirements that need to be followed.

Mr. Jepsen reviewed EJP's portfolio to give the Board different ideas. EJP worked on a ten year strategic plan for the St. Louis Housing Authority ten years ago and St. Louis is now asking EJP for another ten-year plan. He stated EJP worked with Sacramento Public Housing Authority's Choice Neighborhood Initiative (CNI) Grant. The plan was completed last fall and they are currently reviewing financing options. The Sacramento property is similar to MWH's because of the light rail and transportation oriented development (TOD) planning. The Sacramento PHA is going from 218 public housing units to 843 mixed income units and adding 22 acres of land. This project will have a one-for-one replacement.

Mr. Jun Yang, City & County of Honolulu (C & C), asked if the new market tax credits are available. Mr. Jepsen responded that there are some entities that have access to the credits.

Director Shimizu asked about the condition of the other public housing units. Mr. Jepsen responded that all the units are labeled distressed or troubled units. HUD rules require that the units are distressed or troubled in order to be approved for redevelopment.

Mr. Jepsen reported that another public housing EJP worked on is the housing authority in Galveston. The PHA tore all the units down because it was hit by a hurricane. Everyone was evacuated because of the hurricane and has not returned because the housing has not been rebuilt. There were 269 units and the plan is to rebuild 284 mixed income units. This project will have 144 public housing units, which is not a one-for-one replacement and 140 units will be true market rate. The funds for this redevelopment are coming from Capital funds for the lost of the units, \$11 million in tax credit, \$3.8 million in true debt, \$45 million in disaster funds, and about \$11 million in insurance proceeds. In many cases the PHA receives a fee, but in this case the PHA is putting most of the fees back in to the redevelopment.

Mr. Jepsen reported on Norwalk which is a CNI Grant recipient. There are 136 public housing units and 273 mixed income units. EJP drafted the transformation plan and then wrote the CNI grant application in 2013. It is currently short listed for funding, but they already started on Phase I.

Mr. Jepsen reported on the El Paso Housing Authority which is using the Rental Assistance Demonstration (RAD) program. They are converting over 2,000 units to the project-based program.

Mr. Jepsen reported that this is the kick-off which includes learning about MWH and the community, who are the stakeholders, and what are the redevelopment options and goals. Once a developer has been chosen then more discussion can be held with the community to discuss the master planning, financing, phasing, and relocation. He noted that not everyone will always be happy, but it is important to have the discussion with the community.

Mr. Jepsen stated that this redevelopment will need to be phased and discussed some of the financing options in Hawaii.

Director Shimizu asked if the other redevelopments included the homeless population. Mr. Jepsen responded some have and it depends on social perspective or the financing.

Chairperson Gierlach stated that if many of the units are low rises is it possible to build high rises. Mr. Jepsen responded that the East Coast is tearing down high rises and building low rise; whereas, the West Coast is tearing down low rises and building high rises. EJP has done mid rises and the challenge in Hawaii is the five bedroom units and how do you house a child in a high rise and does it make sense.

Director Tokishi asked what is driving the trend in the East Coast to down size. Mr. Jepsen responded because the high rise models failed. Mr. Jepsen stated there are tradeoffs.

Director Tokishi stated that the low rise to mid rise has a warmer feeling. Chairperson Gierlach stated it does, but that HPHA would be giving up space for occupancy.

Chairperson Gierlach asked what MWH's acreage is. Executive Director Ouansafi responded approximately 20 acres.

Patti (from the audience) asked whether it is possible to increase the five bedrooms to six bedroom units. Mr. Jepsen reported that the public housing authority will usually analyze the waitlist to see what is needed now and in the future. He stated on a national level 4- and 5- bedroom units are not being built, but it doesn't mean it is the same for Hawaii. Executive Director Ouansafi stated that MWH units are as follows: 110 units have 3-bedrooms or less, 50 units have 4-bedrooms and 8 units have 5-bedrooms.

Chairperson Gierlach asked about the feasibility of increasing the number of low income units and whether the HPHA needs to request funding from the State. Mr. Jepsen responded that the starting point is asking the question will there be a one-to-one replacement or not. Mr. Jepsen stated that HUD capped the subsidy that will be given

to public housing units using the Faircloth limit. Chairperson Gierlach stated that he would like to see at least a one-to-one replacement or more because of the long waitlist. Mr. Jepsen stated the HPHA needs to look at who it wants to attract and what those families look like. The problem with public housing is that there is no incentive to move because when their income increases their rent goes up or they have to move out. Mr. Jepsen asked the agency to consider whether it would allow a public housing tenant that becomes more economically stable to stay in the community, but not as a public housing tenant. This would prevent families being forced to move out of the community.

Director Tokishi asked Mr. Jepsen if there has ever been a problem attracting the market renter or work force renter. Mr. Jepsen responded that when he started at Holly Park, which had a bad reputation, the public housing authority worked with the community and had a position added to the neighborhood council to start breaking down the barriers. He stated there is some land still vacant for light rail and retail stores.

Executive Director Ouansafi stated Hawaii lacks about 50,000 affordable homes. He believes that public housing should be in the past and should be mixed income.

Deputy Attorney General Wong asked if there is a benefit in creating a non-profit management company. Mr. Jepsen responded that most housing authorities do not have the experience to manage the mixed income projects, but it is possible.

Tammy (from the audience) asked if it is possible to work with Office of Hawaiian Affairs (OHA) and include Hawaiian Homes in the mixed income project. Mr. Jepsen responded that the possibilities are wide open.

Ms. Glori Castro, a Mayor Wright Homes resident, asked if the HPHA will be tearing down MWH and selling it to a private entity and whether the resident ID cards would still be used. Mr. Jepsen responded that the redevelopment is about changing the stigma by attracting different incomes and working with all the partners including the residents.

Executive Director Ouansafi stated that the HPHA's vision is for MWH is to be like any other community out there.

Director Shimizu asked if there will be commercial properties. Mr. Jepsen stated that it is possible, but it's a matter of whether businesses would occupy the spaces, and if they would succeed.

Mr. Bob Nakata stated that the rail will bring a lot of change and asked whether there are plans to talk with the Department of Transportation (DOT). Executive Director Ouansafi responded the HPHA attends the meeting and engages the DOT.

Mr. Nakata stated the other possibility is working with Kamehameha Schools.

Mr. Yang stated that at least 1,000 residents will be using the rail, but his concern is pedestrian access. He also encouraged the HPHA to talk to the C & C.

Chairperson Gierlach stated the Board is looking forward to moving as quickly and wisely as possible.

Executive Director Ouansafi stated that the HPHA is in a process of creating a website on the MWH redevelopment which will include an email address where people can submit comments or suggestions.

Adjournment:

There was no further business to discuss, Chairperson Gierlach asked for a motion to adjourn the Regular Meeting.

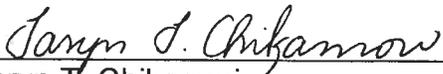
Director Espero moved,

To adjourn the Regular Hawaii Public Housing Authority Board meeting.
The motion was unanimously approved.

The meeting was adjourned at 11:42 a.m.

MINUTES CERTIFICATION

Minutes Prepared by:



Taryn T. Chikamori
Secretary to the Board

JUN 19 2014

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on June 19, 2014: As Presented [] As Amended



Jason Espero
Director/Board Secretary

JUN 19 2014

Date

FOR ACTION

SUBJECT: To Adopt Resolution No. 66 Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2014 – 2015 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development (HUD-Form 52574).

I. FACTS

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

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

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

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

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

II. DISCUSSION

- A. Since Fiscal Year 2011-2012, HPHA has been in full compliance with asset management as defined by HUD's Asset Management model which requires federal public housing to adopt a business model similar to multiple family housing, with project-based budgeting, project-based accounting and project-based management.
- B. Major expenditures such as capital expenditures are separately budgeted and funded by capital dollars from the State and HUD and are not paid for by the Developments through operations. The asset is depreciated and reflected in each associated Development's profit and loss statement once it is placed into service. Thus, the profitability of the Development is analyzed prior to depreciation expense as this is a non-cash, non-controllable item at the Development level.

- C. Attached for the Board's review and consideration are the proposed operating budgets by Development, programs, and HPHA as a whole. Budgets for the HPHA's major programs, including the Federal Low Rent Public Housing Program, State Housing Program, State Elderly Housing Program, Rent Supplement Program, Section 8 Housing Choice Voucher Program, Performance Based Contract Administration Program, and the Central Office Cost Center are all presented separately for the Board's consideration.
- D. In order to prepare such budgets, certain assumptions have to be made at the beginning of the budget cycle and moving forward these assumptions are adjusted to meet a realistic goal. The following budget assumptions were used in the preparation of the budgets.
1. HUD's Public Housing Operating Subsidy reflects sequestration reductions as recommended. However, projected proration percentage is estimated at 89%.
 2. Projects should include all vacant positions that will come on line in Fiscal Year 2014-2015 in their budgets; this includes State projects also.
 3. Operating expenses reflect the following projected increases:
 - a. Administrative salary: 2% in October 2014 and 2% in April 2015;
 - b. Maintenance salary: 2% in July 2014, 2% in October 2014 and 2% in April 2015. These salary increases reflect various bargaining unit agreements effective in Fiscal Year 2014-2015;
 - c. Utility rate: electricity 3%, water 10% and sewer 4%; and
 - d. Employment fringe benefit: increase from 42% to 43%.
- E. Timeline
1. The draft budget presented has been through executive review and the Board Finance Task Force Committee.
 2. The final draft budget will be submitted to the Board for adoption at the June 19th Board meeting.

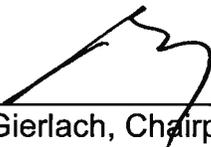
III. RECOMMENDATION

That the Board of Directors Adopt Resolution No. 66 Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2014 – 2015 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development

Attachments: HPHA's Operating Budget for 2014-2015
Board Resolution No. 66

Prepared by: Chong Gu, Chief Financial Management Advisor 

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



David Gierlach, Chairperson

PHA Board Resolution
Approving Operating Budget

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

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

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

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

PHA Name: **Hawaii Public Housing Authority**

PHA Code: **HI001**

PHA Fiscal Year Beginning: **July 1, 2014**

Board Resolution Number: **66**

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

DATE

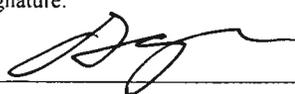
- | | | |
|-------------------------------------|--|------------|
| <input checked="" type="checkbox"/> | Operating Budget approved by Board resolution on: | 06/19/2014 |
| <input checked="" type="checkbox"/> | Operating Budget submitted to HUD, if applicable, on: | 06/20/2014 |
| <input type="checkbox"/> | Operating Budget revision approved by Board resolution on: | |
| <input type="checkbox"/> | Operating Budget revision submitted to HUD, if applicable, on: | |

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

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

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

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

Print Board Chairperson's Name: David Gierlach	Signature: 	Date: 06/19/2014
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FDS Line #	Account Title	AMP 30	AMP 31	AMP 32	AMP 33	AMP 34	AMP 35	AMP 37 (Hawaii)	AMP 38 (Kauai)	AMP 39 (Maui)	AMP 40	AMP 43 (Kona)	AMP 44	AMP 45	AMP 46 (N. Hawaii)	AMP 49	AMP 50	Federal AMPs Total	
Operating Income:																			
11220	Gross Potential Rent	1,644,900	1,069,764	1,481,790	890,724	1,679,040	1,859,616	949,248	994,709	794,124	778,824	495,902	636,480	622,188	220,818	496,800	371,544	14,986,471	
11230	Less: Vacancy Loss Rent	(208,814)	(24,024)	(22,620)	(6,036)	(23,316)	(8,316)	(233,280)	(58,877)	(28,836)	(40,056)	(14,880)	(25,080)	(18,552)	-	(62,472)	(137,491)	(912,649)	
703000	Net Tenant Rental Revenue	1,436,086	1,045,740	1,459,170	884,688	1,655,724	1,851,300	715,968	935,832	765,288	738,768	481,022	611,400	603,636	220,818	434,328	234,053	14,073,821	
11240	Gross Potential Subsidy	2,454,552	2,504,399	2,408,535	1,952,924	2,872,164	2,847,293	1,820,099	1,583,253	1,169,592	1,117,263	1,127,760	1,625,448	990,972	507,804	870,552	905,688	26,758,300	
11260	Less: Subsidy Loss - Vacancy	(36,132)	(96,967)	(3,073)	(32,735)	(4,889)	(2,547)	(394,604)	(66,893)	(93,336)	(15,058)	-	(105,084)	-	(2,016)	(20,196)	(30,468)	(903,997)	
11250	Less: Subsidy Loss - Proration	(261,192)	(260,003)	(259,790)	(210,916)	(309,666)	(307,508)	(153,953)	(163,767)	(116,232)	(119,038)	(121,800)	(164,196)	(107,025)	(54,624)	(91,836)	(94,524)	(2,796,069)	
706000	Net Operating Subsidy	2,157,228	2,147,429	2,145,672	1,709,274	2,557,609	2,537,239	1,271,542	1,352,593	960,024	983,168	1,005,960	1,356,168	883,947	451,164	758,520	780,696	23,058,233	
706000	HUD PHA Operating Grant-CFP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
704000	Other Tenant Charges	24,016	27,420	10,920	11,520	7,632	9,936	-	103	4,551	25,728	15,396	23,220	4,841	3,780	-	5,340	174,403	
704000	Excess Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
711000	Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
714000	Fraud Recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
715000	Other Income	1,235,926	857,368	1,441,174	683,819	389,288	591,506	417,392	711,032	260,672	378,211	475,810	441,347	234,688	47,951	80,989	-	8,247,173	
700000	Total Operating Income	4,853,256	4,077,957	5,056,936	3,289,301	4,610,253	4,989,981	2,404,902	2,999,561	1,990,535	2,125,875	1,978,188	2,432,135	1,727,112	723,713	1,273,837	1,020,089	45,553,631	
Operating Expenditures:																			
Administrative																			
911000	Administrative Salaries	307,008	203,790	192,267	179,644	322,404	340,449	317,058	301,839	213,552	-	-	-	-	-	-	-	2,378,010	
915000	Employee Benefits - Administrative	132,013	87,630	82,675	77,247	138,634	148,393	136,335	129,791	91,824	-	-	-	-	-	-	-	1,022,541	
912000	Auditing Fees	9,072	9,324	9,660	9,312	14,556	14,652	8,556	8,016	4,896	4,344	5,376	6,912	6,000	2,580	7,912	2,952	124,120	
913000	Management Fees	264,667	279,795	270,793	277,544	433,132	427,568	220,534	240,976	147,024	66,914	78,804	106,671	87,980	43,373	58,518	45,200	3,049,493	
913100	Bookkeeping Fees	31,755	33,570	32,490	33,300	51,968	51,300	26,460	28,913	17,640	15,210	18,180	23,400	20,318	9,068	13,500	10,350	417,420	
914000	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
916000	Office Expenses	43,632	33,790	58,936	54,852	48,443	32,811	36,060	58,910	30,568	24,744	30,732	15,984	17,103	15,696	14,484	11,736	528,481	
917000	Legal Expense	-	-	24,000	-	1,800	4,200	480	-	-	4,548	-	-	-	-	-	47	-	35,075
918000	Travel	-	-	-	-	-	-	8,880	4,294	8,596	-	7,680	-	-	2,404	-	-	31,854	
919000	Other Administrative Costs	3,672	59,460	3,600	75,252	99,805	147,828	10,400	9,295	6,678	135,422	148,380	204,162	167,580	131,705	140,008	1,464,631		
910000	Total Administrative	791,820	707,358	674,421	707,151	1,110,741	1,165,201	764,763	782,033	520,777	251,182	289,152	357,129	298,980	194,504	226,119	210,293	9,051,625	
920000	Asset Management Fees	41,450	43,850	43,030	44,110	68,660	70,130	35,100	36,370	21,180	19,780	23,460	29,270	26,750	11,830	15,590	10,420	540,980	
Tenant Services																			
921000	Tenant Services - Salaries	-	-	-	-	11,736	-	-	-	-	-	-	-	-	-	-	-	11,736	
923000	Employee Benefits - Tenant Service	-	-	-	-	2,714	-	-	-	-	-	-	-	-	-	-	-	2,714	
922000	Relocation Costs	40,102	-	5,000	27,500	9,000	-	1,200	59,818	-	-	64,320	23,335	-	1,200	10,000	241,475		
924000	Tenant Services-Other	68,880	27,384	14,100	10,104	7,768	19,644	1,020	2,895	5,000	6,000	1,500	5,325	23,335	2,876	1,500	3,924	180,320	
925000	Total Tenant Services	108,982	27,384	19,100	37,604	31,218	19,644	2,220	62,513	5,000	6,000	1,500	69,645	25,935	2,876	2,700	13,924	436,245	
Utilities																			
931000	Water	190,460	249,444	279,024	181,200	194,496	158,100	108,116	366,000	144,168	242,460	111,540	140,316	155,653	39,516	68,676	81,972	2,709,141	
932000	Electricity	517,077	64,080	90,696	67,200	565,392	624,276	185,243	178,512	312,204	145,812	189,600	57,756	44,308	55,032	185,448	23,748	3,306,384	
933000	Gas	18,846	-	427,416	173,508	143,592	239,160	42,456	237,660	68,632	253,020	185,400	53,220	31,572	44,323	67,200	32,172	2,018,377	
934000	Fuel	-	-	-	-	2,268	-	-	-	-	-	-	-	-	-	-	-	2,268	
936000	Sewer	349,013	360,600	414,888	388,824	475,512	458,808	59,376	280,000	131,316	173,124	40,800	250,488	239,726	34,332	109,200	104,400	3,870,407	
938000	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
930000	Total Utilities	1,075,396	674,124	1,212,024	810,732	1,378,992	1,480,344	395,459	1,062,172	656,520	814,416	527,340	501,780	471,259	173,203	430,524	242,292	11,906,577	
Maintenance																			
941000	Labor	608,266	433,025	411,111	351,377	631,362	552,954	433,344	439,752	242,489	-	-	-	-	-	-	-	4,103,680	
945000	Employee Benefits - Maintenance	261,555	186,201	176,778	151,092	271,486	237,770	186,338	189,093	102,739	-	-	-	-	-	-	-	1,763,051	
942000	Maintenance Materials	440,019	225,468	390,484	261,160	174,094	244,672	85,476	133,097	179,405	84,084	154,550	258,218	101,569	68,936	95,200	59,209	2,955,641	
943002	Garbage and Trash Removal Cont	94,387	110,436	99,758	130,140	68,800	47,982	81,672	23,039	63,672	79,068	104,212	75,168	85,559	46,932	24,156	55,848	1,190,829	
943021-2	Heating & Cooling Contracts	20,916	-	18,000	-	18,401	-	-	-	-	-	-	-	-	-	4,308	-	61,625	
943014	Elevator Maintenance	14,400	-	-	-	3,828	6,288	-	-	-	-	-	-	-	-	-	-	24,516	
943026	Landscape & Grounds Contracts	7,200	6,330	24,180	24,192	14,088	46,330	16,320	50,000	-	-	15,000	-	-	3,048	-	-	206,688	
943029	Unit Turnaround Contract	720,000	250,004	756,000	140,000	236,000	250,000	-	75,000	-	-	200,000	200,000	-	-	-	-	2,827,004	
943018	Electrical Contracts	27,040	14,664	43,176	86,352	15,000	9,684	3,624	-	11,173	5,400	12,540	6,550	3,400	264	3,900	3,096	245,863	
943017	Plumbing Contracts	56,349	7,668	17,556	24,000	21,032	9,504	7,716	53,700	3,000	13,824	19,420	7,800	2,940	2,184	5,024	18,519	270,236	
943006	Extermination Contracts	12,115	24,099	32,860	51,600	9,192	21,876	-	12,791	5,040	26,400	15,600	16,650	5,748	5,100	2,568	241,639		
943010	Janitorial Contracts	-	-	-	-	2,400	-	-	-	-	-	-	-	-	-	-	-	2,400	
943025	Routine Maintenance Contracts	-	-	-	-	12,983	2,484	-	-	-	-	-	-	-	-	-	-	15,467	
943000	Other Misc. Contract Costs	92,457	131,208	92,104	212,736	86,507	57,464	231,236	99,039	56,959	460,040	793,812	586,944	364,626	193,770	420,285	231,160	4,110,347	
940000	Total Maintenance	2,354,704	1,389,103	2,062,007	1,432,649	1,565,173	1,487,008	1,045,726	987,720	747,228	647,456	1,110,934	1,165,280	774,744	320,882	557,973	370,400	18,018,986	
Protective Services																			
951000	Protective Services - Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
955000	Employee Benefits - Protective Serv	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
952000	Protective Services Contract Costs	321,036	507,360	418,845	133,476	94,236	291,721	-	-	-	253,440	-							

Hawaii Public Housing Authority
 FY 2014-2015 Operating Budget Comparison with Annualized FY14 Actual
 For Federal Low Income Public Housing Program

FDS Line #	Account Title	AMP 30	AMP 31	AMP 32	AMP 33	AMP 34	AMP 35	AMP 37	AMP 38	AMP 39	AMP 40	AMP 43	AMP 44	AMP 45	AMP 46	AMP 49	AMP 50	AMPs Total	YTD FY14 annualized	Δ
	Inventory information																			
	Total ACC units	363	373	364	373	583	587	384	321	196	174	202	260	226	103	150	118	4777		
	Occupied units	345	365	359	368	572	584	293	303	177	165	196	244	223	99	130	87	4508		
	Operating Income:																			
11220	Gross Potential Rent	1,644,900	1,069,764	1,481,790	890,724	1,679,040	1,859,616	949,248	994,709	794,124	778,824	495,902	636,480	622,188	220,818	496,800	371,544	14,986,471		
11230	Less: Vacancy Loss Rent	(208,814)	(24,024)	(22,620)	(6,036)	(23,316)	(8,316)	(233,280)	(58,877)	(28,836)	(40,056)	(14,880)	(25,080)	(18,580)	-	(62,472)	(137,491)	(912,649)		
703000	Net Tenant Rental Revenue	1,436,086	1,045,740	1,459,170	884,688	1,655,724	1,851,300	715,968	935,832	765,288	738,768	481,022	611,400	603,636	220,818	434,328	234,053	14,073,821	13,032,824	1,040,997
11240	Gross Potential Subsidy	2,454,552	2,504,399	2,408,535	1,952,924	2,872,164	2,847,293	1,820,099	1,583,253	1,169,592	1,117,263	1,127,760	1,625,448	990,972	507,804	870,552	905,688	26,758,300		
11260	Less: Subsidy Loss - Vacancy	(36,132)	(96,967)	(3,073)	(32,735)	(4,889)	(2,547)	(394,604)	(66,893)	(93,336)	(15,058)	-	(105,084)	-	(2,016)	(20,196)	(30,468)	(903,997)		
11250	Less: Subsidy Loss - Proration	(261,192)	(260,003)	(259,790)	(210,916)	(309,666)	(307,508)	(153,953)	(163,767)	(116,232)	(119,038)	(121,800)	(164,196)	(107,025)	(54,624)	(91,836)	(94,524)	(2,796,069)		
706000	Net Operating Subsidy	2,157,228	2,147,429	2,145,672	1,709,274	2,557,609	2,537,239	1,271,542	1,352,593	960,024	983,168	1,005,960	1,356,168	883,947	451,164	758,520	780,696	23,058,233	20,093,806	2,964,427
706000	HUD PHA Operating Grant-CFP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
704000	Other Tenant Charges	24,016	27,420	10,920	11,520	7,632	9,936	-	103	4,551	25,728	15,396	23,220	4,841	3,780	-	5,340	174,403	225,175	(50,772)
704000	Excess Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
711000	Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,472	(4,472)
714000	Fraud Recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
715000	Other Income	1,235,926	857,368	1,441,174	683,819	389,288	591,506	417,392	711,032	260,672	378,211	475,810	441,347	234,688	47,951	80,989	-	8,247,173	7,631,462	615,711
700000	Total Operating Income	4,853,256	4,077,957	5,056,936	3,289,301	4,610,253	4,989,981	2,404,902	2,999,561	1,990,535	2,125,875	1,978,188	2,432,135	1,727,112	723,713	1,273,837	1,020,089	45,553,631	40,987,739	4,565,891
	Operating Expenditures:																			
	Administrative																			
911000	Administrative Salaries	203,790	192,267	179,644	322,404	340,449	317,058	301,839	213,552	-	-	-	-	-	-	-	-	2,378,010	1,840,090	(537,920)
915000	Employee Benefits - Administrative	87,630	82,675	77,247	138,634	146,393	136,335	129,791	91,824	-	-	-	-	-	-	-	-	1,022,541	740,325	(282,216)
912000	Auditing Fees	9,324	9,660	9,312	14,556	14,652	8,556	8,016	4,896	4,344	5,376	6,912	6,000	2,580	7,912	2,952	2,952	124,120	140,544	16,424
913000	Management Fees	279,795	270,793	277,544	433,132	427,568	220,534	240,976	147,024	66,914	78,804	106,671	87,980	43,373	58,518	45,200	45,200	3,049,493	3,011,826	(37,667)
913100	Bookkeeping Fees	33,570	32,490	33,300	51,968	51,968	26,460	28,913	17,640	15,210	18,180	23,400	20,318	9,068	13,500	10,350	10,350	417,420	409,824	(7,596)
914000	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
916000	Office Expenses	33,790	58,936	54,852	48,443	32,811	36,060	58,910	30,568	24,744	30,732	15,984	17,103	15,696	14,484	11,736	11,736	528,481	442,751	(85,729)
917000	Legal Expense	-	24,000	-	1,800	4,200	480	-	-	4,548	-	-	-	-	-	47	47	35,075	41,257	6,182
918000	Travel	-	-	-	-	-	8,880	4,294	8,596	-	7,680	-	-	-	2,404	-	-	31,854	27,281	(4,573)
919000	Other Administrative Costs	59,460	3,600	75,252	99,805	147,828	10,400	9,295	6,678	135,422	148,380	204,162	167,580	121,384	131,705	140,008	140,008	1,464,631	1,503,995	39,365
910000	Total Administrative	707,358	674,421	707,151	1,110,741	1,165,201	764,763	782,033	520,777	251,182	289,152	357,129	298,980	194,504	226,119	210,293	210,293	9,051,625	8,157,894	(893,731)
920000	Asset Management Fees	41,450	43,850	43,030	44,110	68,660	70,130	35,100	36,370	21,180	19,780	23,460	29,270	26,750	11,830	15,590	10,420	540,980	402,600	(138,380)
	Tenant Services																			
921000	Tenant Services - Salaries	-	-	-	-	11,736	-	-	-	-	-	-	-	-	-	-	-	11,736	-	(11,736)
923000	Employee Benefits - Tenant Services	-	-	-	-	2,714	-	-	-	-	-	-	-	-	-	-	-	2,714	-	(2,714)
922000	Relocation Costs	40,102	-	5,000	27,500	9,000	-	1,200	59,818	-	-	64,320	23,335	-	1,200	10,000	241,475	14,418	(227,057)	
924000	Tenant Services-Other	68,880	27,384	14,100	10,104	7,768	19,644	1,020	2,695	5,000	6,000	5,325	2,600	2,876	1,500	3,924	180,320	106,407	(73,913)	
925000	Total Tenant Services	108,982	27,384	19,100	37,604	31,218	19,644	2,220	62,513	5,000	6,000	1,500	69,645	25,935	2,876	2,700	13,924	436,245	120,825	(315,420)
	Utilities																			
931000	Water	190,460	249,444	279,024	181,200	194,496	158,100	106,116	366,000	144,168	242,460	111,540	140,316	155,653	39,516	68,676	81,972	2,709,141	2,432,367	(276,774)
932000	Electricity	517,077	64,080	90,696	67,200	565,392	624,276	185,243	178,512	312,204	145,812	189,600	57,756	44,308	55,032	185,448	23,748	3,306,384	3,813,641	307,257
933000	Gas	18,846	-	427,416	173,508	143,592	239,160	42,456	237,660	68,832	253,020	185,400	53,220	31,572	44,323	67,200	32,172	2,018,377	1,945,376	(73,001)
934000	Fuel	-	-	-	-	-	-	2,268	-	-	-	-	-	-	-	-	-	2,268	1,927	(341)
936000	Sewer	349,013	360,600	414,888	388,824	475,512	458,808	59,376	280,000	131,316	173,124	40,800	250,488	239,726	34,332	109,200	104,400	3,870,407	3,658,264	(212,143)
938000	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	355	355	-
930000	Total Utilities	1,075,396	674,124	1,212,024	810,732	1,378,992	1,480,344	395,459	1,062,172	656,520	814,416	527,340	501,780	471,259	173,203	430,524	242,292	11,906,577	11,851,929	(254,648)
	Maintenance																			
941000	Labor	608,266	433,025	411,111	351,377	631,362	552,954	433,344	439,752	242,489	-	-	-	-	-	-	-	4,103,680	3,605,698	(497,982)
945000	Employee Benefits - Maintenance	281,555	186,201	176,778	151,092	271,486	237,770	186,338	189,093	102,739	-	-	-	-	-	-	-	1,763,051	1,570,955	(192,096)
942000	Maintenance Materials	440,019	225,468	390,484	261,160	174,094	244,672	85,476	133,097	179,405	84,094	154,550	258,218	101,569	68,936	95,200	59,209	2,955,641	2,355,827	(599,814)
943002	Garbage and Trash Removal Contracts	94,387	110,436	99,758	130,140	68,800	47,982	81,672	23,039	63,672	79,068	104,212	75,168	85,599	46,932	24,156	55,848	1,190,829	1,128,693	(62,136)
943021-2	Heating & Cooling Contracts	20,916	-	18,000	-	18,401	-	-	-	-	-	-	-	-	-	-	-	61,625	4,678	(56,947)
943014	Elevator Maintenance	14,400	-	-	-	3,828	6,288	-	-	-	-	-	-	-	-	4,308	-	24,516	749	(23,767)
943026	Landscape & Grounds Contracts	7,200	6,330	24,180	24,192	14,088	46,330	16,320	50,000	-	-	-	15,000	-	-	-	-	206,688	28,201	(178,487)
943029	Unit Turnaround Contract	720,000	250,004	756,000	140,000	236,000	250,000	-	-	75,000	-	-	200,000	200,000	-	-	-	2,827,004	-	(2,827,004)
943018	Electrical Contracts	27,040	14,664	43,176	86,352	15,000	9,684	3,624	-	11,173	5,400	12,540	6,550	3,400	264	3,900	3,096	245,863	63,200	(182,663)
943017	Plumbing Contracts	56,349	7,668	17,556	24,000	21,032	9,504	7,716	53,700	3,000	13,824	19,420	7,800	2,940	2,184	5,024	18,519	270,236	140,160	(130,076)
943006	Extermination Contracts	12,115	24,099	32,860	51,600	9,192	21,876	-	-	12,791	5,040	26,400	15,600	16,650	5,748	5,100	2,568	241,639	108,886	(132,753)
943010	Janitorial Contracts	-	-	-	-	2,400	-	-	-	-	-	-	-	-	-	-	-	2,400	3,830	1,430
943025	Routine Maintenance Contracts																			

Hawaii Public Housing Authority
 FY2014-2015 Operating Budget Comparison with Annualized FY14 Actual

FDS Line #	Account Title	HPHA Total	YTD FY14 annualized	Δ	%	Notes
Operating Income:						
11220	Gross Potential Rent	17,946,691				
11230	Less: Vacancy Loss Rent	(944,089)				
703000	Net Tenant Rental Revenue	17,002,601	16,102,849	899,753	5.59%	Estimated higher occupancy rate; Targeted goal 98% occupancy rate
11240	Gross Potential Subsidy	76,364,958				
11260	Less: Subsidy Loss - Vacancy	(903,997)				
11250	Less: Subsidy Loss - Proration	(2,796,069)				
706000	Net Operating Subsidy	74,056,435	70,139,872	3,916,563	5.58%	Estimated higher PUM subsidy based on increased occupancy in 2013-2014
706000	HUD PHA Operating Grant-CFP	-				
704000	Other Tenant Charges	-				
704000	Excess Utilities	187,891	253,874	(65,982)	-25.99%	
711000	Investment Income	-				
714000	Fraud Recovery	36,000	36,037	(37)	-0.10%	
715000	Other Income	3,600	5,983	(2,383)	-39.83%	
700000	Total Operating Income	25,432,141	26,276,635	(844,495)	-3.21%	
Operating Expenditures:						
Administrative						
911000	Administrative Salaries	9,130,722	6,997,932	(2,132,790)	-30.48%	1) Union negotiated salary increases @2% twice; 2) fill more vacancies
915000	Employee Benefits - Administrative	3,933,406	2,794,210	(1,139,196)	-40.77%	Plus estimated higher fringe benefit rate, from 42% up to 43%
912000	Auditing Fees	428,000	405,404	(22,596)	-5.57%	
913000	Management Fees	4,861,334	4,787,588	(73,746)	-1.54%	
913100	Bookkeeping Fees	677,229	661,003	(16,226)	-2.45%	
914000	Advertising and Marketing	13,312	735	(12,577)	-1710.62%	Increased costs for HUD notices and waitlist purge
916000	Office Expenses	1,143,159	870,281	(272,877)	-31.36%	
917000	Legal Expense	584,123	190,989	(393,134)	-205.84%	Specialized legal services for mixed finance redevelopment; Ongoing litigation
918000	Travel	263,975	107,422	(156,553)	-145.74%	Construction inspections; out of state training; conferences
919000	Other Administrative Costs	49,196,643	53,603,117	4,406,474	8.22%	Budgeted HCVP and S8 PBCA payment of \$23,978,432 and \$22,358,004, respectively; whereas FY14 annualized payment \$23,737,795 and \$26,986,102,
910000	Total Administrative	70,231,904	70,418,680	186,777	0.27%	
920000	Asset Management Fees	644,520	402,600	(241,920)	-60.09%	
Tenant Services						
921000	Tenant Services - Salaries	11,736	-	(11,736)	-100.00%	
923000	Employee Benefits - Tenant Services	2,714	-	(2,714)	-100.00%	
922000	Relocation Costs	292,545	14,418	(278,127)	-95.07%	Expected more relocation activities due to increase in construction
924000	Tenant Services-Other	199,832	152,491	(47,342)	-23.70%	
925000	Total Tenant Services	506,827	166,909	(339,919)	-203.66%	
Utilities						
931000	Water	2,907,391	2,685,023	(222,368)	-8.28%	Estimated 10% increase
932000	Electricity	4,375,349	4,775,323	399,975	8.38%	Combination of rate increase and savings because tenant assuming expense
933000	Gas	2,203,096	2,128,062	(75,034)	-3.53%	Estimated rate increase
934000	Fuel	2,518	3,384	866	25.59%	
936000	Sewer	4,393,057	4,316,461	(76,596)	-1.77%	Estimated rate increase
938000	Other	-	1,058	1,058	100.00%	
930000	Total Utilities	13,881,412	13,909,311	27,899	0.20%	
Maintenance						
941000	Labor	6,809,206	5,459,884	(1,349,322)	-24.71%	1) Union negotiated salary increases @2% three times; 2) fill more vacancies
945000	Employee Benefits - Maintenance	2,924,532	2,365,403	(559,128)	-23.64%	Plus estimated higher fringe benefit rate, from 42% up to 43%
942000	Maintenance Materials	3,730,729	2,721,375	(1,009,354)	-37.09%	Estimated more unit turn around
943002	Garbage and Trash Removal Contracts	1,292,584	1,251,608	(40,976)	-3.27%	
943021-2	Heating & Cooling Contracts	166,825	29,823	(137,002)	-459.39%	
943014	Elevator Maintenance	69,396	2,503	(66,893)	-2672.13%	As new elevators are completed they are put under a maintenance contract
943026	Landscape & Grounds Contracts	240,613	28,201	(212,412)	-753.20%	reflects anticipated more service
943029	Unit Turnaround Contract	2,827,004	-	(2,827,004)	-100.00%	Estimated more unit turn around
943018	Electrical Contracts	280,683	74,244	(206,439)	-278.05%	
943017	Plumbing Contracts	329,778	171,069	(158,709)	-92.77%	
943006	Extermination Contracts	273,631	119,414	(154,217)	-129.14%	(For BLI 943000, there are 30+ GL accounts for maintenance.
943010	Janitorial Contracts	50,239	8,464	(41,775)	-493.55%	There are 11 lines in budget, line by line comparison may not make too much sense)
943025	Routine Maintenance Contracts	61,461	4,161	(57,300)	-1377.17%	**NOTE: Budget was recalculated
943000	Other Misc. Contract Costs	5,548,139	5,893,616	345,477	5.86%	
940000	Total Maintenance	24,604,820	18,129,765	(6,475,055)	-35.72%	
Protective Services						
951000	Protective Services - Labor	-	3,080	3,080	100.00%	
955000	Employee Benefits - Protective Services	-	-	-	-	
952000	Protective Services Contract Costs	2,215,619	1,776,594	(439,024)	-24.71%	Projected increased hours for security
953000	Protective Service Other	107,676	393,216	285,540	72.62%	
950000	Total Protective Services	2,323,295	2,172,891	(150,404)	-6.92%	
Insurance						
961100	Property	648,314	635,694	(12,620)	-1.99%	
961200	General Liability	39,866	34,647	(5,219)	-15.06%	
961300	Worker's Comp.	149,538	205,843	56,305	27.35%	
961400	Other Insurance	21,997	99,651	77,654	77.93%	
961000	Total Insurance Expense	859,715	975,834	116,119	11.90%	
General Expenses						
962000	Other General Expense	128,360	178,859	50,499	28.23%	
962100	Compensated Absences	35,460	-	(35,460)	-100.00%	
963000	Payments In Lieu of Taxes	-	860	860	100.00%	
964000	Bad Debt-Tenants	330,210	(3,219)	(333,430)	-10357.44%	YTD credits due to late recerts; remaining credit balances from vacated accounts
974000	Depreciation Expenses	-	-	-	-	
968000	Severance Expense	57,101	50,770	(6,331)	-12.47%	
960000	Total General Expenses	551,131	227,270	(323,862)	-58.91%	
969000	Total Operating Expenditures	113,603,624	106,403,261	(7,200,363)	-6.34%	
970000	Net Income/(Loss)	3,115,045	6,411,988	3,296,943	105.84%	
Other Financial Items-Sources & (Uses)						
70610	HUD Grants-Capital Contributions	-	-	-	-	
974000	Depreciation Expenses	-	-	-	-	
964000	Bad Debt-Tenants	-	-	-	-	
971000	Extraordinary Maintenance	-	-	-	-	
11620	Capital Expenditures (approved vehicle purch	(343,000)	(343,000)	-	-	
	Total Other Financial Items	(343,000)	(343,000)	-	-	
10000	Net Cash Flow	2,772,045	6,068,988	3,296,943	105.84%	

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

A. Occupancy (Goal 98%)

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

	Federal Public Housing	State Public Housing	Reason for Transfer
New Move-ins from the Waitlist	26	4	
Internal Transfers	7	0	7 - RRA
Vacancy (tenants who vacated from the program)	28	7	

*Totals are as of May 31, 2014

**RRA – Request for Reasonable Accommodation

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

VAWA – Violence Against Women Act

As of May 31, 2014, HPHA has a total of 107 approved RRA statewide (Oahu – 92, Maui – 2, East/West Hawaii – 12 & Kauai – 1). These approved internal RRA tenants are waiting for a transfer to a suitable unit.

B. Formal Grievance Hearings held:

May 2014 Grievance Hearings			
AMP	Property	Expedited	Reason for Grievance
43	Ka Hale Kahaluu (2 cases)	No	Repeated violations – stored items outside, unauthorized guest(s), illegal activities, failure to comply with annual recertification and failure to maintain electricity in the unit.
43	Kaimalino	No	Repeated violations – unauthorized dog, guests harassing others on property, loitering and destroying property and failure to maintain electricity in the unit.
45	Hookipa Kahaluu	No	Unauthorized guest, pet and harassment on property.
45	Kauhale Ohana	No	Non-payment of electricity charge, which AMP management paid for.

Property Management scheduled and heard a total of five (5) formal grievance hearing cases due to tenant being in violation of their rental agreement, or an adverse action was initiated against a tenant. Management has the discretion to terminate the lease agreement by submitting an eviction referral to the Oahu

Hearing Board or correct the discrepancy due to a lack of action by management. The grievance hearing coordinator received four (4) grievance hearing requests: one (1) was scheduled in May 2014, two (2) scheduled for June 2014, and one (1) placed on hold due to tenant's travel plans.

C. Rent Collection (May 2014)

The HPHA will aggressively continue its effort in rent collection. The agency continues to experience a decline in its tenant rent collection for the month of May 2014. The approximate 694 families owing \$413,372 in April 2014, increased to a total of 830 families owing approximately \$464,970 for May 2014. The increase may be attributed to families expending their funds on graduation expenses.

D. Program Activities

- Striving to reduce the vacated TARS which have an approximate balance owing of \$313,493 for 211 accounts.
- The goal for HPHA's Public Housing PIC Review (submittal of 50058s for annual recertification) is 97%. For the month of May 2014, HPHA exceeded our goal with a 97.78% submittal rate.
- During the month of May, a total of six (6) AMPs were scheduled and inspected for REAC. The remaining four (4) AMPs are scheduled for June 2014. The AMPs took great strides in concentrating their efforts on deficiencies noted during their last REAC inspection to increase their overall scores for this year.

E. Planned Activities for June 2014

- Continuing to develop plans for a Resident Association Council Conference.
- REAC Inspections scheduled for four (4) AMPs.
- AMPs are continuing to complete year-end fiscal reports.

**VACANT UNIT INFORMATION REPORT
FEDERAL PROJECTS**

Month: May 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 Any data entered into columns (7) and (8) require an explanation.
30 Puuwai Momi	363	44	3	3	2	0	0	0	6	0	30	
31 KVH	373	8	2	1	0	0	0	0	2	0	3	
32 MWH	364	7	1	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	6	2	2	2	0	0	0	0	0	0	
34 Kalakaua	583	11	6	0	3	0	0	0	2	0	0	*Est.Leeway on (2) units-5/30/14
35 Kalanihuiua	587	9	4	0	0	0	0	0	5	0	0	
37 Hilo	384	94	4	0	4	0	0	62	0	0	24	
38 Kauai	321	20	5	3	4	3	0	0	3	0	2	
39 Maui	196	19	0	1	0	0	0	0	7	0	11	
40 KH	174	7	0	1	1	0	0	4	1	0	0	
43 Kona	202	11	2	2	2	0	0	0	5	0	0	
44 Leeward	260	13	3	0	3	0	0	0	5	0	2	
45 Windward	226	2	0	0	1	0	0	0	0	0	1	
46 North HI	103	3	0	0	3	0	0	0	0	0	0	
49 Wahiawa	150	20	1	0	1	0	0	0	0	1	17	
50 Palolo	118	33	0	0	4	0	0	0	0	0	29	
TOTAL	4,777	307	33	15	31	3	0	66	39	1	119	

*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: May 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 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	10	0	6	2	0	0	0	2	0	0	
37 Hilo	30	1	0	0	1	0	0	0	0	0	0	
38 Kauai	26	1	1	0	0	0	0	0	0	0	0	
39 Maui	32	9	0	0	0	0	0	0	0	0	9	
42 Hale Poai	576	8	2	0	4	2	0	0	0	0	0	(6) 4-resident manager units (7)2-construction units
46 North HI	26	2	1	0	0	0	1	0	0	0	0	(6)Mgr Unit
TOTAL	864	31	4	6	7	2	1	0	2	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

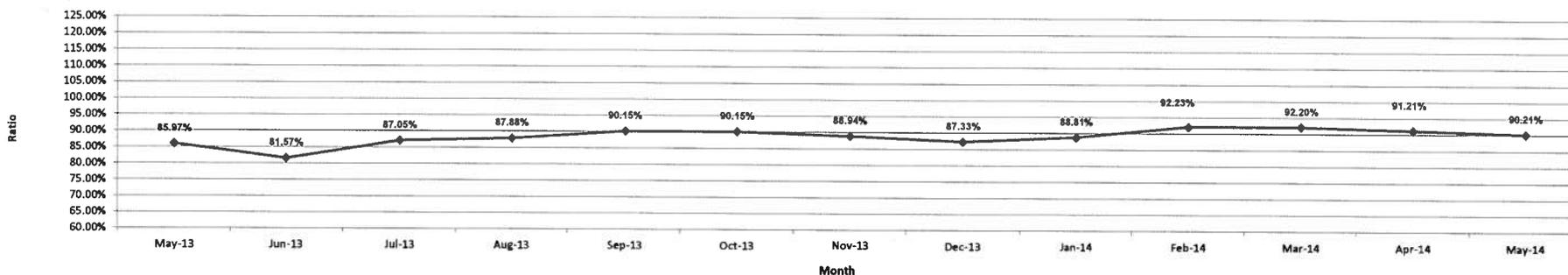
Rent Collection from May 2013 to May 2014

	May-13			Jun-13			Jul-13			Aug-13			Sep-13			Oct-13		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$121,317.30	\$106,077.26	87.44%	\$120,622.20	\$103,068.13	85.45%	\$128,171.87	\$113,642.05	88.66%	\$122,224.49	\$111,930.82	91.56%	\$122,679.48	\$114,190.86	93.08%	\$122,679.48	\$114,190.86	93.08%
Kauai	\$86,045.00	\$70,470.09	81.90%	\$85,288.00	\$65,864.09	77.23%	\$82,113.00	\$66,030.92	80.41%	\$82,910.00	\$63,169.00	76.19%	\$83,909.42	\$64,935.50	77.39%	\$83,909.42	\$64,935.50	77.39%
Maui	\$46,034.00	\$37,002.06	80.38%	\$47,105.00	\$35,683.67	75.75%	\$55,093.50	\$44,438.99	80.66%	\$52,056.00	\$43,621.34	83.80%	\$61,213.00	\$50,791.28	82.97%	\$61,213.00	\$50,791.28	82.97%
Oahu	\$977,304.94	\$844,507.77	85.41%	\$964,457.80	\$788,482.29	81.75%	\$906,186.95	\$865,426.80	95.51%	\$945,611.14	\$841,859.88	88.93%	\$939,433.15	\$858,449.09	91.38%	\$939,433.15	\$858,449.09	91.38%
Total	\$ 1,230,701.24	\$ 1,058,057.18	85.97%	\$ 1,217,473.00	\$ 993,098.18	81.57%	\$ 1,251,565.32	\$ 1,089,538.76	87.05%	\$ 1,206,801.63	\$ 1,060,581.04	87.88%	\$ 1,207,235.05	\$ 1,088,368.73	90.15%	\$ 1,207,235.05	\$ 1,088,368.73	90.15%

Cumulative (12 Months)	
5/13 to 5/14	
Charges	\$ 15,810,255.99
Collections	\$ 14,029,501.11
Total	\$ (1,780,754.88)
Ratio	88.74%

	Nov-13			Dec-13			Jan-14			Feb-14			Mar-14			Apr-14			May-14		
	Charges	Collected	Ratio																		
Hawaii	\$122,173.88	\$109,997.00	90.03%	\$123,001.53	\$107,607.92	87.49%	\$124,762.30	\$111,982.08	89.76%	\$120,346.67	\$112,670.00	93.62%	\$121,142.69	\$112,048.36	92.49%	\$126,402.27	\$114,846.17	90.70%	\$123,475.00	\$113,584.98	91.99%
Kauai	\$82,669.75	\$61,890.59	74.86%	\$82,572.16	\$60,032.50	72.70%	\$84,495.74	\$61,580.48	72.88%	\$83,715.94	\$68,062.54	81.30%	\$82,798.00	\$69,041.26	83.39%	\$82,499.04	\$65,286.79	79.14%	\$84,630.00	\$65,839.42	77.80%
Maui	\$63,451.00	\$48,933.62	77.12%	\$63,413.00	\$45,284.72	71.41%	\$65,289.00	\$51,064.29	78.21%	\$62,132.00	\$48,630.52	78.28%	\$66,952.00	\$53,389.24	79.74%	\$63,783.00	\$44,324.27	69.49%	\$62,753.00	\$44,190.61	70.42%
Oahu	\$930,137.00	\$845,017.73	90.85%	\$948,962.61	\$848,987.00	89.56%	\$941,361.98	\$855,162.30	90.84%	\$936,898.59	\$879,250.43	93.85%	\$943,099.97	\$884,761.02	93.81%	\$951,720.58	\$892,530.84	93.78%	\$946,606.00	\$874,695.01	92.40%
Total	\$ 1,198,431.63	\$ 1,065,838.94	88.94%	\$ 1,215,849.30	\$ 1,001,912.14	82.39%	\$ 1,215,909.02	\$ 1,079,789.15	88.81%	\$ 1,203,693.20	\$ 1,109,613.49	92.23%	\$ 1,213,992.66	\$ 1,119,240.88	92.20%	\$ 1,224,404.89	\$ 1,116,787.87	91.21%	\$ 1,217,464.00	\$ 1,098,310.02	90.21%

Rent Collection Rate



STATE PUBLIC HOUSING

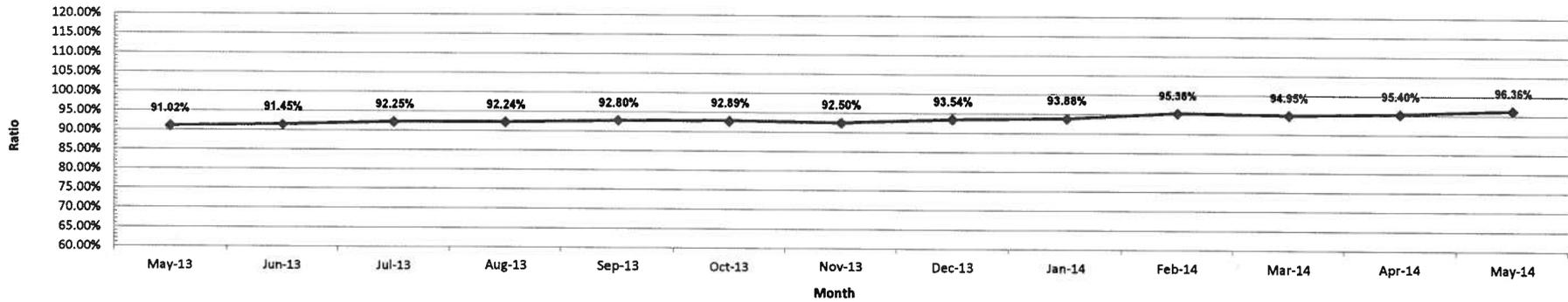
Rent Collection from May 2013 to May 2014

	May-13			Jun-13			Jul-13			Aug-13			Sep-13			Oct-13		
	Charges	Collected	Ratio															
Hawaii	\$ 15,502.00	\$ 11,566.00	74.61%	\$ 22,748.00	\$ 18,247.50	80.22%	\$ 16,837.00	\$ 12,440.33	73.89%	\$ 18,340.00	\$ 14,673.33	80.01%	\$ 18,109.00	\$ 15,181.00	83.83%	\$ 17,658.00	\$ 14,252.00	80.71%
Kauai	\$ 4,668.81	\$ 4,184.86	89.63%	\$ 5,444.81	\$ 4,837.81	88.85%	\$ 4,972.81	\$ 4,406.81	88.62%	\$ 5,629.00	\$ 4,776.00	84.85%	\$ 5,488.00	\$ 5,004.00	91.18%	\$ 5,134.00	\$ 4,631.00	90.20%
Maui	\$ 4,140.00	\$ 3,115.00	75.24%	\$ 4,134.00	\$ 2,827.00	68.38%	\$ 4,188.00	\$ 3,071.00	73.33%	\$ 4,460.00	\$ 3,576.00	80.18%	\$ 4,154.00	\$ 3,184.00	76.65%	\$ 4,678.00	\$ 3,468.00	74.13%
Oahu	\$ 236,283.40	\$ 218,331.82	92.40%	\$ 244,025.00	\$ 226,812.96	92.95%	\$ 235,618.40	\$ 221,416.94	93.97%	\$ 252,536.40	\$ 236,142.40	93.51%	\$ 240,358.02	\$ 225,447.05	93.80%	\$ 250,488.34	\$ 235,849.18	94.16%
Total	\$ 280,594.21	\$ 237,197.68	91.02%	\$ 276,951.81	\$ 252,725.27	91.45%	\$ 261,616.21	\$ 241,335.08	92.25%	\$ 280,965.40	\$ 259,167.73	92.24%	\$ 288,108.02	\$ 248,816.05	92.80%	\$ 277,958.34	\$ 256,200.18	92.89%

Cumulative (12 Months)	
5/13 to 5/14	
Charges	\$ 3,508,575.45
Collections	\$ 3,278,106.09
Total	\$ (230,469.36)
Ratio	93.43%

	Nov-13			Dec-13			Jan-14			Feb-14			Mar-14			Apr-14			May-14		
	Charges	Collected	Ratio																		
Hawaii	\$ 18,239.00	\$ 14,824.00	81.28%	\$ 18,263.00	\$ 15,249.00	83.50%	\$ 18,954.00	\$ 15,114.85	79.74%	\$ 19,709.00	\$ 16,180.67	82.10%	\$ 18,859.00	\$ 15,267.00	80.95%	\$ 19,664.00	\$ 16,795.67	85.41%	\$ 19,543.00	\$ 17,733.75	90.74%
Kauai	\$ 5,868.00	\$ 5,345.00	91.09%	\$ 5,516.00	\$ 4,893.00	88.71%	\$ 5,481.00	\$ 4,903.00	89.45%	\$ 5,761.00	\$ 5,138.00	89.19%	\$ 6,094.00	\$ 5,039.00	82.69%	\$ 6,177.00	\$ 5,150.00	83.37%	\$ 6,054.00	\$ 5,329.00	88.02%
Maui	\$ 4,119.00	\$ 2,923.00	70.96%	\$ 3,990.00	\$ 2,930.00	73.43%	\$ 4,795.00	\$ 3,828.00	79.83%	\$ 4,560.00	\$ 3,284.00	72.02%	\$ 4,536.00	\$ 3,662.00	80.73%	\$ 4,670.00	\$ 3,176.00	68.01%	\$ 4,370.00	\$ 3,054.00	69.89%
Oahu	\$ 242,473.05	\$ 227,317.05	93.75%	\$ 241,326.79	\$ 228,638.23	94.74%	\$ 240,217.28	\$ 229,104.44	95.37%	\$ 242,957.16	\$ 235,769.08	97.04%	\$ 241,846.66	\$ 233,660.50	96.62%	\$ 235,822.52	\$ 228,961.56	97.09%	\$ 233,115.00	\$ 227,394.30	97.55%
Total	\$ 270,699.05	\$ 250,409.05	92.50%	\$ 269,095.79	\$ 251,710.23	93.54%	\$ 266,447.28	\$ 252,960.29	93.88%	\$ 272,987.16	\$ 260,371.75	95.38%	\$ 271,335.66	\$ 257,828.50	94.95%	\$ 266,333.52	\$ 254,083.23	95.40%	\$ 263,082.00	\$ 253,511.05	96.36%

Rent Collection Rate



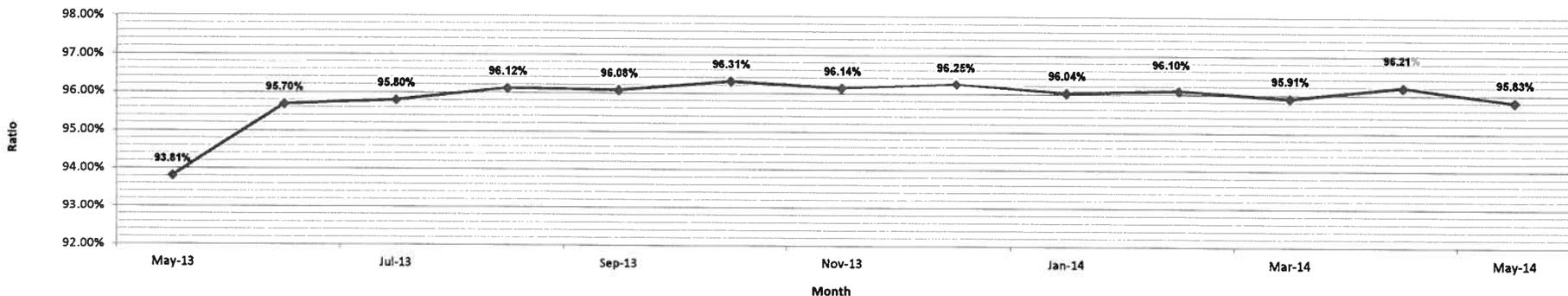
FEDERAL PUBLIC HOUSING
Occupancy from May 2013 to May 2014

	May-13			Jun-13			Jul-13			Aug-13			Sep-13			Oct-13		
	Total Units	Occ Units	Ratio															
Hawaii	627	588	93.78%	627	594	94.74%	627	593	94.58%	627	595	94.90%	627	592	94.42%	627	594	94.74%
Kauai	321	297	92.52%	319	303	94.98%	319	306	95.92%	319	307	96.24%	320	307	95.94%	321	308	95.95%
Maui	196	158	80.61%	196	177	90.31%	196	171	87.24%	196	172	87.76%	196	171	87.24%	196	172	87.76%
Oahu	3,576	3,385	94.66%	3,576	3,441	96.22%	3,576	3,450	96.48%	3,576	3,461	96.78%	3,576	3,464	96.87%	3,576	3,472	97.09%
Total	4,720	4,428	93.81%	4,718	4,515	95.70%	4,718	4,520	95.80%	4,718	4,535	96.12%	4,719	4,534	96.08%	4,720	4,546	96.31%

Cumulative (12 Months)	
5/13 to 5/14	
Units	61,353
Tenants	58,819
Ratio	95.87%

	Nov-13			Dec-13			Jan-14			Feb-14			Mar-14			Apr-14			May-14		
	Total Units	Occ Units	Ratio																		
Hawaii	627	591	94.26%	627	592	94.42%	627	593	94.58%	627	596	95.06%	627	592	94.42%	627	597	95.22%	627	595	94.90%
Kauai	321	306	95.33%	321	307	95.64%	321	307	95.64%	321	306	95.33%	321	304	94.70%	321	311	96.88%	321	312	97.20%
Maui	196	172	87.76%	196	174	88.78%	196	176	89.80%	196	180	91.84%	196	183	93.37%	196	182	92.86%	196	175	89.29%
Oahu	3,576	3,469	97.01%	3,576	3,470	97.04%	3,576	3,457	96.67%	3,576	3,454	96.59%	3,576	3,448	96.42%	3,576	3,451	96.50%	3,576	3,441	96.22%
Total	4,720	4,538	96.14%	4,720	4,543	96.25%	4,720	4,533	96.04%	4,720	4,538	96.10%	4,720	4,527	95.91%	4,720	4,541	96.21%	4,720	4,523	95.83%

Occupancy Rate

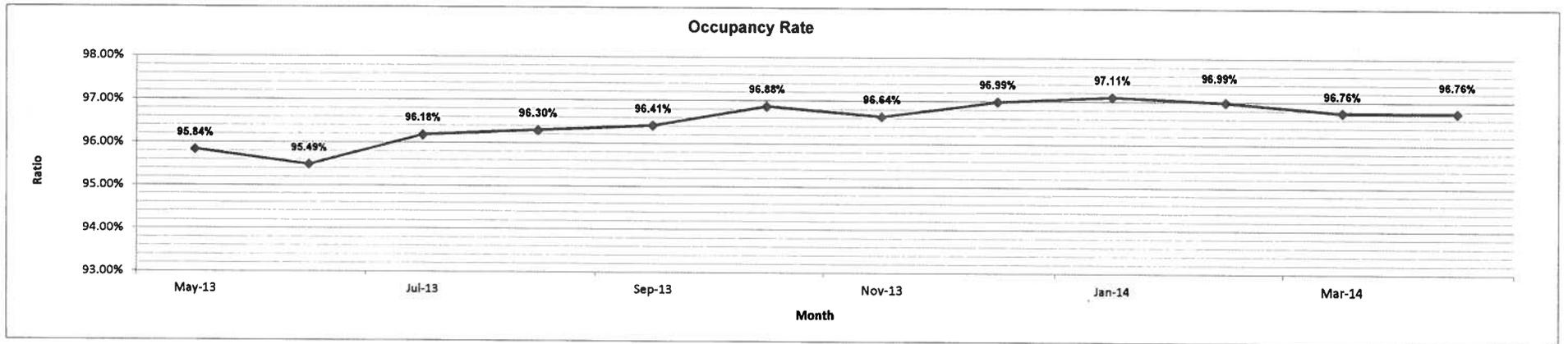


STATE PUBLIC HOUSING
Occupancy from May 2013 to May 2014

	May-13			Jun-13			Jul-13			Aug-13			Sep-13			Oct-13		
	Total Units	Occ Units	Ratio															
Hawaii	56	48	85.71%	56	48	85.71%	56	51	91.07%	56	50	89.29%	56	50	89.29%	56	50	89.29%
Kauai	26	22	84.62%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	25	96.15%
Maui	32	24	75.00%	32	23	71.88%	32	24	75.00%	32	24	75.00%	32	24	75.00%	32	25	78.13%
Oahu	751	735	97.87%	750	730	97.33%	750	732	97.60%	750	734	97.87%	750	735	98.00%	750	737	98.27%
Total	865	829	95.84%	864	825	95.49%	864	831	96.18%	864	832	96.30%	864	833	96.41%	864	837	96.88%

Cumulative (12 Months)	
5/13 to 5/14	
Units	11,233
Tenants	10,842
Ratio	96.52%

	Nov-13			Dec-13			Jan-14			Feb-14			Mar-14			Apr-14			May-14		
	Total Units	Occ Units	Ratio																		
Hawaii	56	50	89.29%	56	53	94.64%	56	53	94.64%	56	52	92.86%	56	54	96.43%	56	53	94.64%	56	53	94.64%
Kauai	26	25	96.15%	26	25	96.15%	26	25	96.15%	26	26	100.00%	26	25	96.15%	26	26	100.00%	26	26	100.00%
Maui	32	24	75.00%	32	24	75.00%	32	24	75.00%	32	26	81.25%	32	24	75.00%	32	24	75.00%	32	23	71.88%
Oahu	750	736	98.13%	750	736	98.13%	750	737	98.27%	750	734	97.87%	750	733	97.73%	750	733	97.73%	750	731	97.47%
Total	864	835	96.64%	864	838	96.99%	864	839	97.11%	864	838	96.99%	864	836	96.76%	864	836	96.76%	864	833	96.41%



**Federal LIPH
HPHA Island Overview Report
as of 5/31/2014**

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	627	595	28	94.90%	7	6	2	2	Average Income	10	0.30%	7.29	3.57
Kauai	321	312	1	97.20%	5	1	0	3	Low Income (80%)	17	0.50%	2.95	2.05
Maui	196	175	13	89.29%	0	5	0	0	Very Low Inc. (50%)	156	4.63%	2.55	1.77
Oahu	3,576	3,441	92	96.22%	21	23	5	5	Extremely Low Inc. (30%)	3,185	94.57%	2.23	1.54
Total	4,720	4,523	134	95.83%	33	35	7	10		3,368	100.00%	2.27	1.56

Island	Non Vacated Delinquencies***				Collection Rate ****		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	61	\$ 20,935.98	28	\$ 8,576.99	\$ 123,475.00	\$ 113,584.98	91.99%
Kauai	83	\$ 30,922.39	60	\$ 52,494.55	\$ 84,630.00	\$ 65,839.42	77.80%
Maui	67	\$ 36,434.65	34	\$ 49,573.00	\$ 62,753.00	\$ 44,190.61	70.42%
Oahu	361	\$ 133,991.75	136	\$ 132,041.12	\$ 946,606.00	\$ 874,695.01	92.40%
Total	572	\$ 222,284.77	258	\$ 242,685.66	\$ 1,217,464.00	\$ 1,098,310.02	90.21%

* Occupancy also counts Scheduled for Modernization Units.

* Occupancy reflects removal of KPT Units.

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

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

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

**Federal LIPH
HPHA Project Overview Report
as of 5/31/2014**

AMP	Occupancy*							Units Rent Ready
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	
30P-Aiea	363	323	8	88.98%	3	1	1	3
31P-KVH	373	366	6	98.12%	2	1	0	1
32P-MWH	364	359	4	98.63%	1	0	0	1
33P-Kam/Kaamanu	373	369	4	98.93%	1	0	0	0
34P-Kalakaua	583	580	3	99.49%	6	7	1	0
35P-Kalanihua	587	581	6	98.98%	4	6	1	0
37P-Hilo	322	297	24	92.24%	4	1	0	0
38P-Kauai	321	312	1	97.20%	5	1	0	3
39P-Maui	196	175	13	89.29%	0	5	0	0
40P-KPT	170	169	1	99.41%	0	1	1	0
43P-Kona	202	196	4	97.03%	3	5	2	2
44P-Leeward Oahu	260	251	9	96.54%	3	7	1	0
45P-Windward Oahu	235	222	4	94.47%	0	0	0	0
46P-Kamuela	103	102	0	99.03%	0	0	0	0
49P-Central Oahu	150	132	18	88.00%	1	0	0	0
50P-Palolo	118	89	29	75.42%	0	0	0	0
Total	4,720	4,523	134	95.83%	33	35	7	10

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	10	1,268.00	3	7,987.50	\$ 134,098.00	\$ 132,706.14	98.96%
31P-KVH	49	16,335.91	10	36,902.98	\$ 97,850.00	\$ 86,818.57	88.73%
32P-MWH	29	6,750.06	8	1,495.80	\$ 100,610.00	\$ 97,089.44	96.50%
33P-Kam/Kaamanu	26	10,062.00	6	2,516.27	\$ 78,350.00	\$ 71,653.00	91.45%
34P-Kalakaua	41	12,286.25	19	39,942.50	\$ 140,297.00	\$ 132,453.39	94.41%
35P-Kalanihua	16	7,715.00	8	13,151.98	\$ 155,260.00	\$ 152,134.00	97.99%
37P-Hilo	12	5,094.00	5	409.00	\$ 68,491.00	\$ 65,879.00	96.19%
38P-Kauai	83	30,922.39	60	52,494.55	\$ 84,630.00	\$ 65,839.42	77.80%
39P-Maui	67	36,434.65	34	49,573.00	\$ 62,753.00	\$ 44,190.61	70.42%
40P-KPT	18	11,865.48	3	731.76	\$ 64,329.00	\$ 57,865.32	89.95%
43P-Kona	39	13,466.56	15	2,974.60	\$ 36,640.00	\$ 30,880.73	84.28%
44P-Leeward Oahu	129	44,429.00	66	25,156.33	\$ 56,743.00	\$ 33,692.16	59.38%
45P-Windward Oahu	23	10,030.05	6	2,209.00	\$ 57,854.00	\$ 54,997.50	95.06%
46P-Kamuela	10	2,375.42	8	5,193.39	\$ 18,344.00	\$ 16,825.25	91.72%
49P-Central Oahu	11	7,434.00	6	1,695.00	\$ 38,869.00	\$ 35,305.00	90.83%
50P-Palolo	9	5,816.00	2	252.00	\$ 22,346.00	\$ 19,980.49	89.41%
Total	572	\$ 222,284.77	258	\$ 242,685.66	\$ 1,217,464.00	\$ 1,098,310.02	90.21%

* Occupancy also counts Scheduled for Modernization Units.

** Occupancy reflects removal of KPT Units.

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

**State LIPH
HPHA Island Overview Report
as of 5/31/2014**

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	53	0	94.64%	0	0	0	1	Average Income	7	0.28%	6.29	3.29
Kauai	26	26	0	100.00%	1	0	0	0	Low Income (80%)	18	0.72%	1.86	1.00
Maui	32	23	9	71.88%	0	1	0	0	Very Low Inc. (50%)	169	6.78%	2.15	1.07
Oahu	750	731	6	97.47%	2	6	0	7	Extremely Low Inc. (30%)	2,297	92.21%	1.88	1.00
Total	864	833	15	96.41%	3	7	0	8		2,491	100.00%	1.91	1.01

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	8	\$ 3,578.00	1	\$ 5,612.00	\$ 19,543.00	\$ 17,733.75	90.74%
Kauai	4	\$ 1,191.34	3	\$ 1,229.00	\$ 6,054.00	\$ 5,329.00	88.02%
Maui	7	\$ 2,488.00	2	\$ 11,108.00	\$ 4,370.00	\$ 3,054.00	69.89%
Oahu	19	\$ 10,780.04	10	\$ 27,722.00	\$ 233,115.00	\$ 227,394.30	97.55%
Total	38	\$ 18,037.38	16	\$ 45,671.00	\$ 263,082.00	\$ 253,511.05	96.36%

* 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 5/31/2014**

Project	Occupancy *							
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready
2201-Hauiki	46	44	1	95.65%	0	0	0	0
2202-Puahala Homes	128	120	1	93.75%	0	0	0	6
2204-Kawailehua	26	26	0	100.00%	1	0	0	0
2205-Kahale Mua	32	23	9	71.88%	0	1	0	0
2206-Lokahi	30	29	0	96.67%	0	0	0	0
2207-Ke Kumu Elua	26	24	0	92.31%	0	0	0	1
2401-Hale Po'ai	206	202	3	98.06%	0	1	0	0
2402-La'iola	108	106	0	98.15%	0	2	0	1
2403-Kamalu-Ho'olulu	221	219	1	99.10%	2	3	0	0
2404-Halia Hale	41	40	0	97.56%	0	0	0	0
Total	864	833	15	96.41%	3	7	0	8

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	6	\$ 5,496.00	4	\$ 22,255.00	\$ 19,259.00	\$ 16,692.00	86.67%
2202-Puahala Homes	11	\$ 4,955.04	5	\$ 5,380.00	\$ 43,670.00	\$ 40,518.30	92.78%
2204-Kawailehua	4	\$ 1,191.34	3	\$ 1,229.00	\$ 6,054.00	\$ 5,329.00	88.02%
2205-Kahale Mua	7	\$ 2,488.00	2	\$ 11,108.00	\$ 4,370.00	\$ 3,054.00	69.89%
2206-Lokahi	5	\$ 2,566.00	0	\$ -	\$ 11,855.00	\$ 10,477.75	88.38%
2207-Ke Kumu Elua	3	\$ 1,012.00	1	\$ 5,612.00	\$ 7,688.00	\$ 7,256.00	94.38%
2401-Hale Po'ai	0	\$ -	0	\$ -	\$ 59,070.00	\$ 59,070.00	100.00%
2402-La'iola	1	\$ -	1	\$ 87.00	\$ 35,213.00	\$ 35,213.00	100.00%
2403-Kamalu-Ho'olulu	1	\$ 329.00	0	\$ -	\$ 65,654.00	\$ 65,652.00	100.00%
2404-Halia Hale	0	\$ -	0	\$ -	\$ 10,249.00	\$ 10,249.00	100.00%
Total	38	\$ 18,037.38	16	\$ 45,671.00	\$ 263,082.00	\$ 253,511.05	96.36%

* 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 May 2014

A. Program Activities

1. The Section 8 Subsidy Programs Branch submitted 3 applications for a total of 45 project based Veteran's Administration Supportive Housing Vouchers on May 2, 2014. The Hawaii Public Housing Authority has not received word on the award of the project based vouchers yet.
2. Voucher activity for May 2014:
 - HPHA expended \$1,952,528 (98.6% of HUD funds received) in housing assistance payments to private landlords on behalf of 1947 voucher holders. HPHA expended \$36,667 on behalf of 188 families served under the rent supplement program on Oahu.
 - There are 614 applicants on the Oahu Federal Section 8 (Housing Choice Voucher) waitlist. Forty applicants were contacted in March and April for eligibility screening. Approximately 30 responded to the contact letter.
 - There are 3,069 applicants on the Oahu Federal Section 8 (Palolo) (Project Based) waitlist. Thirty applicants were contacted in May of which 10 are being screened for eligibility.
 - There are 793 applicants on Oahu State Rent Supplement Program waitlist.
 - 249 Veteran's Administration Supportive Housing Vouchers are leased as of May 31, 2014.
2. Voucher lease up activity for the reporting period:
 - VASH -Veteran's Administration Supportive Housing Vouchers:
 - 12 leased up in May 2014
 - 3 new referrals from the VA in May 2014
 - 39 VASH voucher holders in housing search as of May 2014
 - Kuhio Park Towers -Project Based Section 8:
 - 148 units occupied.
 - 2 vacancies
 - Palolo Valley Homes- Project Based Section 8:
 - 5 Vacant Units, PVH management is right sizing families.
 - Housing Choice Vouchers:
 - 9 applicants in housing search
 - 20 contact letters sent to applicants in May 2014
 - Port-In (from other agencies)
 - 3 vouchers issued in May 2014
 - 6 families from other states searching for a home on Oahu

3. Inspections update:
 - A total of 180 inspections were performed in May 2014. Of the 180 inspections 48 failed the first time the unit was inspected. The inspections staff also failed 13 rent comparisons in May 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.
 - There were 33 quality control inspections completed in May 2014.

4. Family Self Sufficiency (FSS) Program
 - The Family Self Sufficiency (FSS) program assisted 87 Section 8 clients in May 2014. There were 30 active escrow accounts with a total account balance of \$110,342.
 - One VASH FSS participant graduated successfully closing with a total of \$8137.61 from his escrow account in May 2014. One family increased their income in May 2014.

5. Staff training
 - Staff attended three webinar trainings in the month of May 2014.
 - Outgoing Portability
 - Family Self-Sufficiency
 - Housing Overview Demo

**Hearings Office
Report for Month of May 2014**

A. Program Activities

- Eviction cases heard for month of May 2014, there were a total of 15 cases, 9 for rent, and 6 for non-rent. For March 2013 through May 2014, a total of 194 cases were referred with a total of 80 families evicted for this period.
- Monitor 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 assist management and staff with the timely submission of eviction cases to be heard before the eviction boards relating to rent delinquencies and other health and safety violations.
- Continue to seek a qualified person to fill the hearings assistant position.

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS-May 30, 2014

Total # of Cases Heard for the Month of May 2014: 15 Cases Heard

(Oahu & Neighbor Islands)

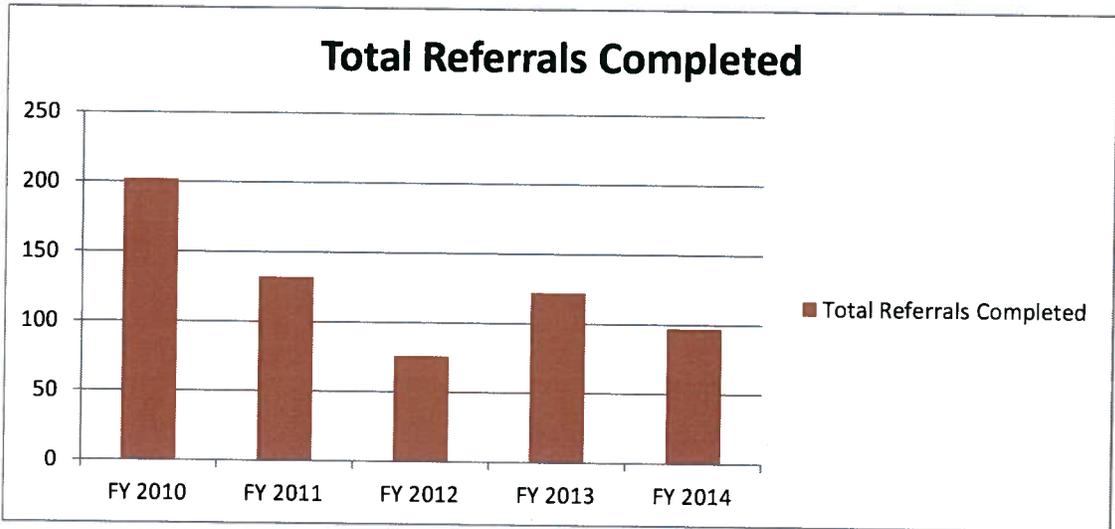
Decisions Rendered:	Rent Violations	Other Violations
Eviction	2	2
Evict w/cond	3	2
10-day cure	0	0
Withdrawn/Dismiss	0	2
Continued	4	0
Total	<u>9</u>	<u>6</u>

Delinquent Balance Total for Cases Heard in May 2014-\$7,042(AMP 38)

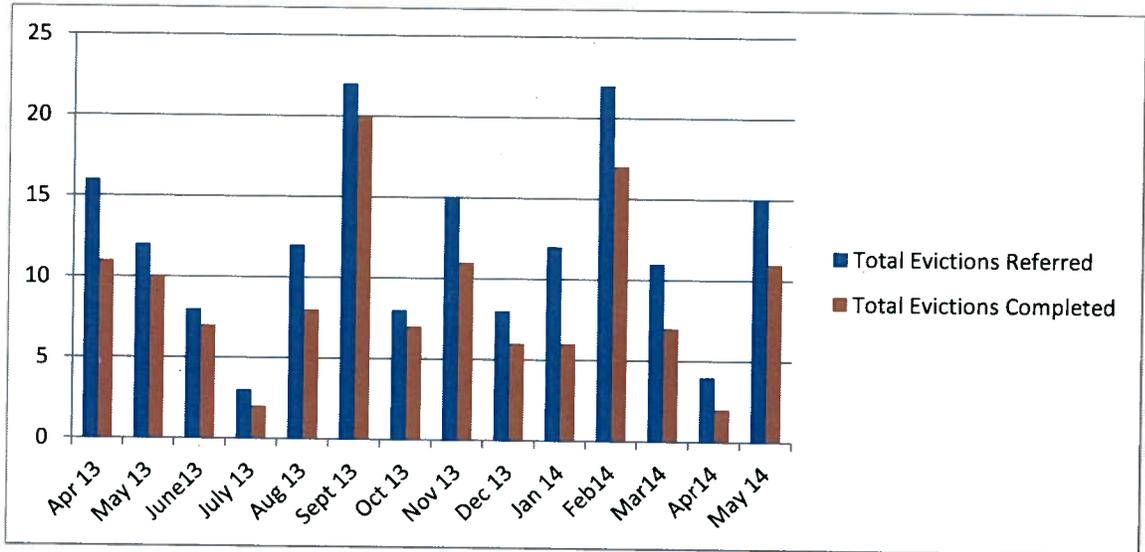
		REFERRALS			RESULT OF EVICTION REFERRAL					
		REASON FOR REFERRAL								
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed	
FY 2010	263	223	40	109	83	4	6	61	202	
FY 2011	178	140	38	68	54	5	5	46	132	
FY 2012	106	84	22	40	32	1	3	30	76	
FY 2013	160	119	41	76	37	3	6	38	122	
FY 2014	132	103	29	53	36	0	11	32	97	

March 2013-May 2014

		REFERRALS			RESULT OF EVICTION REFERRAL					
		REASON FOR REFERRAL								
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed	
Mar 13	17	14	3	10	3	2	1	1	16	
Apr 13	16	10	6	4	7	0	1	4	11	
May 13	12	5	7	7	3	0	2	0	10	
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	11	
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	17	
Mar14	11	9	2	2	3	0	2	4	7	
Apr14	4	4	0	2	0	0	0	2	2	
May 14	15	9	6	4	5	0	2	4	11	
TOTALS	194	137	48	80	50	2	15	38	141	



March 2013-May 2014



Prepared and Reviewed by Renee Blondin-Nip on May 30, 2014

Fiscal Management Office
Variance report for April 2014

Revenue – April

HUD Operating Subsidies \$684,744 or 12% greater than budget.

The noticeable variance of \$335,502 is for Section 8 Contract Administration program where HUD increased the operating subsidy under the performance based program. Additionally, 14 AMPs earned increased subsidy due to higher than projected occupancy for the month of April and for the YTD.

CFP Grant Income \$4,750,004 or 786% greater than budget.

The main reason for the variance is the timing of actual draw down/recognition of revenue. HPHA drew down and recognized \$4.2 million in April, whereas in budget it is spread out more evenly across the 12 months. The YTD balance, however, shows that HPHA did not have to draw down as much of the CFP for operating expenses as projected, due to the increase in occupancy/operating subsidy.

COCC fee income \$345,549 or 93% greater than budget.

The main reason is that YTD Asset Management Fees of \$335,500 are booked in April. Per HUD regulation, asset management fee is an allowable charge to AMP only if the AMP has excess cash for the previous fiscal year. Once the audit is completed, the HPHA is able to charge the AMPs the management fee. As the HPHA experienced higher occupancy last fiscal year, COCC fee income was also higher than projected.

Other Income \$1,049,638 or 249% greater than budget

The main variance is the front-line-service charge COCC booked for work orders done by CMSS and Act 159 team. As Emphasys Elite still has problem generating work orders, these charges are based on spreadsheets created from individual work orders. YTD increases are also primarily increased by work order revenue, investment income, fraud recovery, laundry income, and administrative fees for capital income.

Expenses - April

Administrative \$327,247 or 23% less than budget

The main variance is the \$250,030 administrative salary and fringe benefit which reflects a favorable variance for the month of April and the YTD. Administrative expense includes more than 40 accounts.

Asset Management Fees \$306,153 or 1043% greater than budget

YTD Asset Management fees are booked in April.

Tenant Service \$26,003 or 74% less than budget

The main variance is \$26,869 budget savings for Section 8 Choice Voucher program, because credit received from City & County of Honolulu managing the Family Self Sufficiency (FSS) program. The variance for tenant services for the month of April and the YTD are largely the result of a decrease in expenses for the FSS program.

Maintenance \$837,175 or 55% greater than budget

The biggest variance is that the Front Line Service Fees booked in April that causes \$1.014 million variance for this month.

Protective Services \$109,804 or 62% less than budget

The April variances for protective services contracts are mainly due to timing of invoice processing for 2 AMPs.

Insurance \$10,310 or 12% less than budget

Insurance costs are provided by the State's Risk Management Office. The favorable variance indicates over budget.

General expense \$34,460 or 137% greater than budget

The main variance is COCC \$62,264 greater than budget, related to Pcard charges paid by COCC that need to be allocated to spending / benefiting AMPs.

Bad Debt Expense \$8,164 or 65% less than budget

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

HAWAII PUBLIC HOUSING AUTHORITY

Agency Total

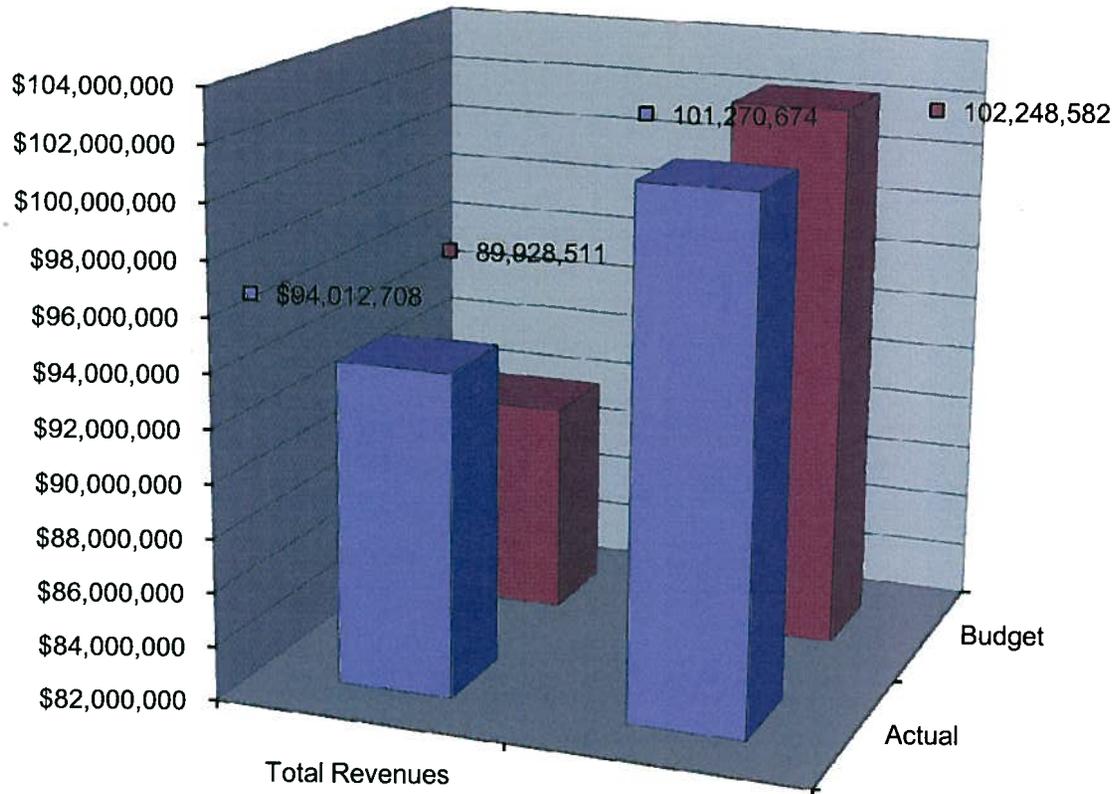
Actual vs Budget Comparison

For the Month of April 2014, and the 10 Months ended April 30, 2014

(Amounts in Full Dollars)

Month of April 2014				Year to Date ended April 30 2014							
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
REVENUES											
1,370,890	1,392,540	(21,650)	-2%	Dwelling Rental Income	13,422,018	13,891,617	(469,599)	-3%	13,471,709	(49,691)	0%
6,366,519	5,681,775	684,744	12%	HUD Operating Subsidies	60,781,809	57,791,234	2,990,575	5%	57,429,031	3,352,778	6%
5,354,321	604,317	4,750,004	786%	CFP Grant Income	7,006,867	6,043,154	963,713	16%	-	7,006,867	100%
715,434	369,885	345,549	93%	COCC Fee Income	5,186,176	3,695,731	1,490,445	40%	4,313,940	872,236	20%
-	-	-	0%	General Fund	-	-	-	0%	4,233,458	(4,233,458)	-100%
470,434	428,534	41,900	9.8%	Grant Income	4,364,145	4,285,340	78,805	2%	-	4,364,145	100%
1,471,485	421,847	1,049,638	249%	Other Income	3,251,692	4,221,435	(969,743)	-23%	5,048,040	(1,796,348)	-36%
\$ 15,749,083	8,898,898	6,850,185	77%	Total Revenues	\$ 94,012,708	89,928,511	4,084,197	5%	84,496,178	9,516,530	11%
EXPENSES											
1,093,220	1,420,467	327,247	23%	Administrative	11,082,453	14,422,237	3,339,784	23%	10,173,122	(909,331)	-9%
335,500	29,347	(306,153)	-1043%	Asset Management Fees	335,500	293,600	(41,900)	-14%	135,600	(199,900)	-147%
390,066	413,805	23,739	6%	Management Fees	3,997,477	4,132,780	135,302	3%	3,102,940	(894,537)	-29%
54,813	56,700	1,887	3%	Bookkeeping Fees	550,836	566,397	15,561	3%	618,364	67,528	11%
4,333,798	3,960,758	(373,040)	-9%	Housing Assistance Payments	42,905,479	39,557,580	(3,347,899)	-8%	40,594,876	(2,310,603)	-6%
9,112	35,115	26,003	74%	Tenant Services	268,316	368,480	100,164	27%	785,043	516,727	66%
1,159,015	1,177,588	18,573	2%	Utilities	11,607,023	11,776,065	169,042	1%	10,711,229	(895,794)	-8%
2,372,851	1,535,676	(837,175)	-55%	Maintenance	15,118,263	15,812,909	694,646	4%	12,671,795	(2,446,468)	-19%
66,071	175,875	109,804	62%	Protective Services	1,810,742	1,761,047	(49,695)	-3%	1,725,510	(85,232)	-5%
73,808	84,118	10,310	12%	Insurance	813,195	841,909	28,714	3%	828,281	15,086	2%
1,237,953	1,239,619	1,666	0%	Depreciation Expense	12,329,164	12,396,196	67,032	1%	11,951,781	(377,383)	-3%
59,547	25,087	(34,460)	-137%	General Expenses	452,225	319,383	(132,842)	-42%	586,747	134,522	23%
11,185,755	10,154,155	(1,031,600)	-10%	Total Expenses	101,270,674	102,248,582	977,909	-1%	93,885,288	(7,385,386)	-8%
\$ 4,563,328	(1,255,257)	5,818,585	464%	Net Income(Loss)	\$ (7,257,966)	\$ (12,320,071)	5,062,106	41%	(9,389,110)	2,131,144	23%
CASH BASIS:											
4,563,328	(1,255,257)	5,818,585	464%	Net Income(loss) per Above	(7,257,966)	(12,320,071)	5,062,106	41%	(9,389,110)	2,131,144	23%
Add back non cash items:											
1,237,953	1,239,619	(1,666)	0%	Depreciation Expense	12,329,164	12,396,196	(67,032)	-1%	11,951,781	(860,612)	3%
4,421	12,585	(8,164)	-65%	Bad Debt Expense	(2,683)	172,873	(175,556)	-102%	91,779	(98,883)	-103%
\$ 5,805,703	(3,053)	5,808,756	190274%	TOTAL CASH BASIS	\$ 5,068,515	248,998	4,819,518	1936%	2,654,450	1,171,649	91%

HPHA April 30, 2014 Actual vs Budget



	Total Revenues	
Actual	\$94,012,708	101,270,674
Budget	89,928,511	102,248,582

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

	<u>As of April 30 2014</u>	<u>As of March 31 2014</u>	<u>Increase (Decrease)</u>
ASSETS:			
Cash	73,243,045	66,891,707	6,351,338
Receivables:			
Tenant Receivables	3,705,576	3,719,124	(13,549)
Other	2,434,323	2,480,968	(46,646)
Less Allowance for Doubtful Accounts	(1,016,555)	(970,923)	(45,631)
Total receivables	<u>5,123,344</u>	<u>5,229,169</u>	<u>(105,825)</u>
Accrued Interest	1,520	2,902	
Prepaid Expenses	160,169	206,181	(46,012)
Inventories	974,076	972,863	1,213
Interprogram Due From	<u>9,051,566</u>	<u>9,074,121</u>	<u>(22,555)</u>
Total Current Assets	<u>88,553,720</u>	<u>82,376,943</u>	<u>6,176,777</u>
Property, Plant & Equipment:			
Land	21,451,327	21,451,327	-
Buildings	539,887,677	539,887,677	-
Furniture & Equipment	5,135,174	5,135,174	-
Motor vehicles	528,661	528,661	-
Construction in Progress	27,423,109	27,423,109	-
Less: Accumulated Depreciation	(326,058,922)	(324,820,968)	(1,237,953)
Notes, Loans & Mortgage Receivable-Non Current	8,130,985	8,130,985	-
Other Long term assets	-	-	-
Total Assets	<u>\$ 365,051,731</u>	<u>360,112,907</u>	<u>4,938,824</u>
LIABILITIES AND NET ASSETS			
Accounts Payable	3,957,123	3,615,619	341,504
Accrued Expenses	-	-	-
Accrued Salaries & Wages	708,298	708,298	-
Accrued Vacation	1,285,724	1,285,724	-
Tenant Security Deposits	847,319	854,115	(6,796)
Other Liabilities & Deferred Income	3,015,115	2,862,821	152,294
Interprogram Due To	<u>10,873,833</u>	<u>10,988,374</u>	<u>(114,541)</u>
Total Current Liabilities	<u>20,687,413</u>	<u>20,314,952</u>	<u>372,461</u>
Accrued Pension and OPEB Liability	12,414,722	12,414,722	-
Accrued Liabilities - Long Term	77,155	74,121	3,034
Net Assets			
Investment in capital assets	268,367,026	269,604,979	(1,237,953)
Restricted Net Assets	2,973,360	2,973,360	-
Unrestricted Net Assets	67,790,019	66,552,066	1,237,953
Net Income Year to Date	<u>(7,257,966)</u>	<u>(11,821,294)</u>	<u>4,563,328</u>
Total Net Assets	<u>331,872,440</u>	<u>327,309,111</u>	<u>4,563,328</u>
Total Liabilities & Net Assets	<u>\$ 365,051,731</u>	<u>360,112,907</u>	<u>4,938,824</u>

Federal Low Rent Program
Actual vs Budget Comparison
For the Month of April 2014, and the 10 Months ended April 30, 2014
(Amounts in Full Dollars)

Month of April 2014				Year to Date ended April 30 2014							
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
1,115,236	1,139,471	(24,235)	-2%	Dwelling Rental Income	10,863,660	11,368,920	(505,260)	-4%	11,056,072	(192,412)	-2%
1,811,936	1,556,502	255,434	16%	HUD Operating Subsidies	16,744,839	16,538,504	206,335	1%	17,805,130	(1,060,292)	-6%
4,208,882	354,317	3,854,565	1088%	CFP Grant Income	4,208,882	3,543,154	665,728	19%	-	4,208,882	100%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	1,622,548	(1,622,548)	-100%
606,869	98,479	508,390	516%	Other Income	2,340,088	987,755	1,352,333	137%	248,273	2,091,815	843%
\$ 7,742,923	3,148,769	4,594,154	146%	Total Revenues	\$ 34,157,469	32,438,333	1,719,136	5%	30,732,023	3,425,446	11%
				EXPENSES							
261,728	448,383	186,655	42%	Administrative	3,960,590	4,787,023	826,433	17%	3,195,492	(765,098)	-24%
335,500	29,099	(306,401)	-1053%	Asset Management Fees	335,500	291,120	(44,380)	-15%	130,120	(205,380)	-158%
249,688	258,697	9,009	3%	Management Fees	2,509,855	2,582,389	72,534	3%	2,386,465	(123,390)	-5%
34,058	34,404	347	1%	Bookkeeping Fees	341,520	343,511	1,991	1%	326,948	(14,572)	-4%
840	-	(840)	-100%	Housing Assistance Payments	15,209	-	(15,209)	-100%	-	(15,209)	-100%
5,291	10,144	4,853	48%	Tenant Services	86,968	117,000	30,032	26%	4,095	(82,873)	-2024%
974,858	969,484	(5,374)	-1%	Utilities	9,709,941	9,694,814	(15,127)	0%	8,899,246	(810,695)	-9%
2,057,061	1,058,067	(998,994)	-94%	Maintenance	11,338,765	10,804,367	(534,398)	-5%	9,331,458	(2,007,307)	-22%
74,586	174,844	100,258	57%	Protective Services	1,799,083	1,750,737	(48,346)	-3%	1,703,868	(95,215)	-6%
61,280	64,956	3,676	6%	Insurance	638,648	649,352	10,704	2%	625,087	(13,561)	-2%
1,050,217	1,051,297	1,080	0%	Depreciation Expense	10,456,899	10,512,970	56,071	1%	10,102,031	(354,868)	-4%
(15,786)	21,394	37,180	174%	General Expenses	140,765	257,708	116,943	45%	235,019	94,254	40%
5,089,321	4,120,769	(968,552)	-24%	Total Expenses	41,333,743	41,790,991	457,248	1%	36,939,829	(4,393,914)	-12%
\$ 2,653,602	(972,000)	3,625,602	373%	Net Income(Loss)	\$ (7,176,274)	(9,352,658)	2,176,384	23%	(6,207,806)	(968,468)	-16%
				CASH BASIS:							
2,653,602	(972,000)	3,625,602	373%	Net Income(loss) per Above	(7,176,274)	(9,352,658)	2,176,384	23%	(6,207,806)	(968,468)	-16%
1,050,217	1,051,297	(1,080)	0%	Add back non cash items:	10,456,899	10,512,970	(56,071)	-1%	10,102,031	354,868	4%
1,035	10,501	(9,466)	-90%	Depreciation Expense	(6,069)	152,039	(158,108)	-104%	77,044	(83,113)	-108%
\$ 3,704,854	89,798	3,615,056	4026%	TOTAL CASH BASIS	\$ 3,274,556	1,312,351	1,962,205	150%	3,971,269	(696,713)	-18%

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rrent Program by AMPs
Actual vs Budget Comparison
For the Month of April 2014, and the 10 Months ended April 30, 2014
(Amounts in Full Dollars)

<u>Month of April 2014</u>				<u>Year to Date ended April 30 2014</u>								
<u>Actual</u>	<u>Budget</u>	<u>Variance</u>		<u>ACCRUAL BASIS</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>		<u>Prior Year</u>	<u>Variance</u>		
		<u>Amount</u>	<u>%</u>				<u>Amount</u>	<u>%</u>		<u>Amount</u>	<u>%</u>	
REVENUES												
1,227,412	334,509	892,903	267%	Asset Management Project - 30	4,117,353	3,331,817	785,536	24%	2,953,910	1,163,444	39%	
267,032	236,187	30,845	13%	Asset Management Project - 31	2,595,401	2,339,208	256,193	11%	2,664,558	(69,156)	-3%	
261,352	245,545	15,807	6%	Asset Management Project - 32	2,853,750	2,776,677	77,073	3%	3,240,964	(387,213)	-12%	
223,856	220,168	3,688	2%	Asset Management Project - 33	2,162,407	2,189,129	(26,722)	-1%	2,323,118	(160,711)	-7%	
345,619	341,873	3,746	1%	Asset Management Project - 34	3,414,327	4,012,179	(597,852)	-15%	3,420,070	(5,743)	0%	
379,771	352,582	27,189	8%	Asset Management Project - 35	3,611,829	3,503,140	108,689	3%	3,734,603	(122,774)	-3%	
895,842	194,950	700,892	360%	Asset Management Project - 37	2,166,795	1,933,343	233,452	12%	1,393,665	773,130	55%	
170,048	207,355	(37,307)	-18%	Asset Management Project - 38	1,743,330	2,049,093	(305,763)	-15%	1,751,992	(8,662)	0%	
1,395,946	205,921	1,190,025	578%	Asset Management Project - 39	2,491,393	2,039,785	451,608	22%	1,176,195	1,315,198	112%	
879,246	159,333	719,913	452%	Asset Management Project - 40	2,124,698	1,575,997	548,701	35%	1,769,203	355,495	20%	
721,588	140,177	581,411	415%	Asset Management Project - 43	1,713,483	1,389,445	324,038	23%	1,136,209	577,274	51%	
176,413	167,651	8,762	5%	Asset Management Project - 44	1,468,786	1,792,744	(323,958)	-18%	1,634,251	(165,464)	-10%	
103,365	127,843	(24,478)	-19%	Asset Management Project - 45	1,061,416	1,267,720	(206,304)	-16%	1,309,079	(247,663)	-19%	
517,438	58,131	459,307	790%	Asset Management Project - 46	980,319	575,993	404,326	70%	538,160	442,159	82%	
97,060	92,800	4,260	5%	Asset Management Project - 49	885,430	919,827	(34,397)	-4%	850,476	34,954	4%	
80,934	63,744	17,190	27%	Asset Management Project - 50	766,751	742,236	24,515	3%	835,572	(68,821)	-8%	
\$ 7,742,923	3,148,769	4,594,154	146%	Total Revenues	\$ 34,157,469	32,438,333	1,719,136	5%	30,732,023	3,425,446	11%	
NET INCOME(LOSS)												
497,801	(97,950)	595,751	608%	Asset Management Project - 30	(445,280)	(1,099,530)	654,250	60%	(950,476)	505,196	53%	
(190,122)	(159,722)	(30,400)	-19%	Asset Management Project - 31	(1,475,409)	(1,630,758)	155,349	10%	(1,037,944)	(437,465)	-42%	
(326,411)	(38,175)	(288,236)	-755%	Asset Management Project - 32	(613,584)	(169,867)	(443,717)	-261%	224,966	(838,550)	-373%	
(290,920)	(66,867)	(224,053)	-335%	Asset Management Project - 33	(920,903)	(697,543)	(223,360)	-32%	(257,705)	(663,198)	-257%	
(59,479)	(43,224)	(16,255)	-38%	Asset Management Project - 34	(82,809)	186,494	(269,303)	-144%	299,205	(382,014)	-128%	
(14,034)	(67,157)	53,123	79%	Asset Management Project - 35	(293,596)	(728,223)	434,627	60%	(1,778)	(291,817)	-16410%	
589,571	(151,241)	740,812	490%	Asset Management Project - 37	(1,055,087)	(1,544,333)	489,246	32%	(1,693,552)	638,465	38%	
(102,506)	(41,849)	(60,657)	-145%	Asset Management Project - 38	(437,107)	(508,582)	71,475	14%	(80,899)	(356,208)	-440%	
1,171,299	(6,737)	1,178,036	17486%	Asset Management Project - 39	564,094	(152,006)	716,100	471%	(625,895)	1,189,989	190%	
709,146	1,353	707,793	52313%	Asset Management Project - 40	329,735	(13,074)	342,809	2622%	49,409	280,325	567%	
490,938	(70,362)	561,300	798%	Asset Management Project - 43	(367,091)	(731,558)	364,467	50%	(713,370)	346,279	49%	
(64,782)	(91,447)	26,665	29%	Asset Management Project - 44	(1,055,937)	(858,314)	(197,623)	-23%	(423,129)	(632,808)	-150%	
(119,158)	(51,794)	(67,364)	-130%	Asset Management Project - 45	(819,362)	(592,449)	(226,913)	-38%	(458,010)	(361,351)	-79%	
405,016	(37,484)	442,500	1181%	Asset Management Project - 46	(28,446)	(396,641)	368,195	93%	(378,614)	350,167	92%	
(50,246)	(39,363)	(10,883)	-28%	Asset Management Project - 49	(566,649)	(412,188)	(154,461)	-37%	(386,021)	(180,628)	-47%	
7,487	(9,981)	17,468	175%	Asset Management Project - 50	91,156	(4,086)	95,242	2331%	226,008	(134,851)	-60%	
2,653,602	(972,000)	3,625,602	373%	Total Net Income(Loss)	\$ (7,176,274)	(9,352,658)	2,176,384	23%	(6,207,805)	(968,468)	-16%	

0.13

HAWAII PUBLIC HOUSING AUTHORITY

Federal Low Rent Program by AMPs

Actual vs Budget Comparison

For the Month of April 2014, and the 10 Months ended April 30, 2014

Month of April 2014				(Amounts in Full Dollars)				Year to Date ended April 30 2014			
Actual	Budget	Variance		CASH BASIS	Actual	Budget	Variance		Prior Year	Variance	
		Amount	%				Amount	%		Amount	%
REVENUES											
1,227,412	334,509	892,903	267%	Asset Management Project - 30	4,117,353	3,331,817	785,536	24%	2,953,910	1,163,444	39%
267,032	236,187	30,845	13%	Asset Management Project - 31	2,595,401	2,339,208	256,193	11%	2,664,558	(69,156)	-3%
261,352	245,545	15,807	6%	Asset Management Project - 32	2,853,750	2,776,677	77,073	3%	3,240,964	(387,213)	-12%
223,856	220,168	3,688	2%	Asset Management Project - 33	2,162,407	2,189,129	(26,722)	-1%	2,323,118	(160,711)	-7%
345,619	341,873	3,746	1%	Asset Management Project - 34	3,414,327	4,012,179	(597,852)	-15%	3,420,070	(5,743)	0%
379,771	352,582	27,189	8%	Asset Management Project - 35	3,611,829	3,503,140	108,689	3%	3,734,603	(122,774)	-3%
895,842	194,950	700,892	360%	Asset Management Project - 37	2,166,795	1,933,343	233,452	12%	1,393,665	773,130	55%
170,048	207,355	(37,307)	-18%	Asset Management Project - 38	1,743,330	2,049,093	(305,763)	-15%	1,751,992	(8,662)	0%
1,395,946	205,921	1,190,025	578%	Asset Management Project - 39	2,491,393	2,039,785	451,608	22%	1,176,195	1,315,198	112%
879,246	159,333	719,913	452%	Asset Management Project - 40	2,124,698	1,575,997	548,701	35%	1,769,203	355,495	20%
721,588	140,177	581,411	415%	Asset Management Project - 43	1,713,483	1,389,445	324,038	23%	1,136,209	577,274	51%
176,413	167,651	8,762	5%	Asset Management Project - 44	1,468,786	1,792,744	(323,958)	-18%	1,634,251	(165,464)	-10%
103,365	127,843	(24,478)	-19%	Asset Management Project - 45	1,061,416	1,267,720	(206,304)	-16%	1,309,079	(247,663)	-19%
517,438	58,131	459,307	790%	Asset Management Project - 46	980,319	575,993	404,326	70%	538,160	442,159	82%
97,060	92,800	4,260	5%	Asset Management Project - 49	885,430	919,827	(34,397)	-4%	850,476	34,954	4%
80,934	63,744	17,190	27%	Asset Management Project - 50	766,751	742,236	24,515	3%	835,572	(68,821)	-8%
\$ 7,742,923	3,148,769	4,594,154	146%	Total Revenues	\$ 34,157,469	32,438,333	1,719,136	5%	30,732,023	3,425,446	11%
NET INCOME(LOSS)											
598,624	2,873	595,751	20737%	Asset Management Project - 30	562,170	(44,300)	606,470	1369%	73,821	488,349	662%
(11,181)	1,845	(13,026)	-706%	Asset Management Project - 31	163,373	(15,088)	178,461	1183%	569,574	(406,200)	-71%
(307,128)	(10,051)	(297,077)	-2956%	Asset Management Project - 32	(411,720)	111,373	(523,093)	-470%	415,647	(827,367)	-199%
(228,928)	(3,589)	(225,339)	-6279%	Asset Management Project - 33	(301,363)	(64,763)	(236,600)	-365%	373,498	(674,861)	-181%
(12,068)	(3,329)	(8,739)	-263%	Asset Management Project - 34	375,664	585,444	(209,780)	-36%	695,150	(319,486)	-46%
57,688	4,056	53,632	1322%	Asset Management Project - 35	410,797	(16,093)	426,890	2653%	707,398	(296,601)	-42%
759,286	34,979	724,307	2071%	Asset Management Project - 37	622,594	317,867	304,727	96%	(42,951)	665,545	1550%
(59,172)	4,884	(64,056)	-1312%	Asset Management Project - 38	(744)	(41,227)	40,483	98%	282,088	(282,832)	-100%
1,228,940	50,425	1,178,515	2337%	Asset Management Project - 39	1,138,219	419,614	718,605	171%	(62,539)	1,200,758	1920%
711,254	1,853	709,401	38284%	Asset Management Project - 40	346,592	(8,074)	354,666	4393%	49,506	297,086	600%
563,870	2,145	561,725	26188%	Asset Management Project - 43	360,212	(6,488)	366,700	5652%	10,604	349,609	3297%
4,792	(3,921)	8,713	222%	Asset Management Project - 44	(203,862)	16,946	(220,808)	-1303%	449,035	(652,897)	-145%
(54,778)	12,920	(67,698)	-524%	Asset Management Project - 45	(175,563)	54,695	(230,258)	-421%	184,236	(359,799)	-195%
444,888	1,706	443,182	25978%	Asset Management Project - 46	365,471	(4,741)	370,212	7809%	6,851	358,619	5234%
129	1,576	(1,447)	-92%	Asset Management Project - 49	(82,437)	(2,798)	(79,639)	-2846%	21,283	(103,720)	-487%
8,640	(8,574)	17,214	201%	Asset Management Project - 50	105,151	9,984	95,167	953%	238,067	(132,916)	-56%
\$ 3,704,854	89,798	3,615,056	4026%	Total Net Income(Loss)	\$ 3,274,556	1,312,351	1,962,205	150%	3,971,269	(696,713)	-18%

HAWAII PUBLIC HOUSING AUTHORITY
Housing Choice Voucher Program
Actual vs Budget Comparison
For the Month of April 2014, and the 10 Months ended April 30, 2014
(Amounts in Full Dollars)

Month of April 2014			
Actual	Budget	Variance	
		Amount	%
-	-	-	0%
2,162,396	2,068,588	93,808	5%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
42,807	858	41,949	4889%
\$ 2,205,203	2,069,446	135,757	7%
96,061	105,667	9,606	9%
-	-	-	0%
22,632	23,244	612	3%
14,145	15,000	855	6%
2,000,161	1,926,022	(74,139)	-4%
(4,000)	22,869	26,869	117%
16,522	4,125	(12,397)	-301%
241	100	(141)	-141%
67	95	28	29%
221	689	468	68%
8,269	-	(8,269)	-100%
2,154,318	2,097,811	(56,507)	-3%
\$ 50,884	(28,365)	79,249	279%
50,884	(28,365)	79,249	279%
-	-	-	0%
-	-	-	0%
\$ 50,884	(28,365)	79,249	279%

Year to Date ended April 30 2014									
Actual	Budget	Variance		Prior Year	Variance				
		Amount	%		Amount	%			
REVENUES									
-	-	-	0%	-	-	0%			
20,585,063	20,685,880	(100,817)	0%	19,294,176	1,290,887	7%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
411,923	8,580	403,343	4701%	1,506,704	(1,094,781)	-73%			
\$ 20,996,986	20,694,460	302,526	1%	20,800,880	196,106	1%			
EXPENSES									
777,931	1,151,930	373,999	32%	1,324,610	546,679	41%			
-	-	-	0%	-	-	0%			
228,876	232,440	3,564	2%	231,072	2,196	1%			
143,048	150,000	6,953	5%	144,420	1,373	1%			
20,017,947	19,260,220	(757,727)	-4%	19,826,209	(191,738)	-1%			
180,919	228,690	47,771	21%	-	(180,919)	-100%			
42,633	41,250	(1,383)	-3%	24,573	(18,060)	-73%			
7,238	1,000	(6,238)	-624%	174,446	167,208	96%			
605	950	345	36%	572	(33)	-6%			
8,901	6,890	(2,011)	-29%	11,572	2,671	23%			
88,349	7,326	(81,023)	-1106%	16,464	(71,885)	-437%			
21,496,446	21,080,696	(415,750)	-2%	21,753,938	257,492	1%			
\$ (499,460)	(386,236)	(113,224)	-29%	(953,058)	453,598	48%			
CASH BASIS:									
(499,460)	(386,236)	(113,224)	-29%	(953,058)	453,598	48%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
\$ (499,460)	(386,236)	(113,224)	-29%	(953,058)	453,598	48%			

State Low Rent
Actual vs Budget Comparison
For the Month of April 2014, and the 10 Months ended April 30, 2014
(Amounts in Full Dollars)

Month of April 2014			
Actual	Budget	Variance Amount	%
87,099	89,527	(2,428)	-3%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
19,879	115,844	(95,966)	-83%
\$ 106,978	205,371	(98,393)	-48%

37,076	32,636	(4,440)	-14%
-	248	248	100%
16,690	17,524	833	5%
2,003	2,120	118	6%
-	-	-	0%
-	157	157	100%
54,092	75,897	21,805	29%
52,160	69,032	16,872	24%
-	-	-	0%
3,074	3,169	95	3%
70,301	70,833	532	1%
2,809	1,687	(1,122)	-67%
238,204	273,303	35,099	13%
\$ (131,226)	(67,932)	(133,492)	-93%

(131,226)	(67,932)	(133,492)	-93%
70,301	70,833	(532)	-1%
2,789	1,667	1,122	67%
\$ (58,136)	4,568	(132,901)	-1373%

Year to Date ended April 30 2014						
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
REVENUES						
872,611	887,277	\$ (14,666)	-2%	764,497	\$ 108,114	14%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
734,523	1,158,440	(423,917)	-37%	168,414	566,109	336%
\$ 1,607,134	2,045,717	(438,583)	-21%	932,911	674,223	72%

EXPENSES						
249,684	345,847	96,163	28%	234,634	(15,050)	-6%
-	2,480	2,480	100%	-	-	0%
166,964	174,558	7,593	4%	149,608	(17,356)	-12%
20,033	21,126	1,093	5%	20,953	921	4%
-	-	-	0%	-	-	0%
-	3,070	3,070	100%	-	-	0%
661,155	758,987	97,832	13%	654,735	(6,420)	-1%
669,459	705,435	35,977	5%	524,790	(144,669)	-28%
-	-	-	0%	-	-	0%
29,945	32,578	2,633	8%	31,020	1,075	3%
697,921	708,330	10,409	1%	675,406	(22,515)	-3%
2,809	16,684	13,875	83%	19,404	16,595	86%
2,497,970	2,769,095	271,124	10%	2,310,550	(187,420)	-8%
\$ (890,837)	(723,378)	(167,459)	-23%	(1,377,639)	486,802	35%

CASH BASIS:						
(890,837)	(723,378)	(167,459)	-23%	(1,377,639)	486,802	35%
Add back non cash items:						
697,921	708,330	(10,409)	-1%	675,406	22,515	3%
2,789	16,664	(13,875)	-83%	15,175	(12,386)	-82%
\$ (190,127)	1,616	(191,743)	-11862%	(687,058)	496,931	72%

State Elderly Program
Actual vs Budget Comparison
For the Month of April 2014, and the 10 Months ended April 30, 2014
(Amounts in Full Dollars)

Month of April 2014

<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
168,555	163,542	5,013	3%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
50,986	4,650	46,336	996%
\$ 219,541	168,192	51,349	31%

17,517	26,958	9,441	35%
-	-	-	0%
35,568	35,882	314	1%
4,268	4,306	39	1%
-	-	-	0%
-	385	385	100%
109,483	112,562	3,079	3%
61,027	140,109	79,082	56%
86	-	(86)	-100%
10,669	10,765	96	1%
116,602	116,604	2	0%
597	417	(180)	-43%

355,816	447,988	92,172	21%
\$ (136,275)	(279,796)	143,521	51%

(136,275)	(279,796)	143,521	51%
116,602	116,604	(2)	0%
597	417	180	43%
\$ (19,076)	(162,775)	143,699	88%

Year to Date ended April 30 2014

<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>
REVENUES						
1,685,746	1,635,420	\$ 50,326	3%	1,659,443	26,303	2%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
1,067,607	46,500	1,021,107	2196%	1,118,108	(50,501)	-5%
\$ 2,753,353	1,681,920	1,071,433	64%	2,777,551	(24,198)	-1%

EXPENSES						
258,679	319,626	60,947	19%	179,556	(79,123)	-44%
-	-	-	0%	-	-	0%
355,307	358,813	3,506	1%	329,207	(26,100)	-8%
42,630	43,060	430	1%	42,563	(67)	0%
-	-	-	0%	-	-	0%
-	3,850	3,850	100%	-	-	0%
1,095,334	1,125,620	30,286	3%	1,022,901	(72,433)	-7%
995,029	1,401,090	406,061	29%	878,712	(116,317)	-13%
860	-	(860)	-100%	2,250	1,390	62%
99,795	107,650	7,855	7%	104,016	4,221	4%
1,166,020	1,166,040	20	0%	1,166,020	0	0%
597	4,170	3,573	86%	285	(312)	-109%

4,014,250	4,529,919	515,669	11%	3,725,510	(288,740)	-8%
\$ (1,260,896)	(2,847,999)	1,587,103	56%	(947,959)	(312,937)	-33%

CASH BASIS:						
(1,260,896)	(2,847,999)	1,587,103	56%	(947,959)	(312,937)	-33%
Add back non cash items:						
1,166,020	1,166,040	(20)	0%	1,166,020	(0)	0%
597	4,170	(3,573)	-86%	(440)	1,037	236%
\$ (94,280)	(1,677,789)	1,583,509	94%	217,621	(311,901)	-143%

**State Rent Supplement Program
Actual vs Budget Comparison
For the Month of April 2014, and the 10 Months ended April 30, 2014
(Amounts in Full Dollars)**

Month of April 2014			
Actual	Budget	Variance	
		Amount	%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
77,754	87,994	(10,240)	-12%
-	-	-	0%
\$ 77,754	87,994	(10,240)	-12%
10,187	10,632	445	4%
-	-	-	0%
543	650	107	16%
340	450	110	24%
36,354	75,824	39,470	52%
-	-	-	0%
98	660	562	85%
-	-	-	0%
-	-	-	0%
18	30	12	39%
-	-	-	0%
47,541	88,246	40,705	46%
\$ 30,213	(252)	30,465	12089%
30,213	\$ (252)	\$ 30,465	12089%
-	-	-	0%
-	-	-	0%
\$ 30,213	(252)	30,465	12089%

REVENUES

Dwelling Rental Income	-	-	-	0%
HUD Operating Subsidies	-	-	-	0%
CFP Grant Income	-	-	-	0%
COCC Fee Income	-	-	-	0%
General Fund	-	-	-	0%
Grant Income	847,950	879,940	(31,990)	-4%
Other Income	9,375	-	9,375	100%

Total Revenues

EXPENSES

Administrative	62,978	112,719	49,741	44%
Asset Management Fees	-	-	-	0%
Management Fees	5,754	6,500	746	11%
Bookkeeping Fees	3,606	4,500	894	20%
Housing Assistance Payments	383,904	708,240	324,336	46%
Tenant Services	-	-	-	0%
Utilities	5,896	6,600	704	11%
Maintenance	21	-	(21)	-100%
Protective Services	-	-	-	0%
Insurance	204	300	96	32%
General Expenses	-	-	-	0%

Total Expenses

Net Income(Loss)

CASH BASIS:

Net Income(loss) per Above	394,962	\$ 41,081	\$ 353,881	861%
Add back non cash items:				
Depreciation Expense	-	-	-	0%
Bad Debt Expense	-	-	-	0%

TOTAL CASH BASIS

Year to Date ended April 30 2014						
Actual	Budget	Variance		Prior Year	Variance	
		Amount	%		Amount	%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	52,391	(52,391)	-100%
847,950	879,940	(31,990)	-4%	788,061	59,889	8%
9,375	-	9,375	100%	-	9,375	100%
\$ 857,324	879,940	(22,616)	-3%	840,452	16,872	2%
62,978	112,719	49,741	44%	69,601	6,623	10%
-	-	-	0%	-	-	0%
5,754	6,500	746	11%	6,588	834	13%
3,606	4,500	894	20%	4,128	522	13%
383,904	708,240	324,336	46%	438,942	55,038	13%
-	-	-	0%	-	-	0%
5,896	6,600	704	11%	6,195	299	5%
21	-	(21)	-100%	-	(21)	-100%
-	-	-	0%	-	-	0%
204	300	96	32%	223	19	9%
-	-	-	0%	(1,227)	(1,227)	-100%
462,363	838,859	376,496	45%	524,450	62,087	12%
\$ 394,962	41,081	353,881	861%	316,002	78,960	25%
394,962	\$ 41,081	\$ 353,881	861%	316,002	\$ 78,960	25%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
\$ 394,962	41,081	353,881	861%	316,002	78,960	25%

Central Office Cost Center
Actual vs Budget Comparison
For the Month of April 2014, and the 10 Months ended April 30, 2014
(Amounts in Full Dollars)

Month of April 2014			
Actual	Budget	Variance Amount	%
-	-	-	0%
-	-	-	0%
1,145,439	250,000	895,439	358%
715,434	369,885	345,549	93%
-	-	-	0%
-	-	-	0%
1,055,052	542,541	512,511	94%
\$ 2,915,926	1,162,426	1,753,500	151%
660,741	786,437	125,696	16%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	1,560	1,560	100%
3,962	14,860	10,898	73%
206,562	268,368	61,806	23%
740	936	196	21%
(1,454)	4,509	5,963	132%
832	885	53	6%
63,591	1,327	(62,264)	-4692%
934,974	1,078,882	143,908	13%
\$ 1,980,952	83,544	1,897,408	2271%
1,980,952	83,544	1,897,408	2271%
832	885	(53)	-6%
-	-	-	0%
\$ 1,981,784	84,429	1,897,355	2247%

Year to Date ended April 30 2014									
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%			
REVENUES									
Dwelling Rental Income	-	-	0%	-	-	0%			
HUD Operating Subsidies	-	-	0%	-	-	0%			
CFP Grant Income	1,145,439	2,500,000	(1,354,561)	-54%	-	1,145,439	100%		
COCC Fee Income	5,186,176	3,695,731	1,490,445	40%	4,182,060	1,004,116	24%		
General Fund	-	-	-	0%	2,497,679	(2,497,679)	-100%		
Grant Income	-	-	-	0%	-	-	0%		
Other Income	3,461,644	5,425,410	(1,963,766)	-36%	(272,589)	3,734,233	1370%		
Total Revenues	\$ 9,793,259	11,621,141	(1,827,882)	-16%	6,407,150	3,386,109	53%		
EXPENSES									
Administrative	5,688,504	7,607,552	1,919,048	25%	5,160,874	(527,630)	-10%		
Asset Management Fees	-	-	-	0%	-	-	0%		
Management Fees	-	-	-	0%	-	-	0%		
Bookkeeping Fees	-	-	-	0%	-	-	0%		
Housing Assistance Payments	-	-	-	0%	-	-	0%		
Tenant Services	429	15,870	15,441	97%	310	(119)	-38%		
Utilities	92,063	148,794	56,731	38%	103,578	11,515	11%		
Maintenance	2,106,421	2,901,017	794,596	27%	1,762,389	(344,032)	-20%		
Protective Services	10,195	9,360	(835)	-9%	18,819	8,624	46%		
Insurance	35,703	45,139	9,436	21%	56,364	20,661	37%		
Depreciation Expense	8,325	8,856	531	6%	8,325	0	0%		
General Expenses	217,545	30,695	(186,850)	-609%	180,578	(36,967)	-20%		
Total Expenses	8,159,184	10,767,283	2,608,099	24%	7,291,237	(867,947)	-12%		
Net Income(Loss)	\$ 1,634,075	853,858	780,217	91%	(884,087)	2,518,162	285%		
CASH BASIS:									
Net Income(loss) per Above	1,634,075	853,858	780,217	91%	(884,087)	\$ 2,518,162	285%		
Add back non cash items:									
Depreciation Expense	8,325	8,856	(531)	-6%	8,325	(0)	0%		
Bad Debt Expense	-	-	-	0%	-	-	0%		
TOTAL CASH BASIS	\$ 1,642,400	862,714	779,686	90%	(875,762)	2,518,162	288%		

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

Solicitation(s) Issued in May 2014:

Solicitation No.	Title	Due Date
IFB CMB 2014-02	Physical Improvements to David Malo and Makani Kai Hale HPHA Job No. 12-019-116-S	June 6, 2014
IFB CMS 2013-09	Site & Dwelling Accessibility and Site Improvements for Koolau Village (HPHA Job No. 09-056-130); Hookipa Kahaluu (HPHA Job No. 09-056-172) and Kauhale Ohana (HPHA Job No. 09-056-190)	June 6, 2014
IFB CMS-2014-01	Puahala Homes, Phase 1B Abatement and Modernization Buildings 4, 5 and 6 HPHA Job No. 13-007-202-S-II	June 16, 2014
IFB CMS-2014-22	Kaahumanu Homes Modernization HPHA Job No. 12-037-109-S	June 17, 2014
IFB PMB-2013-30	Site and Roadway Improvements at Kuhio Park Terrace HPHA Job No. 11-027-110-S	June 17, 2014
IFB PMB-2014-14	Mayor Wright Homes Modernization HPHA Job No. 12-036-103-S	June 19, 2014
IFB CMB 2014-25	Physical Improvements to Lanakila Public Housing - Phase IIIB HPHA Job No. 95-003-1105-S-IIIB	June 20, 2014

Protest(s) Received in May 2014:

Solicitation No./Title	Protester	Status
IFB CMS-2013-32 Upgrade Electrical Distribution Systems at Hauiki; HPHA Job No. 10-009-301-S	Commercial Electric, Inc.	Protest denied on May 28, 2014; Award upheld
IFB CMS 2014-07 Hale Laulima Site & Dwelling Improvements HPHA Job No. 12-034-127-S	All Maintenance and Repair, LLC	Decision pending completion of review of facts

Contract(s) Executed in May 2014:

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 14-15	Peterson Bros. Construction, Inc. Provide Labor, Materials, and Equipment for Puahala Homes (AMP 31) Phase IB Site Repairs on the Island of Oahu Completion Date: 30 Calendar Days from Notice to Proceed		\$44,019.80
CMS 13-26-SC01	Chapman Desai Sakata, Inc. dba CDS International Revise the Reimbursable Expenses to Provide Additional Design and Consultant Services for Site and Dwelling Improvements to Hale Laulima (AMP 30) on the Island of Oahu End Date: February 7, 2017	n/a	\$618,808.00
CMS 13-14-SC01	Artistic Builders Corporation Provide Additional Labor, Materials, and Equipment for Site and Dwelling Improvements to Hale Nana Kai O Kea (AMP 38) on the Island of Kauai and Extension of Time of 43 Calendar Days Completion Date: July 12, 2014	\$161,513.61	\$2,478,884.50
CMS 13-14-CO01	Artistic Builders Corporation Provide Additional Labor, Materials, and Equipment for Site and Dwelling Improvements to Hale Nana Kai O Kea (AMP 38) on the Island of Kauai Completion Date: July 12, 2014	\$5,738.95	\$2,484,623.45
CMS 13-14-CO02	Artistic Builders Corporation Provide Additional Labor, Materials, and Equipment for Site and Dwelling Improvements to Hale Nana Kai O Kea (AMP 38) on the Island of Kauai and Extension of Time of 14 Calendar Days Completion Date: July 26, 2014	\$11,202.76	\$2,495,826.21
CMS 13-11-SC01	Kim & Shiroma Engineers, Inc. Provide Additional Design and Consultant Services for Repair to Sewer Pipe at School Street Complex on the Island of Oahu End Date: December 5, 2014	\$6,000.00	\$19,507.63

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CO 11-01-SC04	National Center for Housing Management No-Cost Extension of Time of 180 Calendar Days to Continue to Conduct an Assessment of the Hawaii Public Housing Authority's Compliance with the Fair Housing Amendments Act of 1988, the Americans with Disabilities Act (Section 504), Violence Against Women Act (VAWA) Section 515-3, Hawaii Revised Statutes, and Related State and Federal Laws in its Federal and State Public Housing Programs and its Non-Dwelling Facilities End Date: October 17, 2014	n/a	\$541,500.00
OED 14-01	EJP Consulting Group, LLC Provide Professional Consulting Services to Redevelop the Federal Low Income Public Housing Property Mayor Wright Homes and the Hawaii Public Housing Authority's Administrative Offices on the Island of Oahu End Date: May 20, 2017		\$485,690.00

Planned Solicitation/Contract Activities for June/July 2014

Solicitation(s):

- Issue Invitation-for-Bids for Provision of Professional Legal Services for the Hawaii Public Housing Authority.
- Issue Invitation-for-Bids for Professional Appraisal Services for the HPHA's Inventory of Properties Statewide.

Contract(s)

- Execute Contract(s) for Refuse Collection Services for Various Public Housing Properties Statewide.
- Execute Contract for Security Services at Kalakaua Homes, Makua Alii and Paoakalani under AMP 34.
- Execute Contract for Laundry Services for AMP 43 and AMP 46 on the Island of Hawaii.
- Execute Supplemental Contract to Continue to Provide Security Services at Puuwai Momi under AMP 30, Kamehameha Homes and Kaahumanu Homes under AMP 33.

- 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 Refrigerators for Various State and Federal Public Housing Properties Statewide.
- Execute Supplemental Contract to Continue to Administer and Implement the Section 8 Family Self-Sufficiency Program, the Section 8 Homeownership Option Program and the Low Income Public Housing Family Self-Sufficiency Program.

COMPLIANCE OFFICE
Report for Month of May 2014

A. Program Activities for May

- Approximately 59 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 (8);
 - b. Transfer of unit for other reasons (9);
 - c. Installation of air conditioning (6); and
 - d. Service animal (5).
- Revised the Rental Agreement for the low-income public housing program for implementation of the approved changes to the Hawaii Administrative Rules;
- Revised the draft Rental Agreement addendum to comply with S.B. No. 651 HD1 SD2 CD1 (2014); and

B. Planned activities for June/July

- Record executed releases and declarations of trust forms for the federally-assisted public housing 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;
- Assist with the implementation of the approved changes to the Hawaii Administrative Rules and S.B. No. 651 SD2 HD2 CD1 (2014), regarding smoke-free properties;

- Work with the Property Management and Maintenance Services Branch to update policy, notices, and form letters to implement the Violence against Women Reauthorization Act of 2013 (VAWA); 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 May 2014**

A. Choice Neighborhood Initiative Grant

- WRNS Studio has been master planning the Kuhio Park Choice Neighborhood Initiative project now for approximately 8 weeks, and has completed the first phase of collecting a massive amount of information to create a great number of maps that graphically show the data that has been collected. All of the data that has been collected may be viewed online at www.hpha.hawaii.gov.
- The overall theme that WRNS Studio envisioned for the Kuhio Park residents and the surrounding neighborhood is “weaving” a community together, and in the month of May, there was 1 charrette on May 28, 2014 with the Kuhio Park area residents, and two neighborhood meetings that were held on May 1, 2014 and May 29, 2014 at Fern Elementary School. The charrette with the residents generated an idea around the master planning of the site, with some alternatives, and there were three stations consisting of: Neighborhood, Landscaping, and Building Plans that collected the comments of the residents. The two neighborhood meetings involved received suggested street improvements and comments from the City and County of Honolulu’s Department of Transportation Director Michael D. Formby, other interested City and County of Honolulu departments, and the surrounding neighborhood residents.
- With the collection of resident and neighborhood resident data, WRNS Studio will incorporate the all of the data and comments into the master plan and the third set of meetings will be for a preliminary and preferred master plan for the Kuhio Park area, and the surrounding neighborhood connections.
- Throughout the month, each Kuhio Park Choice Neighborhood Initiative task force met to discuss the different aspects of the emerging master plan that were tailored for each group. The People task force discussed social services for the residents, and where they would be located. The Education task force discussed incorporating Linapuni School and different methods of educating the children that make up our resident population in the Kuhio Park area. The Neighborhood task force discussed the implementation of street improvements, as well as open space ideas for the property. The Housing task force discussed the building densities, parking, and possible Transportation Oriented Development designations to further benefit the property with the discussed topics.

- The final resident charrette will be held on June 25, 2014 and the final neighborhood meeting will be held on June 26, 2014.

B. Family Self-Sufficiency Program Coordinators Grant

- The Hawaii Public Housing Authority (HPHA) applies for the U.S. Department of Housing and Urban Development's (HUD) Family Self-Sufficiency Program Coordinators grant every year, and the grant application was submitted to HUD on May 29, 2014 requesting \$209,000 for three coordinator positions. This grant provides the HPHA with much needed funds to enable participating families under the Housing Choice Voucher and Public Housing programs to increase earned income and financial literacy, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency.

C. Legislative

- "Comment and Recommendation" forms were submitted to Governor Neil Abercrombie's Policy office in support of signing the following bills that affect the Hawaii Public Housing Authority into law:
- **SB 651 SD2, HD2, CD1** – Prohibits smoking in and around public housing projects and state low-income housing projects under the jurisdiction of the Hawaii Public Housing Authority and in and around elder or elderly households.
- **HB 1539 HD1, SD2, CD1** – Requires the return of a housing choice voucher to the Hawaii Public Housing Authority upon the death or removal from assistance of the last original household member or upon the youngest minor of the family reaching the age of twenty-one or twenty-three if the minor is a full-time student. Prohibits adding legal guardians to the household unless the legal guardian is also eligible for participation in the program.

Information Technology Office (ITO)
Report for the Month of May 2014

A. Program Activities

- Continued working remotely with Phineas Consulting's technical staff on HPHA's "dashboard" indicator system. Also working with Compliance and the AMP managers to review these dashboards, and fine tune the calculations.
- Continued to work with vendor Emphasys to resolve issues with their Elite software. Coordinated remote Q&A training sessions for Section 8 staff on May 8th, and for Low Income Public Housing on May 20th. These sessions also covered "mistakes commonly made," to help staff learn from others.
- Performed advanced email searches on selected Lotus Notes archives, using instructions provided by AG's office, and converted the resulting messages into searchable pdf files.
- Generated more than 11,000 form letters to assist with the latest Waiting List purge effort.

PERSONNEL OFFICE

Report for the Months of May/June

A. Summary of HPHA Staffing:

Filled positions (FTE):	285
Vacant positions:	86
Total:	371

Tenant Aides (19 Hrs):	15
New Hires	7
Termination	1
Retired	2
89day hires:	2

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

B. Program Activities:

- Educated participants on the State of Hawaii hiring processing, detailing the differences between civil service and exempt positions. Shared open HPHA vacancies with attendees and encouraged them to network and share HPHA opportunities with friends and co-workers.
- Researched various networking groups such as Rotary Clubs on the island with the intent of making new recruitment contacts.
- Staffed two temporary plumbers to assist with urgent maintenance needs during REAC Inspections.
- Completed fiscal-ending leave record audit.
- Ongoing review of the agency's Emergency Preparedness Manual.
- Participated with managers on performance meetings and providing goals and expectations for existing and new hire employees.

C. Planned Activities:

- Career Fair June 20, 2014 at Marine Corps Base Kaneohe.
- Coordinate with various Hawaii Engineering Societies in order to post vacancies and network with professional engineers
- Network with Hawaii Real Estate Professional Societies with the possibility of advertising Property Management positions.
- Schedule meetings with AMP managers on updating their Emergency Preparedness Manuals.
- Union Consultation on Fiscal Management Office Pilot Program.
- Schedule meetings with managers to identify positions to recruit starting October 10/1/14, in accordance to their approved budget.

FOR DISCUSSION

SUBJECT: *Kolio, et al. v. State of Hawaii, Hawaii Public Housing Authority (Civil No. 11-1-0795-04)*

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to *Kolio, et al. v. State of Hawaii, Hawaii Public Housing Authority; Civil No. 11-1-0795-04*

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

FOR DISCUSSION

Mr. Wils Choy, KMH, LLP; Discussion on Financial and Single Audit of the Hawaii Public Housing Authority

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