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

October 28, 2014
9:00 a.m.

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

A. Annual Meeting Minutes, August 21, 2014 ***(Pages 1 – 3)***
B. Regular Meeting Minutes, August 21, 2014 ***(Pages 4 – 15)***
C. Executive Session Minutes, August 21, 2014 (not for public release)

III. PUBLIC TESTIMONY

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

IV. FOR ACTION

A. Motion: To Adopt Administrative Policy, Programs No. 1, Relating to Hawaii Public Housing Authority's Non-Discrimination Policy and Complaint Procedures for All Programs, and to Authorize the Executive Director to Undertake All Actions Necessary to Implement the Policy ***(Pages 16 – 31)***

B. Motion: To Adopt Administrative Policy, Programs No. 2, Relating to Hawaii Public Housing Authority's Language Access Policy for All Programs, and to Authorize the Executive Director to Undertake All Actions Necessary to Implement the Policy ***(Pages 32 – 39)***

C. Motion: To Authorize the Executive Director to Accept and Pay for the Investment Grade Energy Audit from Ameresco in the Amount of $151,436 ***(Pages 40 – 41)***

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

D. Motion: To Authorize the Executive Director to Close the Waitlist for the Palolo Homes Project Based Section 8 Program ***(Pages 42 – 43)***

E. Motion: To Approve the Selection of a Master Developer for the Redevelopment of Mayor Wright Homes and to Authorize the Executive Director to Begin Negotiations to Enter into A Master Development Agreement with the Selected Master Developer ***(Pages 44 – 46)***

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to the Selection of Master Developer for the Redevelopment of Mayor Wright Homes.

F. Motion: To Ratify All Past Actions as of January 2012 Regarding the Development of the Hawaii Public Housing Authority's Administrative Offices Located at 1002 N. School Street, Honolulu, Hawaii 96817 and to Authorize the Executive Director to Continue Taking all the Necessary Steps Needed for Such Development ***(Pages 47 – 48)***

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

G. Motion: To Adopt Amendments to the Hawaii Public Housing Authority's (HPHA) By-Laws to Establish Voting Requirements to Discipline or Terminate the Executive Director or Executive Assistant for Cause; and to Authorize the Executive Director to Delegate Authority to Qualified Staff to Execute Instruments or Checks for Payments on Behalf of the Hawaii Public Housing Authority ***(Pages 49 – 69)***

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(2) 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 Amendments to the Hawaii Public Housing Authority's (HPHA) By-Laws to Establish Voting Requirements To Discipline or Terminate the Executive Director or Executive

Assistant; and to Authorize the Executive Director to Delegate Authority to Qualified Staff to Execute Instruments or Checks for Payments on Behalf of the Hawaii Public Housing Authority

H. Motion: To Approve Compensation for the Hawaii Public Housing Authority's (HPHA) Executive Director Effective January 1, 2014 Provided that the Executive Director's Salary Shall Not Exceed the Governor's Salary Pursuant to §356D-2, Hawaii Revised Statutes; and to Clarify Delegated Authority Related to the Executive Assistant, Chief Financial Management Advisor, Property Management Branch Chief, Chief Planner, and Redevelopment Officer During Temporary Assignment ***(Pages 70 – 72)***

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(2) 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 Compensation for the Hawaii Public Housing Authority's (HPHA) Executive Director Effective January 1, 2014 Provided that the Executive Director's Salary Shall Not Exceed the Governor's Salary Pursuant to §356D-2, Hawaii Revised Statutes; and to Clarify Delegated Authority Related to the Executive Assistant, Chief Financial Management Advisor, Property Management Branch Chief, Chief Planner, and Redevelopment Officer During Temporary Assignment

V. REPORTS

A. Executive Director's Report Highlights: ***(Pages 73 – 143)***

- Property Management and Maintenance Services Branch Occupancy and Rent Collection Status
- Storm Damage Report
- Hawaii Public Housing Authority's Public Housing Assessment System (PHAS) Score of 67 for the Fiscal Year July 1, 2012 to June 30, 2013
- Section 8 Lease up Status and Program Activity
- Design and Construction Project Updates
- Contracts Executed During August and September 2014
- Request to Appoint a Finance Task Force to Review Audited Financial Statements

VI. FOR DISCUSSION/INFORMATION

A. For Information: *Kolio v. State of Hawaii, Hawaii Public Housing Authority; Case No. 13-000785)* Eviction Appeal and Oral Arguments Before the Supreme Court ***(Page 144)***

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 v. State of Hawaii, Hawaii Public Housing Authority; Case No. 13-000785)*

B. For Discussion: Selection of Specialized Legal Counsel for the Hawaii Public Housing Authority for Services Related to Mixed Finance Redevelopment of Kuhio Park Terrace and Kuhio Homes; Mixed Finance Redevelopment of Mayor Wright Homes; Resolution of Issues Related to Section 9(g)(3) of the U.S. Housing Act of 1937 ("Faircloth Amendment") and Increase of Operating Subsidy; Establishment of a Non-Profit Subsidiary of the Hawaii Public Housing Authority; and Redevelopment, Acquisition, and/or New Construction of Low Income and/or Affordable Housing such as the Redevelopment of the Hawaii Public Housing Authority's Administrative Offices located at 1002 N. School Street ***(Pages 145 – 149)***

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to the Selection of Specialized Legal Counsel for the Hawaii Public Housing Authority for Services Related to Mixed Finance Redevelopment of Kuhio Park Terrace and Kuhio Homes; Mixed Finance Redevelopment of Mayor Wright Homes; Resolution of Issues Related to Section 9(g)(3) of the U.S. Housing Act of 1937 ("Faircloth Amendment") and Increase of Operating Subsidy; and Establishment of a Non-Profit Subsidiary

C. For Discussion: Legislative Proposals for the 28th Legislature regarding the Hawaii Public Housing Authority ***(Pages 150 – 170)***

D. For Discussion: U.S. Department of Housing and Urban Development's Environmental Monitoring of Public Housing Capital Funds Program for the Hawaii Public Housing Authority (HI001) ***(Pages 171 – 179)***

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 on any item listed above. 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.

Approved by the Executive Director
October 28, 2014

FOR ACTION

MOTION: To Adopt Administrative Policy, Programs No. 1, Relating to Hawaii Public Housing Authority's Non-Discrimination Policy and Complaint Procedures for All Programs, and to Authorize the Executive Director to Undertake All Actions Necessary to Implement the Policy

I. FACTS

A. Pursuant to the federal Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Executive Order 13166, issued on August 11, 2000, the Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition against National Origin Discrimination Affecting Limited English Proficient Persons, published by the U.S. Department of Housing and Urban Development (HUD) effective February 21, 2007, and Chapter 321C, Hawaii Revised Statutes (HRS), and Section 515-3, HRS, the Hawaii Public Housing Authority (HPHA), as a recipient of state and federal financial assistance, has a responsibility to ensure meaningful access to programs and activities by Limited English Proficient (LEP) individuals, including addressing any complaints against HPHA and its employees or agents relating to the provision of language access.

II. DISCUSSION

A. The existing non-discrimination policy and complaint procedures for programs and employees were adopted as Administrative Memorandum, Administration No. 3, on October 23, 2001. The non-discrimination policy and complaint procedures for employment related discrimination was amended by the adoption of Administrative Memorandum, Personnel No. 7, on March 2, 2009. However, the non-discrimination policy and complaint procedures applicable to fair housing in HPHA's programs and services has not been revised to include procedures for complaints arising from failure to provide language assistance.

B. The adoption of the proposed revised non-discrimination policy and complaint procedures will serve to:

1. Update the complaint procedures for programs and services to include the provision of language assistance in HPHA's programs

and services, and provide program participants and applicants a forum for addressing any complaints regarding the provision of language access;

2. Update references in the memorandum to program-related laws and regulations that relate to fair housing, equal opportunity, and language access;

3. Demonstrate the Hawaii Public Housing Authority's continued commitment to maintaining a policy of non-discrimination and prohibiting discriminatory practices in the operations, procedures, and programs it administers, including not unlawfully discriminating due to an individual's race, color, sex, actual or perceived sexual orientation, gender identity, religion, marital status, creed, national or ethnic origin, age, familial status, or disability, or HIV infections, and to provide beneficiaries with a fair and equal opportunity to obtain housing services.

C. The proposed Administrative Policy, Program No. 1, has been reviewed and approved as to form by the Department of the Attorney General.

III. RECOMMENDATION

To Adopt Administrative Policy, Programs No. 1, Relating to Hawaii Public Housing Authority's Non-Discrimination Policy and Complaint Procedures for All Programs, and to Authorize the Executive Director to Undertake All Actions Necessary to Implement the Policy

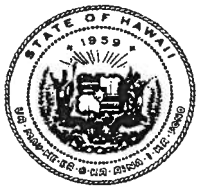
Attachment A: Draft Proposed Administrative Policy, Programs No. 1, Relating to Nondiscrimination Policy and Complaint Procedures

Prepared by: Kiriko Oishi, Chief Compliance Officer

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

_____
David Gierlach
Chairperson

NEIL ABERCROMBIE
GOVERNOR



HAKIM OUANSAFI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
Honolulu, Hawaii 96817
FAX: (808) 832-4679

ADMINISTRATIVE MEMORANDUM

PROGRAMS NO. 1
Replaces AM/Admin.
No. 3 rev., October 23, 2001
October 28, 2014

TO: All Branches, Sections and Support Offices

FROM: Hakim Ouansafi
Executive Director

SUBJECT: NONDISCRIMINATION POLICY AND COMPLAINT PROCEDURES

I. GENERAL

The purpose of this administrative memorandum is to establish that the Hawaii Public Housing Authority (HPHA) recognizes its obligations to maintain, implement, and enforce policies regarding non-discrimination under either federal or state law.

II. POLICY

The HPHA has previously adopted a policy of non-discrimination and prohibiting discriminatory practices in the operations, procedures, or programs it administers, to ensure that residents, program participants, and applicants for services or programs provided by HPHA are given an equal opportunity in the provision of services. In keeping with this policy, all complaints of discrimination received shall be processed fairly and promptly in accordance with the procedures the HPHA has established with respect to such complaints to assure HPHA's residents, participants, and applicants for programs and services who allege unlawful discrimination or other violation in programs, services, activities, or benefits provided by the HPHA their substantive and due process rights under federal and state laws and regulations.

There shall be no retaliation against an applicant, potential applicant, tenant, or

other program beneficiary who has complained of discrimination. Retaliatory conduct is illegal and constitutes a separate violation of laws and rules.

III. DISCRIMINATION COMPLAINT PROCEDURES FOR PROGRAMS AND SERVICES

A. Grievance Procedure for Tenants and Program Participants

For residents and participants of HPHA's programs and services, the HPHA has established grievance procedures to address complaints regarding, among other things, discrimination or discriminatory practices, including the failure to provide language access.

1. HPHA's federal public housing residents may avail themselves of the grievance procedure if the HPHA's action or inaction in any way causes them to be adversely affected in a discriminatory way. (Chapter 17-2021, Hawaii Administrative Rules and Chapter 13 of the Admissions and Continued Occupancy Policy for the Federally Assisted Low-income Public Housing Program).

2. Tenant-based Section 8 participants may avail themselves of the informal review and hearing procedure if the HPHA's action or inaction in any way causes them to be adversely affected in a discriminatory way. (Informal Reviews and Hearings, Chapter 16, Part III, Administrative Plan for Section 8 – Housing Choice Voucher Program). In addition, an applicant or participant may submit a discrimination complaint to the HPHA in accordance with Section 2-I.B. of the Administrative Plan. (Use Discrimination Complaint Form, Appendix A.)

B. Complaint Procedure for Applicants and Participants of Programs and Services

This complaint procedure is established to meet the requirements of the Americans with Disability Act (ADA), Section 504 of the Rehabilitation Act, the Fair Housing Act, and to address language access. This complaint procedure may be used by anyone who wishes to file a complaint alleging discrimination, including the provision of language assistance service to Limited English Proficient individuals, or other violation in policies or the provision of services, activities, programs, or benefits by the HPHA.

1. Applicants and potential applicants for programs and services who believe they have been discriminated against, may file a formal complaint with the HPHA Compliance Office. The complaint should be in writing and contain information about the alleged discrimination and/or violation with the complainant's name, address, and phone number. Alternative means of filing complaints, such as personal interviews will be made available to persons with disabilities upon request.

2. The complainant should submit the complaint as soon as possible but no later than 30 working days using the "Discrimination Complaint Form"

(Appendix A), after the most recent incident of alleged violation to the Chief Compliance Officer, along with a completed consent form (Appendix B).

This form replaces Department of Human Service Discrimination Complaint Form. Complaint forms not filed on a timely basis may be considered on a case-by-case basis with good cause. A "Notice to Persons Filing Complaints" shall be given to each complainant (Appendix E).

Upon receipt of the completed consent form, the Chief Compliance Officer or designee will provide written notice of the complaint to those individuals alleged to have taken discriminatory action against the complainant, and will notify the complainant that such notice was made.

3. Within 15 working days after receipt of the complaint, the Chief Compliance Officer or a designee will meet with the complainant either in person or over the phone to discuss the complaint and possible resolutions. The Chief Compliance Officer or designee may obtain information from other individuals with apparent knowledge or information about the Complainant's allegations, if consent is given.

   Within 15 working days after the meeting, the Chief Compliance Officer or a designee will respond in writing, and where appropriate, in a format accessible to the complainant, such as large print, Braille, or audiotape. The response will explain the position of HPHA and offer options for substantive resolution of the complaint. If the investigation confirms that discrimination occurred, HPHA will take immediate corrective action.

4. If the response of the Chief Compliance Officer or a designee does not satisfactorily resolve the issue, the complainant may appeal the decision within 15 working days after receipt of the response, in writing to the Executive Director of HPHA. The appeal must state the reason(s) for dissatisfaction with the response given to the complainant.

   Within 15 working days after receipt of the appeal, the HPHA Executive Director will meet with the complainant in person or by phone to discuss the complaint and possible resolutions. Within 15 working days after the meeting the HPHA Executive Director will respond in writing, and where appropriate, in a format accessible to the complainant, with a final resolution of the complaint. The Executive Director's decision shall be final and binding within HPHA's purview.

5. The Executive Director or a designee, Chief Compliance Officer or designee may change the time limits stated in the Complaint Procedure after consultation with the complainant or for good cause as determined by the Executive Director or Designee, Chief Compliance Officer or Designee.

6. The complainant may withdraw their complaint at any time by completing the Complaint Withdrawal Form (Appendix C).

C. Non-Retaliation for Exercising Right to Complain

1. Any retaliation or discriminatory action should be reported by the complainant to the Compliance Office. The Executive Director is responsible for ensuring that there is no retaliation for making a complaint. Any allegations of retaliation will be investigated by appropriate personnel staff under the direction of the Executive Director.

IV. OTHER AVENUES OF REDRESS

A. The complainant retains the right to other avenues of redress and may file a complaint by contacting the appropriate agency listed below. The complainant is responsible for meeting the agency's filing procedures and time requirements for filing the complaint.

Hawaii Civil Rights Commission
Keelikolani Building
830 Punchbowl Street, Room 411
Honolulu, Hawaii 96813

U.S. Department of Housing and Urban Development, Honolulu Field Office
1132 Bishop St., Suite 1400
Honolulu, Hawaii 96813

B. The Chief Compliance Officer is the State Fair Housing Officer, HPHA Section 504 Coordinator, HPHA Language Access coordinator, and HPHA ADA Coordinator. If anyone has questions or requires additional information, call the HPHA Compliance Office.

V. CONFIDENTIALITY

All written documents, evidence and discussions relating to the informal or formal complaint shall be kept confidential, unless otherwise stated. Witnesses and others involved in the investigation shall be directed to maintain the confidentiality of the allegation and investigation.

VI. REFERENCES

A. Fair Housing Act
B. Section 515-3, Hawaii Revised Statutes
C. Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity, 77 FR 5662
D. Title VI of the Civil Rights Act
E. Section 504 of the Rehabilitation Act
F. Title II of the Americans with Disabilities Act
G. Age Discrimination Act
H. Executive Order 13166, August 11, 2000
I. Chapter 321C, Hawaii Revised Statutes

J. Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, January 22, 2007

Attachments: Laws and Definitions
Grievance Procedures
HPHA Fair Housing Discrimination Complaint Form (Appendix A)
Complaint Withdrawal Form (Appendix B)
Fair Housing Complaint Procedure (Appendix C)
Notice to Persons Filing Fair Housing Complaints (Appendix D)
Acknowledgment (Appendix E)

LAWS AND DEFINTION:

Fair Housing Amendments Act of 1988 (amending Title VIII of the Civil Rights Act of 1968)

The Fair Housing Act prohibits discrimination against seven protected classes: race, color, religion, sex, handicap, familial status (families with children under 18 years of age), and national origin.

The following practices are prohibited under the Fair Housing Act in the sale or rental of housing:

(1) To refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling;
(2) To discriminate in the sale or rental, or otherwise make unavailable or deny, a dwelling to any buyer or renter because of a handicap of the buyer or renter, a member of the household, or any person associated with the buyer or renter;
(3) To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith;
(4) To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of a handicap of the buyer or renter, a member of the household, or any person associated with the buyer or renter;
(5) To advertise or publish a preference, limitation, or discrimination;
(6) To represent that a dwelling is not available for inspection, sale, or rental when it is in fact available; and
(7) Steering.

Discrimination includes:

(1) Refusal to permit reasonable modifications of existing premises occupied or to be occupied by the person if such modifications are necessary to afford the person full enjoyment of the premises, at the expense of the handicapped person;
(2) Refusal to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling; and
(3) The failure to design and construct new dwellings built after March 13, 1991, in an accessible manner (as described in 42 U.S.C. 3604(f)(3)).

Handicap is defined as, with respect to a person:

(1) A physical or mental impairment which substantially limits one or more of such person's major life activities;
(2) A record of having such an impairment; or
(3) Being regarded as having such an impairment,

but does not include current, illegal use or addiction to a controlled substance.

Section 515-3, Hawaii Revised Statutes

This state law mirrors the prohibitions in the federal Fair Housing Act against discriminatory practices in real estate transactions, and expands the protected classes to include gender identity or expression, sexual orientation, marital status, ancestry, age, and human immunodeficiency virus infection.

Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity (77 FR 5662)

This final rule published by HUD on February 3, 2012, requires HUD's assisted and insured housing programs are open to all eligible individuals regardless of sexual orientation, gender identity or marital status. Under this rule, PHAs are prohibited from inquiring about an applicant's or participant's sexual orientation or gender identity for the purpose of determining eligibility or otherwise making housing available.

Title VI of the Civil Rights Act of 1964

"No person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance."

Title VI also prohibits retaliation against a person who files a charge of discrimination, participates in an investigation or opposes an unlawful employment practice.

Section 504 of the Rehabilitation Act of 1973

"No otherwise qualified individual with handicaps in the United States...shall solely, by reason of his or her handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance."

Section 504 obligates recipients of federal funding to make and pay for reasonable structural modifications to units and common areas that are needed by applicants and tenants with disabilities and provide auxiliary aids and services necessary for communication with persons with disabilities.

Section 504 also establishes affirmative accessibility requirements for newly constructed or rehabilitated housing, including providing a minimum percentage of accessible units.

Title II of the Americans with Disabilities Act of 1990 (to the extent that it applies, otherwise Section 504 and Fair Housing Amendments govern)

The ADA requires owners of public accommodations to remove architectural barriers if such changes are "readily achievable" without great difficulty or expense. New business or substantially renovated businesses must provide for accessibility. Public accommodations must provide auxiliary aids and services to enable a person with disabilities to use the available goods and services, unless such aid would impose an undue burden or fundamentally alter the services or goods provided. The size and nature of the business are considered when determining what constitutes undue burden.

In addition, state and local governments may not discriminate against qualified individuals who are disabled, and government facilities, services, and communications must be accessible in a manner consistent with the requirements of Section 504 of the Rehabilitation Act of 1973.

Age Discrimination Act of 1975

This Act prohibits discrimination based on age in federally assisted and funded programs and activities, except when age is used as a screening criteria in a particular program if age distinctions are permitted by statute for that program or if age distinctions are a factor necessary for the normal operation of the program or the achievement of a statutory objective of the program or activity.

Executive Order 13166, August 11, 2000, Improving Access to Services for Persons with Limited English Proficiency (LEP)

Executive Order 13166 requires recipients of federal funds to take reasonable steps to ensure meaningful access to their programs and activities by LEP persons.

Chapter 321C, Hawaii Revised Statutes

The state language access law requires state agencies to take reasonable steps to ensure meaningful access to services, programs, and activities by LEP persons, to be determined by a four factor analysis which includes:

(1) The number or proportion of LEP persons served or encountered in the eligible service population;
(2) The frequency with which LEP persons come in contact with the services, programs, or activities;
(3) The nature and importance of the services, programs, or activities; and
(4) The resources available to the organization and the costs.

Each state agency must provide competent, timely oral language services and written translations of vital documents to LEP persons who seek to access services, programs, or activities, provided that written translations shall be provided when the eligible LEP group constitutes 5 percent or 1,000, whichever is less, of the population of the persons eligible to be served or likely to be affected or encountered. If there is less than 50 persons in the LEP group that reaches the 5 percent threshold, written notice of the right to receive competent oral interpretation of those written materials free of cost suffices.

(Appendix A)

Department of Human Services
Hawaii Public Housing Authority

DISCRIMINATION COMPLAINT FORM

NAME | PHONE (Business) | PHONE (Home)

STREET ADDRESS | CITY/STATE | ZIP CODE

1. BASIS OF ALLEGED DISCRIMINATION (Choose appropriate items/s)

___ Race	____ Color	_____ National Origin/Ancestry
___ Limited English Proficiency	____ Sex/Gender	_____ Sexual Orientation
___ Gender Identity/Expression	___ Age	_____ Religion
___ Marital Status	____ Familial Status (families with children under 18)	
___ Disability	____ HIV infection	___ Retaliation

2. Please explain how and why you believe you were discriminated against. Please be SPECIFIC. Please include names, dates, witnesses and places of the incidents/s.

(Attach additional sheets if you require more space.)

3. Explain briefly what, if anything, you have done about the alleged discrimination.

_____

_____

_____

4. Does your complaint concern alleged discrimination in services delivery?
___ Yes ___ No

5. Is the alleged discrimination against you? ___ No ___ Yes, by whom?
_____

6. Is the alleged discrimination against others? ___ No ___ yes, please list, name(s), Address (s) and phone number(s).

_____

7. What is the specific date or period of time of the alleged discrimination? Is it ongoing?

_____

8. Please indicate the relief/remedy you are seeking. _____

_____

9. I will notify HPHA Compliance Office, 1002 N. School Street, Bldg. E, Hon. HI 96817, if I change my address or telephone number. I swear or affirm that I have read the above statements and that they are true to the best of my knowledge and belief.

PLEASE COMPLETE, REVIEW, SIGN, DATE AND RETURN TO ABOVE ADDRESS.

Signature _____ Date _____

The purpose of this form is to assist you in filing a complaint with the Hawaii Public Housing Authority. You are not required to use this form, a letter with the same information is sufficient. HOWEVER, THE INFORMATION REQUESTED ABOVE MUST BE PROVIDED, WHETHER OR NOT THE FORM IS USED.

(PLEASE READ THE ATTACHED NOTICE ON DISCRIMINATION COMPLAINTS.)

(Appendix B)

COMPLAINT WITHDRAWAL FORM

I, _____hereby WITHDRAW the Discrimination Complaint that I signed
(Full Name)
on _____. I have not received promises, rewards or concessions that might
(Date)
have influenced me to withdraw my complaint.

I voluntarily ***withdraw*** the request for an investigation and any consent that I may have granted for release of information.

I, the undersigned, do not wish to proceed with the Discrimination Complaint that I filed against _____ because:
(Full Name)
(Please check all statements that apply and sign and date below.)

- ☐ 1. The issues I raised in my complaint are now resolved.
- ☐ 2. I no longer believe that I have a discrimination complaint.
- ☐ 3. I am currently receiving the benefits I am entitled to receive.
- ☐ 4. I understand that the changes in current laws prohibit me from receiving benefits.

_____ _____
Complainant's Signature **Date**

RETURN this form to:
Hawaii Public Housing Authority
Compliance Office
1002 N. School St., Building E
Honolulu, Hawaii 96817

Call for questions: (808) 832-4688

NOTE: Please be advised that no one may intimidate, threaten, coerce or engage in other discriminatory conduct against another individual who takes action or participates in an action to secure his or her rights protected by civil rights laws. Anyone who claims retaliation or intimidation for having filed an alleged discrimination complaint or for having served as a witness in an investigation may file a complaint with the Hawaii Public Housing Authority Compliance Office and/or Federal and State Agencies, which will investigate the complaint.

(Appendix C)

HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
FAIR HOUSING COMPLAINT PROCEDURE

This complaint procedure is established to meet the requirements of the Americans with Disability Act (ADA), Section 504 of the Rehabilitation Act, the Fair Housing Act, and to address the provision of language access. This complaint procedure may be used by anyone who wishes to file a complaint alleging discrimination, failure to provide language assistance service to Limited English Proficient individuals, or other violation in policies or the provision of services, activities, programs, or benefits by the HPHA.

The complaint should be in writing and contain information about the alleged discrimination and/or violation with the complainant's name, address, and phone number. Alternative means of filing complaints, such as personal interviews will be made available to persons with disabilities upon request.

The complainant should submit the complaint as soon as possible but no later than 30 working days after the alleged violation to:

Name: Chief Compliance Officer
Phone: 832-4688 832-6083 (TTY)
Address: 1002 North School Street, Honolulu, HI 96817

Complaints not filed on a timely basis may be considered on a case-by-case basis with good cause. A "Notice to Persons Filing a Complaint" shall be given to each complainant.

Upon receipt of the completed consent form, the Chief Compliance Officer or designee will provide written notice of the complaint to those individuals alleged to have taken discriminatory action against the complainant, and will notify the complainant that such notice was made.

Within 15 working days after receipt of the complaint, the Chief Compliance Officer or a designee will meet with the complainant either in person or over the phone to discuss the complaint and possible resolutions. Within 15 working days after the meeting, the Chief Compliance Officer or a designee will respond in writing, and where appropriate, in a format accessible to the complainant, such as large print, Braille, or audiotape. The response will explain the position of HPHA and offer options for substantive resolution of the complaint.

If the response of the Chief Compliance Officer or a designee does not satisfactorily resolve the issue, the complainant may appeal the decision within 15 working days after receipt of the response, in writing to the Executive Director of HPHA. The appeal must state the reason(s) for dissatisfaction with the response given to the complainant.

Within 15 working days after receipt of the appeal, the HPHA Executive Director will meet with the complainant in person or by phone to discuss the complaint and possible resolutions. Within 15 working days after the meeting the HPHA Executive Director will respond in writing, and where appropriate, in a format accessible to the complainant, with a final resolution of the complaint. The Executive Director's decision shall be final and binding within HPHA's purview.

*Note: The Executive Director or a designee, Chief Compliance Officer or designee may change the time limits stated in the Complaint Procedure after consultation with the complainant or for good cause as determined by the Executive Director or Designee, Chief Compliance Officer or Designee.

(Appendix D)

State of Hawaii
Hawaii Public Housing Authority

NOTICE TO PERSONS FILING FAIR HOUSING COMPLAINTS

You have exercised your protected right to file a complaint alleging unlawful discrimination, including failure to provide language assistance services to Limited English Proficient individuals. You have the following rights and protections under the Complaint Procedure.

1. You have the right to file a complaint via the Complaint Procedure.

2. You have the right to file a complaint and be free from retaliation. HPHA does not tolerate retaliation. Report such acts immediately.

3. You have the right to know of actions, hearings, conferences, and decision(s) that have or will occur in the Complaint Procedure.

4. You have the right to information being kept confidential; however, person(s) involved in the complaint will be informed, as needed.

5. You have the right to be represented by an attorney, at your own expense, or by another representative of your choice.

6. If you wish to withdraw the complaint, submit a written/dated withdrawal form or statement to the Chief Compliance Officer.

7. You have the right to other redress and may file a complaint with any of the appropriate agencies listed below. You are responsible to contact the agency, meet its complaint filing procedures, and comply with the agency's time requirements for filing the complaint.

HAWAII CIVIL RIGHTS COMMISSION
Keelikolani Building
830 Punchbowl St., Room 411
Honolulu, Hawaii 96813

U.S. DEPT. OF HOUSING
AND URBAN DEVELOPMENT
1132 Bishop Street, Suite 1400
Honolulu, Hawaii 96813

(Appendix E)

ACKNOWLEDGMENT:

My signature below acknowledges that I have received, read, and understood HPHA Administrative Memorandum (Programs No. 1) on Non-Discrimination Policy and Complaint Procedures.

I agree that it is my responsibility to be familiar with and know how to apply the non-discrimination policy and procedures to applicants, potential applicants, tenants, and program participants, as well as existing laws to my particular job responsibilities and that failure to do so may result in further disciplinary action, which may include suspension or termination of my employment with HPHA.

If I do not understand the appropriate course of action to take during my employment, I will review the Discrimination Complaint Procedure, discuss with my supervisor, and take whatever action is necessary.

_____

Name (Please Print)

_____

Signature Date

_____

Position

_____

Branch/Section/Unit/Office

Approved by the Executive Director
October 28, 2014

FOR ACTION

MOTION: To Adopt Administrative Policy, Programs No. 2, Relating to Hawaii Public Housing Authority's Language Access Policy for All Programs, and to Authorize the Executive Director to Undertake All Actions Necessary to Implement the Policy

I. FACTS

A. Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) states "no person in the United States shall, on the ground of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance," and the courts have ruled that the exclusion of Limited English Proficient (LEP) persons from our programs because of their inability to communicate in English, could be considered a form of national origin discrimination.

B. Pursuant to Executive Order 13166, issued on August 11, 2000, and the Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficiency Persons, published by HUD effective February 21, 2007, (HUD Final Guidance), recipients of federal financial assistance have a responsibility to ensure meaningful access to programs and activities by LEP individuals.

C. Chapter 321C, Hawaii Revised Statutes, also requires each state agency to take reasonable steps to ensure meaningful access to services by LEP individuals; to provide competent, timely oral language services to LEP individuals who seek to access services; and to provide written translations of vital documents to LEP individuals who seek to access services.

II. DISCUSSION

A. The Hawaii Public Housing Authority is committed to maintaining a policy of non-discrimination and prohibiting discriminatory practices in the operations, procedures, and programs it administers.

B. The Admissions and Continued Occupancy Policy for the Federally Assisted Public Housing Program (ACOP) governs the policies applicable to the Hawaii Public Housing Authority's Federally Assisted Public Housing Program.

C. On February 12, 2012, the HPHA adopted changes to the ACOP for the Federally Assisted Low-income Public Housing Program regarding the provision of language accessibility in its federally funded low income public housing program, to condense to writing the Hawaii Public Housing Authority's commitment to provide oral interpretation when necessary for LEP persons to access important benefits and services, and written translations of vital documents for eligible LEP groups.

D. On November 9 and 10, 2011, public hearings were held on all of its islands, including at three locations on Oahu, two on Hawaii island, and one each on Kauai and Maui, to gather public comments on the proposed Language Access Policy that was adopted as part of the ACOP, which is substantially similar to the Administrative Policy, Programs No. 2, which is now being proposed.

E. Testimony received at the public hearings and Resident Advisory Board consultations conducted in 2011 indicated strong support for the language access policy, which will benefit the limited English proficient population who access HPHA's programs and services.

F. In compliance with the above-cited federal and state laws, and federal guidance, the Hawaii Public Housing Authority seeks to adopt Administrative Policy, Programs No. 2, which is substantially the same as the Language Access Policy adopted in the ACOP in 2012, to condense to writing the HPHA's commitment to provide meaningful access to services by LEP individuals in not just the federally assisted public housing program, but all of its programs and services using federal or state funds. Reference to the state Language Access Law has been updated to reflect the law transferring the functions of the Office of Language Access from the Department of Labor and Industrial Relations to the Department of Health.

G. The proposed Administrative Policy, Programs No. 2 has been reviewed and approved as to form by the Department of the Attorney General.

III. RECOMMENDATION

To Adopt Administrative Policy, Programs No. 2, Relating to Hawaii Public Housing Authority's Language Access Policy for All Programs, and to Authorize the Executive Director to Undertake All Actions Necessary to Implement the Policy

Attachment A: Draft Proposed Administrative Policy, Programs No. 2, relating to Language Access Policy

Prepared by: Kiriko Oishi, Chief Compliance Officer _____

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

_____
David Gierlach
Chairperson

NEIL ABERCROMBIE
GOVERNOR

HAKIM OUANSAFI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
Honolulu, Hawaii 96817
FAX: (808) 832-4679

ADMINISTRATIVE MEMORANDUM

PROGRAMS NO. 2
October 28, 2014

TO: All Branches, Sections and Support Offices

FROM: Hakim Ouansafi
Executive Director

SUBJECT: LANGUAGE ACCESS POLICY

I. GENERAL

The purpose of this administrative memorandum is to establish that the Hawaii Public Housing Authority (HPHA) recognizes its obligations to maintain, implement, and enforce policies regarding non-discrimination under either federal or state law, and specifically that it is the HPHA's policy to comply with all federal, state, and local nondiscrimination laws and with rules and regulations governing language access, and subsequent modifications thereto.

II. POLICY

The HPHA has previously adopted a policy of non-discrimination and prohibiting discriminatory practices in the operations, procedures, or programs it administers, to ensure that residents, program participants, and applicants for services or programs provided by HPHA are given an equal opportunity in the provision of services. In keeping with this policy, all branches, sections, and support offices shall conduct its operations and provide its services in a manner that provides its tenants, program participants, and applicants who are limited in English proficiency with meaningful access to its programs and services.

III. PROCEDURES FOR PROVIDING LANGUAGE ACCESS IN PROGRAMS AND SERVICES

Language for Limited English Proficient (LEP) persons can be a barrier to accessing important benefits or services, understanding and exercising important rights, complying with applicable responsibilities, or understanding other information provided by the assisted housing programs that are operated by the HPHA. In certain circumstances, failure to ensure that LEP persons can effectively participate in or benefit from federally-assisted programs and activities may violate the prohibition under Section 601 of Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000d, which provides that no person shall "on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance[,]" and Title VI regulations against discrimination on the basis of national origin.

Recipients of federal financial assistance have an obligation to reduce language barriers that can preclude meaningful access by LEP persons to the federally assisted housing programs.

State agencies also have an obligation to take reasonable steps to ensure meaningful access to services, programs, and activities by limited English proficient persons under Chapter 321C, Hawaii Revised Statutes, specifically by providing competent, timely oral language services to limited English proficient persons who seek to access services, programs, or activities, and providing written translations of vital documents to limited English proficient persons who seek to access services, programs, or activities.

The HPHA will take reasonable steps to communicate with people who need services or information in a language other than English to ensure meaningful access to its assisted housing programs. These persons will be referred to as Persons with Limited English Proficiency (LEP).

To determine the level of access needed by LEP persons, the HPHA will balance the following four factors: (1) the number or proportion of LEP persons eligible to be served or likely to be encountered by each assisted housing program; (2) the frequency with which LEP persons come in contact with the program; (3) the nature and importance of the program, activity, or service provided by the program to people's lives; and (4) the resources available to the HPHA and costs. Balancing these four factors will ensure meaningful access by LEP persons to critical services while not imposing undue burdens on the HPHA.

<u>Language Access Action Plan</u>
The HPHA shall establish a Language Access Action Plan and shall revise the plan using the four-factor analysis as necessary to address the changing needs of the LEP population it serves (provided that if the HPHA completes the four-factor analysis to decide what language assistance services are appropriate, and determines that the HPHA serves very few LEP persons and the HPHA has very limited resources, it is not necessary for the HPHA to implement the written plan,

but will consider alternative ways to provide meaningful access).

The Language Access Action Plan shall provide:

- How to identify LEP persons who need language assistance;
- How to provide language assistance to LEP persons;
- Provisions on the training of staff;
- Notice to LEP individuals of language assistance services; and
- Monitoring and updating of the Language Access Action Plan.

Oral Interpretation

Upon request, a competent interpreter will be provided in a timely manner, free of charge to the LEP person, for any hearing or other situation in which communication between the LEP person and the HPHA staff is necessary to access important benefits and services, especially when the loss of a benefit or service is at stake. The HPHA may offer to schedule appointments for LEP persons at specified times to minimize wait times and ensure the availability of competent interpreters, provided that use of an appointment facilitates the provision of language assistance and does not impede or delay the LEP person's access to communication with the HPHA.

When LEP persons desire, they will be permitted to use, at their own expense, an interpreter of their own choosing, in place of or as a supplement to the free language services offered by the HPHA. The interpreter chosen by the LEP person may be a family member or friend, but may not be a minor. However, the HPHA shall not require a LEP person to use family members or friends to provide interpretation or translation services. If, after the offer of a free interpreter in the LEP person's primary language, the LEP person elects to use a family member or friend to provide interpretation, the HPHA shall take reasonable steps to determine:

- Whether the individual providing the interpretation is competent to provide this service; and
- Whether conflict of interest, confidentiality, or other concerns make use of the family member or friend inappropriate.

The HPHA reserves the right to obtain a competent interpreter for the HPHA's benefit in the event the LEP person uses an interpreter of their own choosing.

The HPHA shall also provide oral interpretation for timely and effective telephone communication between the HPHA staff and LEP persons.

Written Translations

To comply with written translation obligations, the HPHA shall take the following steps:

- The HPHA will provide written translations of vital documents for each eligible LEP language group that constitutes 5 percent or 1,000 persons, whichever is less, of the population of persons eligible to be served or likely to be affected or encountered; or

- If there are fewer than 50 persons in a language group that reaches the 5 percent trigger, the HPHA need not translate vital documents, but provides written notice in the primary language of the LEP language group of the right to receive competent oral interpretation of vital documents, free of cost to the LEP person.

Translation of documents that are not vital documents, if needed, may be provided orally.

Availability of Free Language Assistance

The HPHA will provide notice to LEP persons of the provision of free language assistance by displaying posters and flyers prominently in waiting rooms, reception areas, and other initial points of entry, and by including flyers in applicant packets and informational material disseminated to the public. When mailing written notices to LEP persons such as vital documents, an insert will be provided explaining the important nature of the document and how the recipient may access free language assistance to understand the notice.

Definitions

"Oral Interpretation" or "Interpretation" shall mean the act of listening to something in one language and orally translating it into another.

"Person with Limited English Proficiency" or "LEP person" shall mean a person who does not speak English as his or her primary language and who has limited ability to read, write, speak, or understand English in a manner that permits him or her to communicate effectively with the HPHA and have meaningful access to and an equal opportunity to participate fully in the federally assisted public housing program, and includes public housing program applicants and tenants and their household members.

"Vital documents" shall mean generic widely used written materials of the HPHA including:

- Notices advising LEP persons of free language assistance;

- Application forms to participate in the HPHA's assisted housing programs;

- Written notices of rights, denial, loss, or decreases in benefits or services;

- Written notices of hearings;

- Notices of eviction or termination of assistance; and

- Leases and project rules applicable to the public housing programs.

"Written translation" or "translation" shall mean the replacement of a written text from one language into an equivalent written text in another language.

IV. NON - RETALIATION

There shall be no retaliation against an applicant, potential applicant, tenant, or other program beneficiary who exercises their right to language access. Retaliatory conduct is illegal and constitutes a separate violation of laws and rules. Any retaliation or discriminatory action should be reported by the complainant to the Compliance Office in accordance with the HPHA's discrimination complaint procedures.

V. REFERENCES

a. Title VI of the Civil Rights Act of 1964
b. Section 515-3, Hawaii Revised Statutes
c. Executive Order 13166, August 11, 2000
d. Chapter 321C, Hawaii Revised Statutes
e. Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, January 22, 2007

Approved by the Executive Director
October 28, 2014

FOR ACTION

MOTION: To Authorize the Executive Director to Accept and Pay for the Investment Grade Energy Audit from Ameresco in the Amount of $151,436

I. FACTS

A. The Hawaii Public Housing Authority (HPHA) issued a Request for Proposal for an energy performance contract for 67 federally subsidized low-income housing projects in February 2008.

B. HPHA executed a contract with Ameresco/Pacific Energy JV ("Ameresco") on November 21, 2008, to will perform an investment grade energy audit of all of the HPHA's federally subsidized low-income housing projects statewide.

C. The Ameresco Team has conducted a survey of all federally subsidized low-income housing projects statewide (February 17 to February 27, 2009).

D. On April 16, 2009, the Ameresco Team presented to the HPHA Board their progress to date, a review of the interim audit results, preliminary measures matrix, preliminary project costs and savings, overview of financing scenarios and prioritization of measures.

E. On October 19, 2009 the HPHA Board accepted the Investment Grade Audit and Proposed Energy Conservation Measures from Ameresco, Inc. and authorized the Executive Director to negotiate the scope of work and the terms of an Energy Services Agreement with Ameresco, Inc. the execution of which would be subject to Board Approval.

F. The HPHA received a "draft" Energy Service Agreement from Ameresco on March 31, 2010.

G. The Energy Service Agreement was sent to the State's consultant Mr. David Birr, on June 21, 2010 for his review and comment.

H. HPHA subsequently held meetings with various stakeholders including, the Department of Budget and Finance, the U.S. Department of Housing and Urban Development, Department of Accounting and General Services and the Department of the Attorney General to discuss the proposed energy services agreement and means of financing.

II. DISCUSSION

A. The current contract between the HPHA and Ameresco covers the investment-grade energy audit only. Pursuant to the existing agreement, Ameresco will be compensated in an amount not to exceed $151,436.00 for the completion of an investment grade energy audit.

If the HPHA decides to accept the investment grade audit and not pursue any energy conservation measures under an energy services agreement with Ameresco, the contract requires that HPHA pay the contract amount of $151,436.00.

III. RECOMMENDATION

That the Board of Directors authorize the Executive Director to accept and pay for the investment grade energy audit from Ameresco in the amount of $151,436.00.

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

_____

David J. Gierlach, Chairperson

Approved by Executive Director
October 28, 2014

FOR ACTION

MOTION: To Authorize the Executive Director to Close the Waitlist for the Palolo Homes Project Based Section 8 Program

I. FACTS

A. The Palolo Homes Project Based Waitlist currently has roughly 3,403+ applicants on the waitlist as of September 30, 2014. There are only 300 units at Palolo Homes. Only 62 units have been leased between 2010 and October 2014.

B. Based on the leasing history and the number of applications, it will take over 100 years to serve all the existing applicants.

C. The Section 8 Subsidy Programs Branch receives an average of 100-200 applications per month. The Branch has a backlog of 285 applications that need to be entered into the Elite waitlist. And maintaining the waitlist has become an administrative burden.

D. The clerical position that previously entered the applications is vacant. The branch is not filling the position due to the U.S. Department of Housing and Urban Development (HUD) prorating the administrative fee payment to 79% of the allotted amount.

E. Preferences are given to applicants who are Victims of Domestic Violence, Involuntary Displacement or Homeless persons who live in transitional shelters or supportive housing programs and those who are unsheltered homeless persons who are participating and who are in compliance with a social service plan. Applicants with a preference are waiting over 5 years to be housed.

II. DISCUSSION

A. According to §15-185-28 of the Hawaii Administrative Rules that govern the Section 8 program, "The corporation may suspend the acceptance of the applications and close the waiting list, in whole or part, when it is determined that there are enough applicants on the waiting list to fill anticipated openings for the next twenty-four months."

B. The HPHA could open the lists by bedroom size if a list is exhausted and there are not a sufficient number of applicants for the vacancies that arise.

C. The data entry, file management, purging and applicant updates are an administrative burden on the agency and staff. The branch does not have the staff to enter the data and create the files nor does the branch have the space to store the files.

III. STAFF RECOMMENDATION

That the HPHA Board of Directors Authorize the Executive Director to Close the Waitlist for the Palolo Homes Project Based Section 8 Program

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

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

_____
David Gierlach, Chair

Approved by the Executive Director _____
October 28, 2014

FOR ACTION

MOTION: To Approve the Selection of a Master Developer for the Redevelopment of Mayor Wright Homes and to Authorize the Executive Director to Begin Negotiations to Enter into a Master Development Agreement with the Selected Master Developer

I. FACTS

A. Mayor Wright Homes is a federal public housing property that has been in use for over sixty years. Mayor Wright Homes was built in 1953 and modernized in 1984. Mayor Wright Homes currently consists of 364 units in 24 walkup and 11 townhouse building.

B. On May 22, 2014, the HPHA's Board of Directors ratified all past actions of the Hawaii Public Housing Authority concerning the future mixed finance redevelopment of Mayor Wright Home, including the selection of Mayor Wright Homes for redevelopment.

C. On July 11, 2014, the Contract and Procurement Office issued Request for Qualifications (RFQ) no. RFQ-OED-2014-33, to procure a master developer for the mixed income transit oriented development redevelopment of Mayor Wright Homes. Submittals were due no later than 4:00 p.m., Wednesday, August 27, 2014.

D. The intent of the redevelopment of Mayor Wright Homes is to revitalize, modernize and improve the quality of life for the development's residents while making the best use out of the existing land and to encourage a sense of community with the surrounding neighborhood. Proposed redevelopment shall introduce creative physical designs, unit configurations and sustainable building materials that indistinguishably integrate public housing into the surrounding neighborhood. The proposed redevelopment should be complementary to the Downtown Transit Oriented Development Plan.

E. A five-member review and selection committee was appointed by the Executive Director to review every submittal that was received. Each review and selection committee may consist of government and non-government employees and included HPHA staff, a representative from a financial institution and a representative in the field of housing development from Hawaii and out-of-state.

F. Submittals were to be evaluated using a two-stage evaluation process. Stage I of the evaluation process was used to determine the respondents that will comprise the competitive range, from which final selection for contract award will ultimately be made. Stage II of the evaluation process will be reserved for the competitive range respondents only. Stage II of the evaluation process will entail presentation/interviews with the respondents on the short list. Scoring will be based upon how well the submittals meets the criteria established in the RFQ and ranked accordingly. If an agreement cannot be negotiated with the top-ranked respondent, negotiations will be terminated. The HPHA will then initiate negotiations with the next highest rated respondent. This procedure will continue until a mutually satisfactory agreement has been negotiated.

G. On the week of September 15, 2014, Phase I of the evaluation process was conducted on all submittals received by the review and selection committee.

H. On the week of September 30, 2014, Phase II of the evaluation process which included a presentation and oral interview was conducted by the review and selection committee on all submittals that comprised the competitive range.

I. On the week of September 30, 2014, a final evaluation of all submittals received that comprised the competitive range was conducted by the review and selection committee.

II. DISCUSSION

A. The top-ranked master developer's qualifications included:

- Development of mixed-use, mixed-income master planned communities nationwide;
- Developing and managing affordable housing transformations projects employing various sources of Federal, State, and local subsidy programs including operating subsidy from the U.S. Dept. of Housing and Urban Development and Low Income Housing Tax Credits;
- Development of social and community programs and transit-oriented development; and
- Affordable housing revitalization and development projects in Hawaii.

B. The top-ranked master developer's technical response included the following:

- Mix of housing units to consist of public housing, affordable low-income tax credit rental, market rate rental, affordable for-sale, and market rate housing.
- Different building types from townhomes to mid-rise garden apartments to high rise structures with affordable and market rate units to be indistinguishable.
- Number of units to range from 1,000 to 1,500 units which could include senior and student housing.
- Retail and commercial spaces, including neighborhood and grocery stores, retail shops, services, restaurants and food outlets designed for community's needs.
- All areas to emphasize large streets with sidewalks for pedestrian use and aesthetically pleasing building layouts/fronts.
- Conduct interviews and engage with community members to gain local knowledge and connections. Have them help plan and implement community meetings to engage larger audience.

III. RECOMMENDATION

Staff recommends that the HPHA's Board of Directors approve the selection of the master developer for the redevelopment of Mayor Wright Homes and to authorize the Executive Director to begin negotiations to enter into a Master Development Agreement with the selected master developer

Prepared by: Rick T. Sogawa, Procurement Officer

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

David Gierlach
Chairperson

Approved by the Executive Director
October 28, 2014

FOR ACTION

MOTION: To Ratify All Past Actions as of January 2012 Regarding the Development of the Hawaii Public Housing Authority's Administrative Offices Located at 1002 N. School Street, Honolulu, Hawaii 96817 and to Authorize the Executive Director to Continue Taking all the Necessary Steps Needed for Such Development

I. FACTS

A. A Request for Proposals (RFP) to engage a consultant to assist the HPHA to systematically identify the needs, priorities, potential resources, and constraints for the future mixed finance redevelopment of the HPHA's Administrative Offices located at 1002 N. School Street was issued on January 27, 2014.

B. On March 7, 2014 a contract was awarded to EJP Consulting Group LLC which specializes in development advisory services, and uses an integrated approach to create community-level change, strengthen human services infrastructure, and raises resident self-sufficiency and pride of place.

II. DISCUSSION

A. While the HPHA has frequently discussed and updated the Board on moving forward with the redevelopment of the HPHA's Administrative Offices, the HPHA staff are now requesting to have the HPHA Board of Directors formally approve the selection of the HPHA's Administrative Offices for future redevelopment.

III. RECOMMENDATION

That the HPHA Board of Directors ratify all past actions as of January 2012 regarding the development of the Hawaii Public Housing Authority's Administrative Offices located at 1002 N. School Street, Honolulu, Hawaii 96817 and to authorize the Executive Director to continue taking all the necessary steps needed for such development

Prepared by: Rick Sogawa, Procurement Officer

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

_____
David Gierlach
Chairperson

Approved by the Executive Director
October 28, 2014

FOR ACTION

MOTION: To Adopt Amendments to the Hawaii Public Housing Authority's (HPHA) By-Laws to Establish Voting Requirements to Discipline or Terminate the Executive Director or Executive Assistant for Cause; and to Authorize the Executive Director to Delegate Authority to Qualified Staff to Execute Instruments or Checks for Payments on Behalf of the Hawaii Public Housing Authority

I. FACTS

A. The Board is making clarifying amendments to the HPHA's By-Laws to establish voting requirements to discipline or terminate the Executive Director or Executive Assistant; and to authorize the Executive Director to delegate authority to qualified staff to execute instruments or checks for payments on behalf of the HPHA.

II. DISCUSSION

A. The following areas will be revised or amended as follows:

ADDED:
Article III, Section 1. Definitions:
"Cause" means, including but not limited to: (i) fraud, misappropriation, embezzlement or any other material violation of law that occurs during or in the course of employment, (ii) intentional breach of obligations of the position or intentional breach of policies, (iii) repeated willful failure to perform services or follow Board directives; (iv) willful conduct that is demonstrably and materially injurious to the HPHA, monetarily or otherwise. Notwithstanding anything to the contrary contained above, in the event of executive's incapacity, the HPHA may terminate employment of the Executive Director or Executive Assistant only after the expiration of a period the length of which shall be determined pursuant to the applicable accrued leave policy, but in any event not less than the executive currently has or not less than (3) months, whichever is longer.

ORIGINAL:
Article V, Section 2. Quorum; compensation of directors.
An affirmative vote by the number of Board members constituting a quorum under the Hawaii Revised Statutes shall be necessary for all action taken by the Authority.

REVISED
Article V, Section 2. Quorum; compensation of directors.
An affirmative vote by the number of Board members constituting a quorum under the Hawaii Revised Statutes shall be necessary for all action taken by the Authority, with the exception of disciplinary matters related to the Executive Director or the Executive Assistant which requires an affirmative vote by 8 members (i.e., two-thirds) of the Board.

ORIGINAL
Article VII, Section 8. Quorum; approval of actions.
An affirmative vote by the number of Board members constituting a quorum under the Hawaii Revised Statutes shall be necessary for all action taken by the Authority. The affirmative vote of quorum of the directors shall be required to make any action of the Authority valid.

REVISED
Article VII, Section 8. Quorum; approval of actions.
An affirmative vote by the number of Board members constituting a quorum under the Hawaii Revised Statutes shall be necessary for all action taken by the Authority. The affirmative vote of quorum of the directors shall be required to make any action of the Authority valid. The quorum for disciplinary matters, including without limitation, demotion, suspension, and termination, relating to the Executive Director and Executive Assistant requires an affirmative vote by 8 members (i.e., two-thirds) of the Board.

ADDED:
Article VI, Section 1. Executive Director
The Executive Director shall only be disciplined or terminated for cause.

Article VI, Section 3. Executive Assistant
The Executive Assistant shall only be disciplined or terminated for cause.

ORIGINAL
Article VI, Section 4. Disbursement of Funds
Instruments or checks for the payment of money shall require the signature of 1) the Executive Director and 2) any qualified employee of the Authority who has been appointed by the Executive Director to countersign such instruments or checks.

REVISED
Article VI, Section 4. Disbursement of Funds

Instruments or checks for the payment of money shall require the signature of: 1) the Executive Director; or 2) any qualified employee of the Authority who has been appointed by the Executive Director. All instruments or checks must be countersigned by a minimum of two (2) qualified employees.

The Executive Director shall establish fiscal policy to define delegations of authority and monetary limits of said delegation.

III. RECOMMENDATION

That the HPHA's Board of Directors Adopt Amendments to the Hawaii Public Housing Authority's By-Laws to Establish Voting Requirements to Discipline or Terminate the Executive Director or Executive Assistant for Cause; and to Authorize the Executive Director to Delegate Authority to Qualified Staff to Execute Instruments or Checks for Payments on Behalf of the Hawaii Public Housing Authority

Exhibit A: Draft By-Laws of the Hawaii Public Housing Authority

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

_____
David Gierlach, Chair

Exhibit A

BY-LAWS OF THE

HAWAII PUBLIC HOUSING AUTHORITY

Adopted July 1, 2006
Revised May 20, 2010
Revised October 28, 2014

BY-LAWS OF THE
HAWAII PUBLIC HOUSING AUTHORITY

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ARTICLE I. PREAMBLE

Act 196, Session Laws of Hawaii, 2005 (Act), as amended by Act 180, Session Laws of Hawaii, 2006, established the Hawaii Public Housing Authority ("Authority") to perform the function of developing and maintaining public housing.

These By-Laws are hereby promulgated to effectuate and implement the purposes of the Act.

ARTICLE II. STATEMENT OF MISSION AND PURPOSE

The Legislature has declared that Hawaii's greatest housing need is housing for those earning below fifty per cent and from fifty to eighty per cent of the median family income. The Legislature has found that it is a public purpose to help the unsheltered homeless population or those who have a primary nighttime residence that is a public or private place not ordinarily used as a regular sleeping accommodation.

The Legislature has mandated that the Authority shall perform the function of developing and maintaining public housing, and ensuring that more individuals and families are being served and transitioned into permanent housing.

ARTICLE III. DEFINITIONS

Section 1. Definitions.

The following terms, whenever used herein, shall have the following respective meaning, unless a different meaning clearly appears from the context.

"Authority" means the Hawaii Public Housing Authority.

"Board" means the Board of Directors of the Hawaii Public Housing Authority.

"Board Secretary" means a director of the Authority who has been elected by the board to perform the duties described in Article V of these By-Laws.

"Bonds" means any bonds, interim certificates, notes, debentures, participation certificates, pass-through certificates, mortgage-backed obligations or other evidences of indebtedness of the Corporation issued pursuant to Act 196, Session Laws of Hawaii 2005, as amended by Act 180, Session Laws of Hawaii 2006.

"Cause" means, including but not limited to: (i) fraud, misappropriation, embezzlement or any other material violation of law that occurs during or in the course of employment, (ii) intentional breach of obligations of the position or intentional breach of policies, (iii) repeated willful failure to perform services or follow Board directives; (iv) willful conduct that is demonstrably and materially injurious to the HPHA, monetarily or otherwise. Notwithstanding anything to the contrary contained above, in the event of executive's incapacity, the HPHA may terminate employment of the Executive Director or Executive Assistant only after the expiration of a period the length of which shall be determined pursuant to the applicable accrued leave policy, but in any event not less than the executive currently has or not less than (3) months, whichever is longer.

"Chair" or "Chairperson" means a director of the Authority who has been elected by the Board to perform the duties described in Article V of these By-Laws.

"Designated representative" means the duly authorized designee of the Director of Human Services.

"Executive Assistant" means the Executive Assistant of the Authority who is employed by the Board, pursuant to Act 196, Session Laws of Hawaii, 2005 (Act), as amended by Act 180, Session Laws of Hawaii, 2006.

"Executive Director" means the Executive Director of the Authority who is employed by the Board, pursuant to Act 196, Session Laws of Hawaii, 2005 (Act), as amended by Act 180, Session Laws of Hawaii, 2006.

"Officers" means the duly selected officers of the Authority, which may include a Secretary and Treasurer, with such duties and responsibilities as may be determined by the Authority.

"Secretary to the Board" means any staff member of the Authority whose duties and responsibilities include providing the Board with the necessary secretarial and record-keeping support in order for the Authority to conduct its business.

ARTICLE IV. GENERAL PROVISIONS

Section 1. Name of the Authority.

The name of the Authority shall be the "Hawaii Public Housing Authority".

Section 2. Seal of the Authority.

The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the date of establishment.

Section 3. Principal place of business.

The principal place of business and official mailing address of the Authority shall be 1002 North School Street, Honolulu, Hawaii 96817. The Authority may establish, by duly authorized resolution at its annual meeting, any other location in the City and County of Honolulu as its principal place of business. The Authority may designate such auxiliary or satellite offices where business may be transacted with the general public or on behalf of the Authority.

Section 4. Service of process; official notices.

All official notices to the Authority, including service of process where the Authority is either suing or is being sued, shall comply with applicable law and shall be served upon the Authority at its principal place of business.

Section 5. Business hours.

The Authority shall establish the business hours of the Authority in compliance with applicable State law.

ARTICLE V. BOARD OF DIRECTORS

Section 1. Official action by Board.

All official action of the Authority shall be established through the Board of Directors as established by law. The Board may delegate, in its discretion, any duties and responsibilities to the Executive Director as it deems necessary and proper to carry out the mission and purposes of the Authority.

Section 2. Quorum; compensation of directors.

An affirmative vote by the number of Board members constituting a quorum under the Hawaii Revised Statutes shall be necessary for all action taken by the Authority, <u>with the exception of disciplinary matters related to the Executive Director or the Executive Assistant which requires an affirmative vote by 8 members (i.e., two-thirds) of the Board.</u>

The directors shall receive no compensation for their services on the Board, but shall be entitled to reimbursement of necessary expenses, including but not limited to travel expenses, incurred by them in the performance of their duties.

Section 3. Officers of the Authority; term; vacancy.

The officers of the Authority shall be the Chairperson, Vice-Chairperson, Secretary and Treasurer. All officers of the Authority shall be directors of the Authority, except as authorized by these By-Laws, and shall be elected by the Board at the Board's inaugural or annual meeting. The officers shall hold office for one year or until their successors are elected.

If any vacancy occurs for any reason, the vacancy shall be filled by the election of a successor officer from among the directors at any regular or special meeting of the Board to fill out the remainder of the vacant term until the election of officers at the Board's next annual meeting.

The ex-officio member of the Board shall be ineligible to serve as Chairperson.

Section 4. Chairperson; duties.

The Chairperson shall be a director of the Authority and shall be elected by the Board at the Board's annual meeting. The Chairperson shall preside at all meetings of the Board and shall maintain order and proper procedures of the Board at all times.

Except as authorized by these By-Laws or by duly adopted resolution of the Board, the Authority together with the Secretary shall sign and execute all bonds and notes to which the Authority is a signatory.

For each meeting and upon proper notice as may be required by law, the Chairperson may submit such recommendations or items for information or for Board action as the Chairperson considers necessary and proper concerning the policies and procedures of the Authority.

The Chairperson from time to time and at any duly noticed meeting, may appoint from the directors of the Board two or more members of the Board to obtain facts and information on any specific matter or issue which is necessary and proper concerning the policies and procedures of the Authority, provided that the number of members of such a committee appointed by the Chairperson shall be in compliance with applicable law and shall be less than the number of directors required for a quorum.

Section 5. Vice-Chairperson; duties.

The Vice-Chairperson shall be a director of the Authority and shall be elected at the Board's annual meeting. The Vice-Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson. In case of the resignation, removal or death of the Chairperson, the Vice-Chairperson shall perform all the duties imposed on the Chairperson until such time as the Board elects a successor Chairperson.

Section 6. Secretary; duties.

The Secretary shall be a director of the Authority and shall be elected at the Board's annual meeting. The Secretary shall perform the duties of the Chairperson in the absence of the Chairperson and the Vice-Chairperson.

The Secretary, together with the Chairperson, shall sign and execute all bonds and notes to which the Authority is a signatory.

The Secretary shall be responsible for maintaining all records of the Authority, including maintaining a record of the Board proceedings in a journal to be kept specifically for that purpose. The Secretary shall be responsible for keeping in safe custody the seal of the Authority and shall affix or cause to be affixed the corporate seal to all contracts or instruments which have been authorized by the Authority and which require the corporate seal.

The Secretary may delegate any of the duties described in this section to the Executive Director.

In the absence, incapacity or death of the Secretary, the Board may appoint the Executive Director or any qualified employee of the Authority to serve as Secretary "pro tem" in order to

fulfill the duties imposed upon the Secretary. The Secretary pro tem, together with the Chairperson, shall sign and execute all bonds and notes to which the Authority is a signatory.

Section 7. Treasurer; duties.

The Executive Director shall be the ex-officio Treasurer of the Authority and shall not be a director of the Authority. The Treasurer shall be responsible for the care, custody and safeguarding of all funds of the Authority, including depositing the funds in such banks or financial institutions as the Authority selects.

The Treasurer shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson, Vice-Chairperson, and Secretary.

Section 8. Non-attendance of board members; expiration of term.

Notwithstanding the term of office, the term of a board member shall expire upon the failure of the member, without valid excuse, to attend three consecutive meetings duly noticed to all members of the board and where the board failed to constitute quorum necessary to transact business. The chair or acting chair of the board shall determine if the absence of the member is excusable. The expiration of the member's term shall be effective immediately after the third consecutive unattended meeting and unexcused absence. This provision shall not apply to the ex officio member of the board.

ARTICLE VI. EXECUTIVE DIRECTOR

Section 1. Executive Director; duties, generally.

The Executive Director shall be employed by the Board and shall be responsible for the daily management of the Authority. The Executive Director shall have general supervision over the administration and business affairs of the Authority, pursuant to the direction of the Board.

Except for the inaugural meeting, at each annual meeting the Executive Director shall submit an annual report to the Board which shall include an account of the financial condition of the Authority and the status of any other matter which was brought to the Authority. The Executive Director may submit such status reports to the Board at any other time or when so requested by the Board.

The Executive Director, together with the Secretary, shall sign and execute all notes to which the Authority is a signatory. The Executive Director is empowered to execute any and all documents to which the Authority is a signatory, except as specifically limited by the Board.

The Executive Director shall only be disciplined or terminated for cause.

Section 2. Delegation of duties; disability of Executive Director.

The Executive Director may delegate any of the duties described herein, to any qualified employee of the Authority for the efficient administration of the Authority's business; provided that, the Executive Director shall nevertheless be responsible for the proper performance of all such duties and responsibilities so delegated.

In the absence, incapacity or vacancy in the position of the Executive Director, the Executive Assistant of the Authority shall perform the duties of the Executive Director.

Section 3. Executive Assistant; duties, generally.

The Board shall employ an Executive Assistant who shall assist the Executive Director with the daily management of the Authority. The Executive Assistant shall perform such duties and responsibilities as determined by the Executive Director or the Board.

In the absence, incapacity or vacancy in the position of the Executive Director, the Executive Assistant shall assume the position and perform the duties of the Executive Director until the Board employs or appoints a successor Executive Director.

The Executive Assistant shall only be disciplined or terminated for cause.

Section 4. Disbursement of funds.

Instruments or checks for the payment of money shall require the signature of: 1) the Executive Director; or 2) any qualified employee of the Authority who has been appointed by the Executive Director. All instruments or checks must be countersigned by a minimum of two (2) qualified employees.

The Executive Director shall establish fiscal policy to define delegations of authority and monetary limits of said delegation.

Section 5. Employment of personnel.

The Executive Director, on behalf of the Authority, may employ such personnel as are necessary to carry out the business of the Authority, without ratification or approval of the Board. The employment and compensation of such personnel shall be pursuant to all applicable laws.

ARTICLE VII. MEETINGS

Section 1. Annual Meeting.

The annual meeting of the Authority shall be held on the third Thursday of July, at the regular scheduled meeting place of the Authority or at any designated meeting place. In the event such date shall fall on a legal holiday, the annual meeting shall be held on the next Thursday. Any and all business may be transacted at the annual meeting with adequate notice being given.

Section 2. Regular meeting of the Authority.

The regular meetings of the Authority shall be held on the third Thursday of each month, beginning at 9:00 a.m., except if such date is a legal holiday, then the regular meeting for such month shall be held on the next Thursday. The Board may change the date and time of any regularly scheduled meeting, provided however, that proper notice as prescribed by law, be given of such rescheduled meeting.

Section 3. Special and emergency meetings; notice.

The Chairperson may, when determined to be necessary, call a special meeting of the Authority. The notice of the special meeting shall conform with the notice requirements as provided by law, and the Authority shall discuss only the item or items for which the special meeting has been called.

The Chairperson may call an emergency meeting, pursuant to the requirements and procedures as required by law, upon a finding that an imminent peril to the health, safety or welfare of the public exists.

Section 4. Notice of meetings.

All notices of meetings shall adhere to the notice requirements as prescribed by law.

Section 5. Agenda; order of business.

The Board shall determine the conduct and order of business prior to any meeting, which may include the call to order, roll call, reading and approval of minutes, items for information, items for action, and the Executive Director's report.

Section 6. Executive session.

The Board may meet in executive session, closed to the public, only in accordance with applicable law. Minutes of the executive session shall be prepared and approved separately from the minutes of the board meeting.

Section 7. Minutes; resolutions.

Minutes of the board meetings, including the minutes of any executive session, shall be prepared and adopted by the Board by the next board meeting, or as soon as practicable. The minutes should provide a concise summary of the business which was conducted at the meeting, including the vote on any item and an accurate description of the substantive testimony on any item.

All corporate resolutions shall be recorded in a separate journal under the care and custody of the Secretary.

Section 8. Quorum; approval of actions.

A quorum shall consist of a minimum number of the directors, or their designees where appropriate, as prescribed by law. The affirmative vote of quorum of the directors shall be required to make any action of the Authority valid. The quorum for disciplinary matters, including without limitation demotion, suspension, and termination, relating to the Executive Director and Executive Assistant requires an affirmative vote by 8 members (i.e., two-thirds) of the Board.

Section 9. Conduct of meetings.

The Chairperson shall conduct the meetings consistent with the procedure contained in the most recent edition of Robert's Rules of Order.

ARTICLE VIII. OTHER PROVISIONS

Section 1. Amendments to by-laws.

The By-Laws may be amended by the Board at any regular, special or annual meeting of the Authority.

Section 2. Severability.

If any provision in the By-Laws is deemed to be illegal or in violation of any statute, rule or regulation, then that provision shall be deemed to be null and void without affecting any other provision in these By-Laws.

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Approved by the Executive Director
October 28, 2014

FOR ACTION

MOTION: To Approve Compensation for the Hawaii Public Housing Authority's (HPHA) Executive Director Effective January 1, 2014 Provided that the Executive Director's Salary Shall Not Exceed the Governor's Salary Pursuant to §356D-2, Hawaii Revised Statutes; and to Clarify Delegated Authority Related to the Executive Assistant, Chief Financial Management Advisor, Property Management Branch Chief, Chief Planner, and Redevelopment Officer During Temporary Assignment.

I. FACTS

A. On August 26, 2011, the U.S. Department of Housing and Urban Development issued Notice PIH-2011-48 "Guidance on Reporting Public Housing Agency Executive Compensation Information and Conducting Comparability Analysis".

B. In 2013, HUD aligned salary compensation for public housing agencies (PHA) with the federal government pay system. The use of tiers was established to ensure that salaries for executive management staff were commensurate with the size and number of units managed by the Housing Authority. The Hawaii Public Housing Authority is considered a large housing authority under HUD's definitions with 8,000+ assisted housing units throughout the State. The 2013 HUD salary caps for large housing authorities that are equivalent in size to the HPHA (covering both base salary and bonuses paid with federal funds) is $147,857 - $155,500.

C. HUD also provided PHA's with regional data gathered through their salary study to make it easier for Boards to compare salaries with their counterparts and comparable PHAs within their regions. Region 9 covers Arizona, California, Hawaii, Nevada where 59 PHAs fall into the 1250+ units category for large housing authorities. Based on HUD's study, the median salary for Region IX in 2013 was $140,323 and the average salary at the 75% percentile was $167,545.

	# Units for Large HA	HPHA's # of Units	Median salary	75% percentile
Region 9	1,250+	8,000+	$140,323	$167,545

D. On May 2, 2013, the Hawaii State Legislature passed Senate Bill 1118, SD 1 HD 1 CD1 tied the salary restriction for the Executive Director to the Governor's salary. The bill was enrolled to the Governor for his signature and enactment. On June 21, 2013, the Governor's signing of Act 152 amended §356D, Hawaii Revised Statutes. as follows:

"The authority shall employ, exempt from chapter 76 and section 26-35(a)(4), and executive director, an executive assistant, a chief financial management advisor, a property management branch chief, a chief planner, and a redevelopment officer, whose salaries shall be set by the board established under section 356D-3; provided that no salary shall exceed the governor's salary."

E. On July 18, 2013, the Board of Directors delegated authority to the Executive Director to establish the salary for the Executive Assistant, Chief Financial Management Advisor, Property Management Branch Chief, Chief Planner, and Redevelopment Officer.

F. Salary for the Executive Director, Executive Assistant, Chief Financial Management Advisor, Property Management Branch Chief, Chief Planner, and Redevelopment Officer are all funded based on management fees from the federally funded programs.

II. DISCUSSION

A. The HPHA's task force met regarding compensation for the Executive Director and made recommendations to the Board during the June 2013 regular meeting. The task force also reported at the June 2013 meeting that the recommended salary for the Executive Director be 91% of the Governor's salary effective January 2013.

B. Under the recommendations of the 2013 Salary Commission schedule, the Governor and departments in the Executive Branch will receive 2% increases annually through 2018.

C HPHA employees belonging to Hawaii Government Employees Association (HGEA) and the United Public Workers (UPW) all received a salary increase in 2014. Salary increases and step movement for HGEA employees were retroactive from 2013 and continue through fiscal year 2018.

D. HPHA employees belonging to the United Public Workers will receive a 2% salary increase every six months through April 2017.

D. Currently, the HPHA's Executive Director, Executive Assistant, Chief Financial Management Advisor, Chief Planner, and Property Management and Maintenance Services Branch Chief positions are the only positions that did not receive a salary adjustment in July 2014 and do not have proposed increases or a set salary schedule through 2018.

E. The proposed salary increase to 93% from 91% of the Governor's salary was recommended by the Chairperson of the Board of Directors and is open to discussion with the full board.

F. On July 18, 2013, the Board of Directors delegated authority to the Executive Director to establish the salary for the Executive Assistant, Chief Financial Management Advisor, Property Management Branch Chief, Chief Planner, and Redevelopment Officer. Staff is recommending clarification that this delegation of authority also applies to establishment of salary for the Executive Assistant, Chief Financial Management Advisor, Property Management Branch Chief, Chief Planner, and Redevelopment Officer while on temporary assignment.

III. RECOMMENDATION

That the Board of Directors approve compensation for the Hawaii Public Housing Authority's (HPHA) Executive Director effective January 1, 2014 at 93% of the Governor's annual salary; and to Clarify that the Board of Directors delegated authority to the Executive Director to establish compensation of the Executive Assistant, Chief Financial Management Advisor, Property Management Branch Chief, Chief Planner, and Redevelopment Officer during temporary assignment.

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

_____

David Gierlach
Chairperson

Property Management and Maintenance Services Branch (PMMSB)
Report for the Month of August/September 2014

A. Occupancy (Goal 98%)

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

	Federal Public Housing		State Public Housing	
	Aug.	Sept.	Aug.	Sept.
New Move-ins from the Waitlist	11	11	4	4
Internal Transfers	9	16	0	0
Vacancy (tenants who vacated from the program)	37	32	5	5

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

B. Formal Grievance Hearings:

Island	Federal Public Housing	
	08/14	09/14
Oahu	2	3

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

Property Management continues to receive an average of two grievance hearing requests per month. We strive to schedule a grievance hearing in a timely manner, and provide a decision within ten business days.

C. Rent Collection

- PMMSB will continue to focus on rent collection as one of our top priorities. We continue to provide training and a Standard Operating Procedure (SOP) to the managers and their front line employees responsible for implementing the rent collection policy. This will help maintain continuity and consistency throughout the agency.

- For FY 2014, our collection ratio increased from 87.05% to 89.88% (August figures). Our rent delinquency collection decreased from $482,391 owing in July to $461,596 for August.

D. Program Activities

- Continuous planning and coordination with various AMPs to right-size tenants
- Completed the following webinar training for staff:
  - In-house Bed Bug Prevention & Management; Dodson Urban Pest Management Lab at Virginia Tech
  - Demystifying Financial Statements
- HPHA's "Special Team" was awarded the Department of Human Service's 2014 Team of the Year Award

E. Planned Activities for October 2014

- PMMSB will continue to work with the AMPs and the Hawaii Correctional Industries to procure landscaping work on the properties in preparation for REAC.
- PMMSB conducting site walk-thru in preparation of the 2014 REAC inspection and implementing a resolution to address the problem(s).
- PMMSB staff conducting tenant file reviews.
- PMMSB staff is assisting AMPs in submitting Vacated Accounts for Write-Off approval.

U.S. Department of Housing and Urban
OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim Rule

Report Date: 09/24/2014

PHA Code:	HI001
PHA Name:	Hawaii Public Housing Authority
Fiscal Year End:	06/30/2013

PHAS Indicators	Score	Maximum Score
Physical	32	40
Financial	15	25
Management	13	25
Capital Fund	7	10
Late Penalty Points	0	
PHAS Total Score	**67**	**100**
Designation Status:	**Substandard Management**	

Published N/A Initial published N/A

Financial Score Details Audited/A-133	Score	Maximum Score
1. FASS Score before deductions	18.80	25.00
2. Audit Penalties	-3.88	
Total Financial Score Unrounded (FASS Score - Audit Penalties)	14.92	25.00

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	N/A	
2. Timeliness of Fund Obligation Points		5
Occupancy Rate:		
3. Occupancy Rate %		
4. Occupancy Rate Points		5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	0	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
5. PHAS Interim Rule website - http://www.hud.gov/offices/reac/products/prodphasintrule.cfm

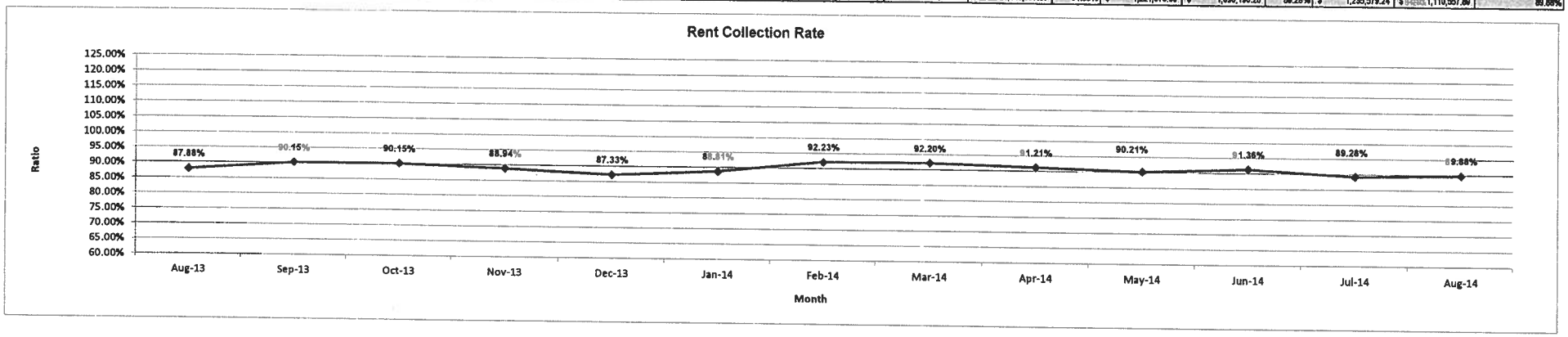
FEDERAL PUBLIC HOUSING

Rent Collection from August 2013 to August 2014

	Aug-13			Sep-13			Oct-13			Nov-13			Dec-13			Jan-14		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$122,224.49	$111,930.82	91.58%	$122,679.48	$114,190.86	93.08%	$122,679.48	$114,190.86	93.08%	$122,173.88	$109,997.00	90.03%	$123,001.53	$107,607.92	87.49%	$124,762.30	$111,982.08	89.76%
Kauai	$82,910.00	$63,169.00	76.19%	$83,909.42	$64,935.50	77.39%	$83,909.42	$64,935.50	77.39%	$82,669.75	$61,890.59	74.86%	$82,572.16	$60,032.50	72.70%	$84,495.74	$61,580.48	72.88%
Maui	$52,056.00	$43,621.34	83.80%	$61,213.00	$50,791.28	82.97%	$61,213.00	$50,791.28	82.97%	$63,451.00	$48,933.62	77.12%	$63,413.00	$45,284.72	71.41%	$65,289.00	$51,064.29	78.21%
Oahu	$949,611.14	$841,859.88	88.65%	$939,433.15	$858,449.09	91.38%	$939,433.15	$858,449.09	91.38%	$930,137.00	$845,017.73	90.85%	$946,962.61	$848,987.00	89.65%	$941,361.98	$855,162.30	90.84%
Total	$ 1,206,801.63	$ 1,060,581.04	87.88%	$ 1,207,235.05	$ 1,088,366.73	90.15%	$ 1,207,235.05	$ 1,088,366.73	90.15%	$ 1,198,431.63	$ 1,065,838.94	88.94%	$ 1,215,949.30	$ 1,081,912.14	87.33%	$ 1,215,909.02	$ 1,079,788.15	88.81%

Cumulative (12 Months) 08/13 - 08/14		
Charges	$	15,820,944.03
Collections	$	14,235,062.64
Total	$	(1,585,881.39)
Ratio		89.98%

	Feb-14			Mar-14			Apr-14			May-14			Jun-14			Jul-14			Aug-14		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$120,346.67	$112,670.00	93.62%	$121,142.69	$112,049.36	92.49%	$126,402.27	$114,646.17	90.70%	$123,475.00	$113,584.98	91.99%	$123,583.00	$113,942.72	92.20%	$129,330.00	$112,127.37	86.70%	$125,430.00	$112,928.59	90.03%
Kauai	$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%	$85,270.00	$68,708.92	80.58%	$85,123.00	$66,101.50	77.65%	$83,519.00	$63,160.34	75.62%
Maui	$62,132.00	$49,630.52	79.88%	$66,952.00	$53,389.24	79.74%	$63,783.00	$44,324.27	69.49%	$62,753.00	$44,190.61	70.42%	$63,046.00	$46,749.36	74.15%	$59,328.00	$44,071.25	74.28%	$62,596.00	$48,735.61	77.73%
Oahu	$936,898.59	$879,250.43	93.85%	$943,099.97	$884,761.02	93.81%	$951,720.58	$892,530.64	93.78%	$946,606.00	$874,695.01	92.40%	$981,873.27	$916,106.50	93.30%	$947,295.09	$867,890.14	91.62%	$963,934.24	$885,733.35	91.89%
Total	$ 1,203,093.20	$ 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%	$ 1,253,772.27	$ 1,145,507.50	91.36%	$ 1,221,076.09	$ 1,090,190.26	89.28%	$ 1,235,579.24	$ 1,110,557.89	89.88%



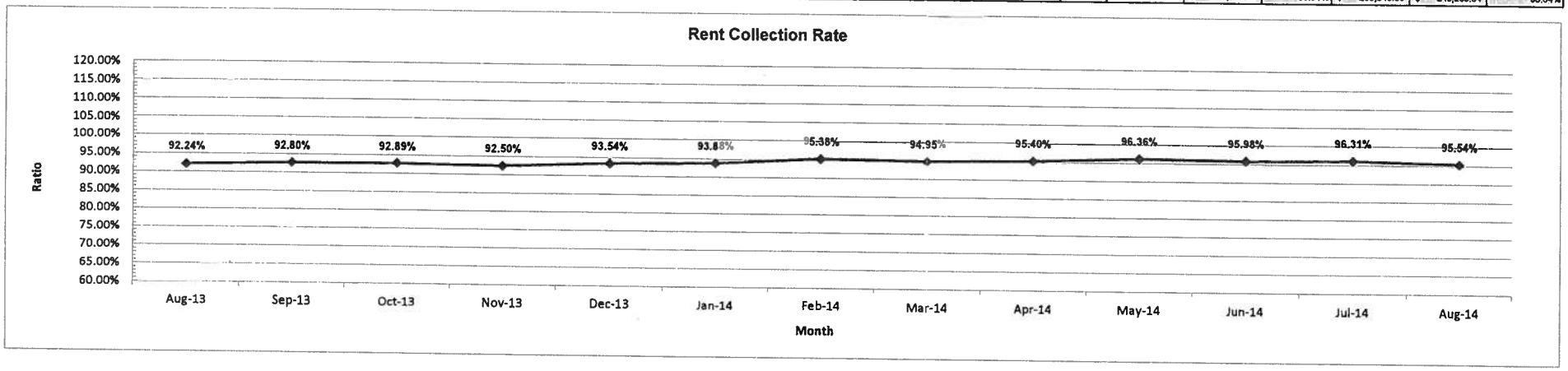
STATE PUBLIC HOUSING

Rent Collection from August 2013 to August 2014

	Aug-13			Sep-13			Oct-13			Nov-13			Dec-13			Jan-14		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 18,340.00	$ 14,673.33	80.01%	$ 18,109.00	$ 15,181.00	83.83%	$ 17,658.00	$ 14,252.00	80.71%	$ 18,239.00	$ 14,824.00	81.28%	$ 18,263.00	$ 15,249.00	83.50%	$ 18,954.00	$ 15,114.85	79.74%
Kauai	$ 5,629.00	$ 4,776.00	84.85%	$ 5,488.00	$ 5,004.00	91.18%	$ 5,134.00	$ 4,631.00	90.20%	$ 5,868.00	$ 5,345.00	91.09%	$ 5,516.00	$ 4,893.00	88.71%	$ 5,481.00	$ 4,903.00	89.45%
Maui	$ 4,460.00	$ 3,576.00	80.18%	$ 4,154.00	$ 3,184.00	76.65%	$ 4,678.00	$ 3,468.00	74.13%	$ 4,119.00	$ 2,923.00	70.96%	$ 3,990.00	$ 2,930.00	73.43%	$ 4,795.00	$ 3,828.00	79.83%
Oahu	$ 252,536.40	$ 236,142.40	93.51%	$ 240,358.02	$ 225,447.05	93.80%	$ 250,488.34	$ 235,849.18	94.16%	$ 242,473.05	$ 227,317.05	93.75%	$ 241,326.79	$ 228,638.23	94.74%	$ 240,217.28	$ 229,104.44	95.37%
Total	$ 280,965.40	$ 259,167.73	92.24%	$ 268,109.02	$ 248,816.05	92.80%	$ 277,958.34	$ 258,200.18	92.89%	$ 270,699.05	$ 250,409.05	92.50%	$ 269,095.79	$ 251,710.23	93.54%	$ 269,447.28	$ 252,950.29	93.88%

Cumulative (12 Months) 08/13 - 08/14	
Charges	$ 3,514,955.70
Collections	$ 3,319,165.77
Total	$ (195,789.93)
Ratio	94.43%

	Feb-14			Mar-14			Apr-14			May-14			Jun-14			Jul-14			Aug-14		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 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%	$ 19,536.00	$ 17,436.00	89.25%	$ 19,647.00	$ 17,020.25	86.63%	$ 19,459.00	$ 16,465.77	84.62%
Kauai	$ 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%	$ 6,016.00	$ 4,455.00	74.05%	$ 6,130.00	$ 3,962.00	64.63%	$ 6,130.00	$ 3,973.00	64.81%
Maui	$ 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%	$ 3,793.00	$ 2,707.00	71.37%	$ 3,796.00	$ 2,943.00	77.53%	$ 3,707.00	$ 2,749.00	74.16%
Oahu	$ 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%	$ 250,959.24	$ 244,448.24	97.41%	$ 235,217.24	$ 231,082.58	98.24%	$ 230,552.00	$ 225,075.87	97.62%
Total	$ 272,987.16	$ 260,371.75	95.38%	$ 271,335.66	$ 257,628.50	94.95%	$ 266,333.52	$ 254,083.23	95.40%	$ 263,082.00	$ 253,511.05	96.36%	$ 280,304.24	$ 269,046.24	95.98%	$ 264,790.24	$ 255,007.83	96.31%	$ 259,848.00	$ 248,263.64	95.54%



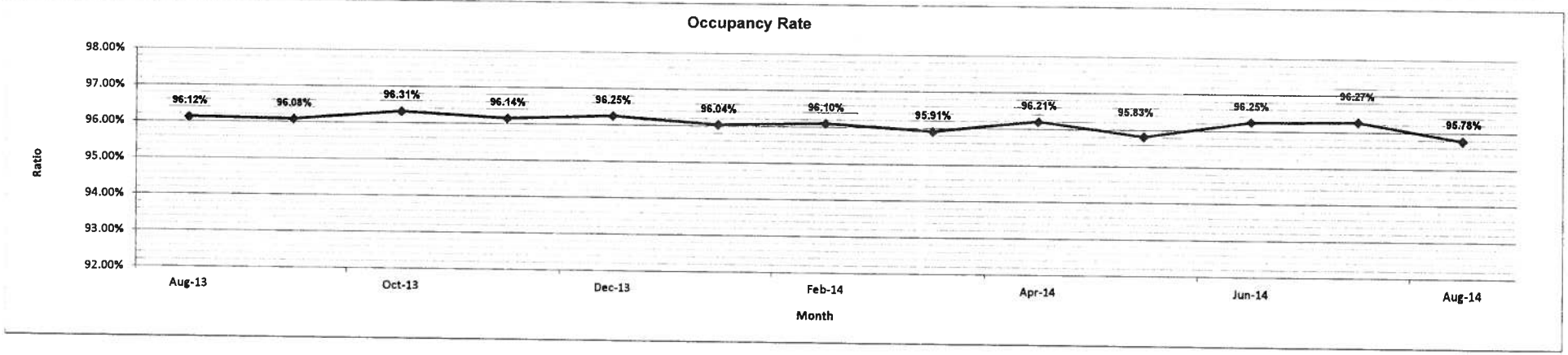
FEDERAL PUBLIC HOUSING

Occupancy from August 2013 to August 2014

	Aug-13			Sep-13			Oct-13			Nov-13			Dec-13			Jan-14		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	627	595	94.90%	627	592	94.42%	627	594	94.74%	627	591	94.26%	627	592	94.42%	627	593	94.58%
Kauai	319	307	96.24%	320	307	95.94%	321	308	95.95%	321	306	95.33%	321	307	95.64%	321	307	95.64%
Maui	196	172	87.76%	196	171	87.24%	196	172	87.76%	196	172	87.76%	196	174	88.78%	196	176	89.80%
Oahu	3,576	3,461	96.78%	3,576	3,464	96.87%	3,576	3,472	97.09%	3,576	3,469	97.01%	3,576	3,470	97.04%	3,576	3,457	96.67%
Total	4,718	4,535	96.12%	4,719	4,534	96.08%	4,720	4,546	96.31%	4,720	4,538	96.14%	4,720	4,543	96.25%	4,720	4,533	96.04%

Cumulative (12 Months) 08/13 - 08/14	
Units	61,357
Tenats	58,964
Ratio	96.10%

	Feb-14			Mar-14			Apr-14			May-14			Jun-14			Jul-14			Aug-14		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	627	596	95.06%	627	592	94.42%	627	597	95.22%	627	595	94.90%	627	598	95.37%	627	597	95.22%	627	595	94.90%
Kauai	321	306	95.33%	321	304	94.70%	321	311	96.88%	321	312	97.20%	321	314	97.82%	321	310	96.57%	321	312	97.20%
Maui	196	180	91.84%	196	183	93.37%	196	182	92.86%	196	175	89.29%	196	181	92.35%	196	181	92.35%	196	178	90.82%
Oahu	3,576	3,454	96.59%	3,576	3,448	96.42%	3,576	3,451	96.50%	3,576	3,441	96.22%	3,576	3,450	96.48%	3,576	3,456	96.64%	3,576	3,436	96.09%
Total	4,720	4,536	96.10%	4,720	4,527	95.91%	4,720	4,541	96.21%	4,720	4,523	95.83%	4,720	4,543	96.25%	4,720	4,544	96.27%	4,720	4,521	95.78%



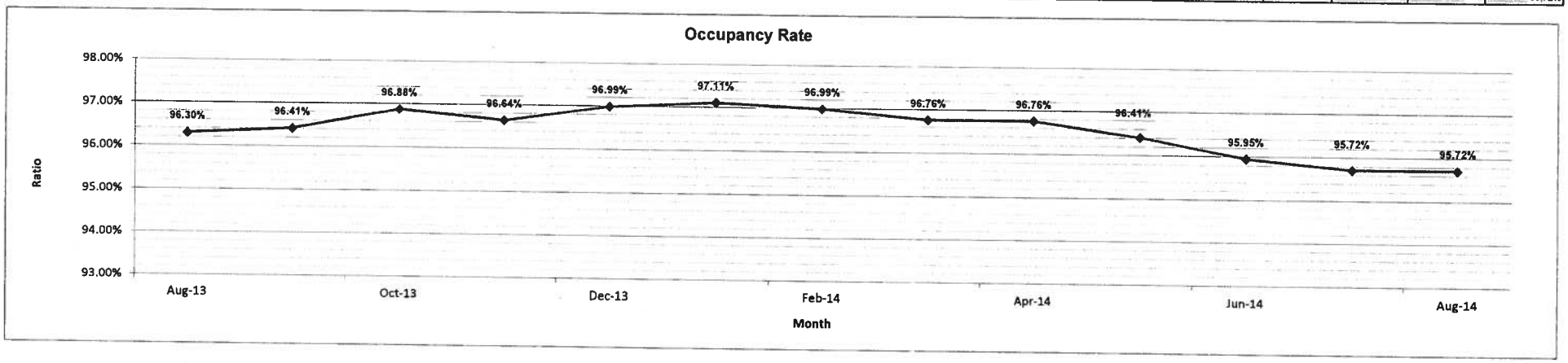
STATE PUBLIC HOUSING

Occupancy from August 2013 to August 2014

	Aug-13			Sep-13			Oct-13			Nov-13			Dec-13			Jan-14		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	56	50	89.29%	56	50	89.29%	56	50	89.29%	56	50	89.29%	56	53	94.64%	56	53	94.64%
Kauai	26	24	92.31%	26	24	92.31%	26	25	96.15%	26	25	96.15%	26	25	96.15%	26	25	96.15%
Maui	32	24	75.00%	32	24	75.00%	32	25	78.13%	32	24	75.00%	32	24	75.00%	32	24	75.00%
Oahu	750	734	97.87%	750	735	98.00%	750	737	98.27%	750	736	98.13%	750	736	98.13%	750	737	98.27%
Total	864	832	96.30%	864	833	96.41%	864	837	96.88%	864	835	96.64%	864	838	96.99%	864	839	97.11%

Cumulative (12 Months) 08/13 - 08/14	
Units	11,232
Tenants	10,840
Ratio	96.51%

	Feb-14			Mar-14			Apr-14			May-14			Jun-14			Jul-14			Aug-14		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	56	52	92.86%	56	54	96.43%	56	53	94.64%	56	53	94.64%	56	52	92.86%	56	52	92.86%	56	52	92.86%
Kauai	26	26	100.00%	26	25	96.15%	26	26	100.00%	26	26	100.00%	26	26	100.00%	26	26	100.00%	26	26	100.00%
Maui	32	26	81.25%	32	24	75.00%	32	24	75.00%	32	23	71.88%	32	23	71.88%	32	23	71.88%	32	22	68.75%
Oahu	750	734	97.87%	750	733	97.73%	750	733	97.73%	750	731	97.47%	750	728	97.07%	750	726	96.80%	750	727	96.93%
Total	864	838	96.99%	864	836	96.76%	864	836	96.76%	864	833	96.41%	864	829	95.95%	864	827	95.72%	864	827	95.72%



Federal LIPH
HPHA Island Overview Report
as of 08/31/2014

	Occupancy *								LIPH and Elderly Waiting List**				
Island	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	627	595	11	94.90%	2	5	1	3	Average Income	27	0.34%	6.92	3.39
Kauai	321	312	1	97.20%	5	5	4	1	Low Income (80%)	51	0.63%	2.91	1.82
Maui	196	178	10	90.82%	1	2	0	0	Very Low Inc. (50%)	360	4.47%	2.63	1.79
Oahu	3,576	3,436	49	96.09%	12	25	4	7	Extrmly Low Inc. (30%)	7,613	94.56%	2.40	1.64
Total	**4,720**	**4,521**	**71**	**95.78%**	**20**	**37**	**9**	**11**		**8,051**	**100.00%**	**2.44**	

	Non Vacated Delinquencies***				Collection Rate ****		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	65	$ 28,542.54	25	$ 8,557.26	$ 125,430.00	$ 112,928.59	90.03%
Kauai	82	$ 39,768.72	65	$ 63,511.14	$ 83,519.00	$ 63,160.34	75.62%
Maui	62	$ 23,401.36	28	$ 48,249.00	$ 62,696.00	$ 48,735.61	77.73%
Oahu	411	$ 143,698.78	154	$ 105,867.20	$ 963,934.24	$ 885,733.35	91.89%
Total	**620**	**$ 235,411.40**	**272**	**$ 226,184.60**	**$ 1,235,579.24**	**$ 1,110,557.89**	**89.88%**

* Occupancy also counts Scheduled for Modernization Units.
* Occupancy reflects removal of KPT Units.
** Please notice WL Income Limits assumes 2010 HUD Family Income Limit for Hawaii.
*** Delinquencies and Collections reflect only Rents, Cash Receipts, and Payment Agreements (Bill Code 0001 and 0006).
**** Lower Collection rate due to mailing label errors.

Federal LIPH
HPHA Project Overview Report
as of 08/31/2014

AMP	Occupancy*							
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready
30P-Aiea	363	330	3	90.91%	1	2	0	1
31P-KVH	373	363	9	97.32%	2	5	2	1
32P-MWH	364	358	5	98.35%	1	1	0	1
33P-Kam/Kaamanu	373	364	9	97.59%	0	3	0	0
34P-Kalakaua	583	575	4	98.63%	2	4	0	4
35P-Kalanihuia	587	584	3	99.49%	1	0	0	0
37P-Hilo	322	292	10	90.68%	2	3	1	3
38P-Kauai	321	312	1	97.20%	5	5	4	1
39P-Maui	196	178	10	90.82%	1	2	0	0
40P-KPT	170	169	1	99.41%	2	2	2	0
43P-Kona	202	202	0	100.00%	0	1	0	0
44P-Leeward Oahu	260	249	11	95.77%	3	6	0	0
45P-Windward Oahu	235	223	1	94.89%	0	1	0	0
46P-Kamuela	103	101	1	98.06%	0	1	0	0
49P-Central Oahu	150	132	3	88.00%	0	1	0	0
50P-Palolo	118	89	0	75.42%	0	0	0	0
Total	**4,720**	**4,521**	**71**	**95.78%**	**20**	**37**	**9**	**11**

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	16	7,435.00	2	5,179.00	$ 135,912.00	$ 131,266.25	96.58%
31P-KVH	106	19,143.61	18	3,814.21	$ 99,561.24	$ 90,946.23	91.35%
32P-MWH	31	13,027.50	7	3,032.82	$ 100,050.00	$ 93,291.69	93.25%
33P-Kam/Kaamanu	26	15,240.50	6	2,584.00	$ 82,296.00	$ 74,440.00	90.45%
34P-Kalakaua	44	12,858.00	33	42,211.50	$ 141,201.00	$ 134,140.70	95.00%
35P-Kalanihuia	23	9,655.02	9	14,365.98	$ 153,986.00	$ 147,863.00	96.02%
37P-Hilo	19	5,423.00	5	922.00	$ 65,069.00	$ 62,066.00	95.38%
38P-Kauai	82	39,768.72	65	63,511.14	$ 83,519.00	$ 63,160.34	75.62%
39P-Maui	62	23,401.36	28	48,249.00	$ 62,696.00	$ 48,735.61	77.73%
40P-KPT	20	11,803.15	4	1,893.37	$ 64,791.00	$ 58,943.68	90.98%
43P-Kona	36	18,985.54	13	4,782.60	$ 40,869.00	$ 32,019.59	78.35%
44P-Leeward Oahu	104	32,973.00	62	25,760.77	$ 60,721.00	$ 40,728.91	67.08%
45P-Windward Oahu	17	11,690.00	3	1,814.55	$ 60,835.00	$ 56,031.00	92.10%
46P-Kamuela	10	4,134.00	7	2,852.66	$ 19,492.00	$ 18,843.00	96.67%
49P-Central Oahu	15	5,332.00	8	3,323.00	$ 39,300.00	$ 36,317.56	92.41%
50P-Palolo	9	4,541.00	2	1,888.00	$ 25,281.00	$ 21,764.33	86.09%
Total	**620**	**$ 235,411.40**	**272**	**$ 226,184.60**	**$ 1,235,579.24**	**$ 1,110,557.89**	**89.88%**

* Occupancy also counts Scheduled for Modernization Units.

** Occupancy reflects removal of KPT Units.

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

State LIPH
HPHA Island Overview Report
as of 08/31/2014

	Occupancy*								LIPH and Elderly Waiting List**				
Island	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	56	52	0	92.86%	0	0	0	2	Average Income	16	0.28%	6.94	3.61
Kauai	26	26	0	100.00%	0	0	0	0	Low Income (80%)	38	0.67%	2.27	1.36
Maui	32	22	10	68.75%	0	1	0	0	Very Low Inc. (50%)	309	5.48%	2.40	1.41
Oahu	750	727	9	96.93%	4	4	0	8	Extrmly Low Inc. (30%)	5,275	93.56%	2.25	1.42
Total	**864**	**827**	**19**	**95.72%**	**4**	**5**	**0**	**10**		**5,638**	**100.00%**	**2.27**	**1.4**

	Non Vacated Delinquencies***				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	13	$ 6,097.00	3	$ 7,100.00	$ 19,459.00	$ 16,465.77	**84.62%**
Kauai	7	$ 4,570.68	4	$ 2,891.68	$ 6,130.00	$ 3,973.00	**64.81%**
Maui	7	$ 1,230.00	3	$ 12,926.00	$ 3,707.00	$ 2,749.00	**74.16%**
Oahu	17	$ 7,138.00	4	$ 5,693.47	$ 230,552.00	$ 225,075.87	**97.62%**
Total	**44**	**$ 19,035.68**	**14**	**$ 28,611.15**	**$ 259,848.00**	**$ 248,263.64**	**95.54%**

* 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 08/31/2014

	Occupancy *							
Project	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	41	4	89.13%	0	0	0	0
2202-Puahala Homes	128	117	3	91.41%	0	1	0	7
2204-Kawailehua	26	26	0	100.00%	0	0	0	0
2205-Kahale Mua	32	22	10	68.75%	0	1	0	0
2206-Lokahi	30	29	0	96.67%	0	0	0	0
2207-Ke Kumu Elua	26	23	0	88.46%	0	0	0	2
2401-Hale Po'ai	206	203	2	98.54%	1	1	0	0
2402-La'iola	108	106	0	98.15%	2	0	0	1
2403-Kamalu-Ho'olulu	221	220	0	99.55%	1	2	0	0
2404-Halia Hale	41	40	0	97.56%	0	0	0	0
Total	**864**	**827**	**19**	**95.72%**	**4**	**5**	**0**	**10**

	Non Vacated Delinquencies**				Collection Rate		
Project	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	1	$ 378.00	0	$ -	$ 18,299.00	$ 17,736.00	**96.92%**
2202-Puahala Homes	14	$ 6,047.00	4	$ 5,693.47	$ 42,661.00	$ 38,029.87	**89.14%**
2204-Kawailehua	7	$ 4,570.68	4	$ 2,891.68	$ 6,130.00	$ 3,973.00	**64.81%**
2205-Kahale Mua	7	$ 1,230.00	3	$ 12,926.00	$ 3,707.00	$ 2,749.00	**74.16%**
2206-Lokahi	5	$ 2,605.00	1	$ 356.00	$ 11,995.00	$ 10,554.00	**87.99%**
2207-Ke Kumu Elua	8	$ 3,492.00	2	$ 6,744.00	$ 7,464.00	$ 5,911.77	**79.20%**
2401-Hale Po'ai	0	$ -	0	$ -	$ 59,413.00	$ 59,413.00	**100.00%**
2402-La'iola	1	$ 331.00	0	$ -	$ 34,977.00	$ 34,886.00	**99.74%**
2403-Kamalu-Ho'olulu	1	$ 382.00	0	$ -	$ 65,168.00	$ 64,977.00	**99.71%**
2404-Halia Hale	0	$ -	0	$ -	$ 10,034.00	$ 10,034.00	**100.00%**
Total	**44**	**$ 19,035.68**	**14**	**$ 28,611.15**	**$ 259,848.00**	**$ 248,263.64**	**95.54%**

* Occupancy also counts Scheduled for Modernization Units.

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

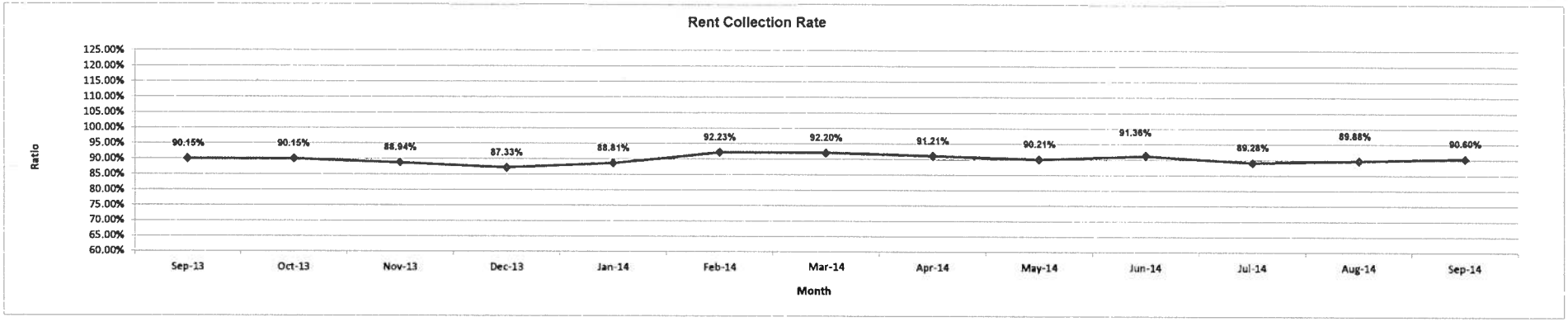
FEDERAL PUBLIC HOUSING

Rent Collection from September 2013 to September 2014

	Sep-13			Oct-13			Nov-13			Dec-13			Jan-14			Feb-14		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$122,679.48	$114,190.86	93.08%	$122,679.48	$114,190.86	93.08%	$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%
Kauai	$83,909.42	$64,935.50	77.39%	$83,909.42	$64,935.50	77.39%	$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%
Maui	$61,213.00	$50,791.28	82.97%	$61,213.00	$50,791.28	82.97%	$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	$49,630.52	79.88%
Oahu	$939,433.15	$858,449.09	91.38%	$939,433.15	$858,449.09	91.38%	$930,137.00	$845,017.73	90.85%	$946,962.61	$848,987.00	89.65%	$941,361.98	$855,162.30	90.84%	$936,898.59	$879,250.43	93.85%
Total	$ 1,207,235.05	$ 1,088,366.73	90.15%	$ 1,207,235.05	$ 1,088,366.73	90.15%	$ 1,198,431.63	$ 1,065,838.94	88.94%	$ 1,215,949.30	$ 1,061,912.14	87.33%	$ 1,215,909.02	$ 1,079,789.15	88.81%	$ 1,203,093.20	$ 1,109,613.49	92.23%

Cumulative (12 Months) 09/13 - 09/14		
Charges	$	15,933,904.29
Collections	$	14,370,130.25
Total	$	(1,563,774.04)
Ratio		90.19%

	Mar-14			Apr-14			May-14			Jun-14			Jul-14			Aug-14			Sep-14		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$121,142.59	$112,049.36	92.49%	$126,402.27	$114,646.17	90.70%	$123,475.00	$113,584.98	91.99%	$123,583.00	$113,942.72	92.20%	$129,330.00	$112,127.37	86.70%	$125,430.00	$112,928.59	90.03%	$139,552.03	$127,616.75	91.45%
Kauai	$82,798.00	$69,041.26	83.39%	$82,499.04	$65,286.79	79.14%	$84,630.00	$65,839.42	77.80%	$85,270.00	$68,708.92	80.58%	$85,123.00	$66,101.50	77.65%	$83,519.00	$63,160.34	75.62%	$94,212.00	$69,361.09	73.62%
Maui	$66,952.00	$53,389.24	79.74%	$63,783.00	$44,324.27	69.49%	$62,753.00	$44,190.61	70.42%	$63,046.00	$46,749.36	74.15%	$59,328.00	$44,071.25	74.28%	$62,696.00	$48,735.61	77.73%	$64,138.00	$51,426.39	80.18%
Oahu	$943,099.97	$884,761.02	93.81%	$951,720.58	$892,530.64	93.78%	$946,606.00	$874,695.01	92.40%	$981,873.27	$916,106.50	93.30%	$947,295.09	$867,890.14	91.62%	$963,934.24	$885,733.35	91.89%	$1,021,859.86	$947,244.42	92.70%
Total	$ 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%	$ 1,253,772.27	$ 1,145,507.50	91.30%	$ 1,221,076.09	$ 1,090,190.26	89.28%	$ 1,235,579.24	$ 1,110,557.89	89.88%	$ 1,319,761.89	$ 1,195,648.65	90.60%



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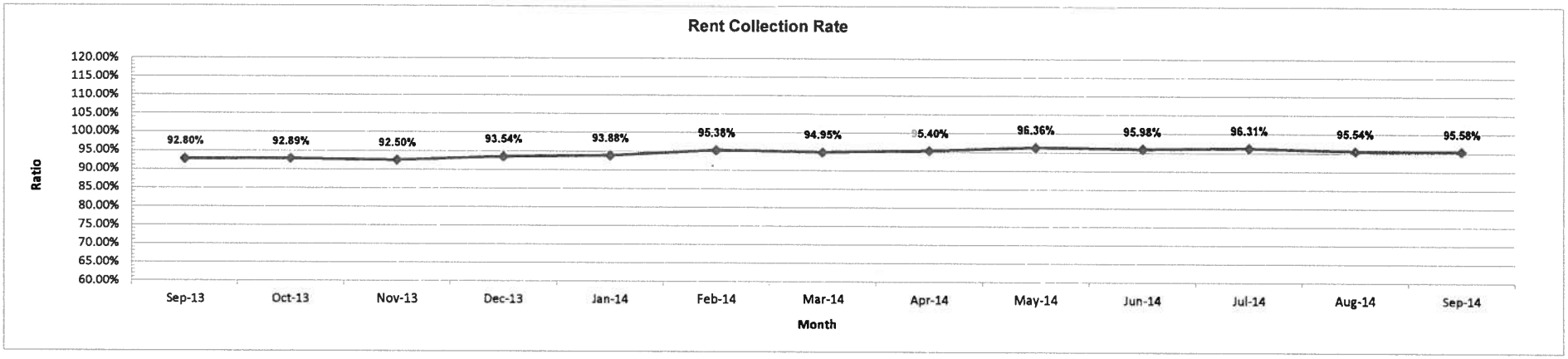
STATE PUBLIC HOUSING

Rent Collection from September 2013 to September 2014

	Sep-13			Oct-13			Nov-13			Dec-13			Jan-14			Feb-14		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 18,109.00	$ 15,181.00	83.83%	$ 17,658.00	$ 14,252.00	80.71%	$ 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%
Kauai	$ 5,488.00	$ 5,004.00	91.18%	$ 5,134.00	$ 4,631.00	90.20%	$ 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%
Maui	$ 4,154.00	$ 3,184.00	76.65%	$ 4,678.00	$ 3,468.00	74.13%	$ 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%
Oahu	$ 240,358.02	$ 225,447.05	93.80%	$ 250,488.34	$ 235,849.18	94.16%	$ 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%
Total	$ 268,109.02	$ 248,816.05	92.80%	$ 277,958.34	$ 258,200.18	92.89%	$ 270,699.05	$ 250,409.05	92.50%	$ 269,095.79	$ 251,710.23	93.54%	$ 269,447.28	$ 252,950.29	93.88%	$ 272,987.16	$ 260,371.75	95.38%

Cumulative (12 Months) 09/13 - 09/14	
Charges	$ 3,496,371.80
Collections	$ 3,310,769.47
Total	$ (185,602.33)
Ratio	94.69%

	Mar-14			Apr-14			May-14			Jun-14			Jul-14			Aug-14			Sep-14		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 18,859.00	$ 15,267.00	80.95%	$ 19,664.00	$ 16,795.67	85.41%	$ 19,543.00	$ 17,733.75	90.74%	$ 19,536.00	$ 17,436.00	89.25%	$ 19,647.00	$ 17,020.25	86.63%	$ 19,459.00	$ 16,465.77	84.62%	$20,062.00	$16,085.77	80.18%
Kauai	$ 6,094.00	$ 5,039.00	82.69%	$ 6,177.00	$ 5,150.00	83.37%	$ 6,054.00	$ 5,329.00	88.02%	$ 6,016.00	$ 4,455.00	74.05%	$ 6,130.00	$ 3,962.00	64.63%	$ 6,130.00	$ 3,973.00	64.81%	$6,130.00	$4,942.00	80.62%
Maui	$ 4,536.00	$ 3,662.00	80.73%	$ 4,670.00	$ 3,176.00	68.01%	$ 4,370.00	$ 3,054.00	69.89%	$ 3,793.00	$ 2,707.00	71.37%	$ 3,796.00	$ 2,943.00	77.53%	$ 3,707.00	$ 2,749.00	74.16%	$3,736.00	$2,784.00	74.52%
Oahu	$ 241,846.66	$ 233,660.50	96.62%	$ 235,822.52	$ 228,961.56	97.09%	$ 233,115.00	$ 227,394.30	97.55%	$ 250,959.24	$ 244,448.24	97.41%	$ 235,217.24	$ 231,082.58	98.24%	$ 230,552.00	$ 225,075.87	97.62%	$232,453.50	$226,959.66	97.64%
Total	$ 271,335.66	$ 257,628.50	94.95%	$ 266,333.52	$ 254,083.23	95.40%	$ 263,082.00	$ 253,511.05	96.36%	$ 280,304.24	$ 269,046.24	95.98%	$ 264,790.24	$ 255,007.83	96.31%	$ 259,848.00	$ 248,263.64	95.54%	$ 262,381.50	$ 250,771.43	95.58%



Federal LIPH
HPHA Island Overview Report
as of 09/30/2014

	Occupancy *								LIPH and Elderly Waiting List**				
Island	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	627	596	12	95.06%	5	5	1	0	Average Income	29	0.35%	6.84	3.41
Kauai	321	311	1	96.88%	3	3	2	0	Low Income (80%)	48	0.57%	2.92	1.82
Maui	196	176	12	89.80%	3	10	1	0	Very Low Inc. (50%)	356	4.25%	2.63	1.79
Oahu	3,576	3,419	77	95.61%	21	35	16	13	Extrmly Low Inc. (30%)	7,936	94.83%	2.41	1.64
Total	**4,720**	**4,502**	**102**	**95.38%**	**32**	**53**	**20**	**13**		**8,369**	**100.00%**	**2.44**	

	Non Vacated Delinquencies***				Collection Rate ****		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	28	$ 7,669.54	22	$ 9,020.24	$ 139,552.03	$ 127,616.75	**91.45%**
Kauai	60	$ 11,363.24	60	$ 67,065.08	$ 94,212.00	$ 69,361.09	**73.62%**
Maui	32	$ 5,985.00	25	$ 32,341.00	$ 64,138.00	$ 51,426.39	**80.18%**
Oahu	198	$ 23,027.90	191	$ 104,305.37	$ 1,021,859.86	$ 947,244.42	**92.70%**
Total	**318**	**$ 48,045.68**	**298**	**$ 212,731.69**	**$ 1,319,761.89**	**$ 1,195,648.65**	**90.60%**

* Occupancy also counts Scheduled for Modernization Units.
* Occupancy reflects removal of KPT Units.
** Please notice WL Income Limits assumes 2010 HUD Family Income Limit for Hawaii.
*** Delinquencies and Collections reflect only Rents, Cash Receipts, and Payment Agreements (Bill Code 0001 and 0006).
**** Lower Collection rate due to mailing label errors.

Federal LIPH
HPHA Project Overview Report
as of 09/30/2014

	Occupancy*							
AMP	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready
30P-Aiea	363	328	4	90.36%	0	2	0	2
31P-KVH	373	360	12	96.51%	0	1	0	1
32P-MWH	364	358	5	98.35%	0	1	0	1
33P-Kam/Kaamanu	373	365	8	97.86%	1	2	0	0
34P-Kalakaua	583	573	6	98.28%	1	4	0	4
35P-Kalanihuia	587	576	7	98.13%	0	6	0	4
37P-Hilo	322	293	11	90.99%	4	4	1	0
38P-Kauai	321	311	1	96.88%	3	3	2	0
39P-Maui	196	176	12	89.80%	3	10	1	0
40P-KPT	170	169	0	99.41%	2	0	0	1
43P-Kona	202	202	0	100.00%	0	1	0	0
44P-Leeward Oahu	260	246	14	94.62%	1	2	0	0
45P-Windward Oahu	235	223	1	94.89%	0	0	0	0
46P-Kamuela	103	101	1	98.06%	1	0	0	0
49P-Central Oahu	150	131	4	87.33%	0	1	0	0
50P-Palolo	118	90	16	76.27%	16	16	16	0
Total	**4,720**	**4,502**	**102**	**95.38%**	**32**	**53**	**20**	**13**

	Non Vacated Delinquencies**				Collection Rate		
AMP	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	2	938.00	1	5,054.00	$ 137,497.00	$ 135,246.00	**98.36%**
31P-KVH	67	2,251.66	65	4,619.24	$ 103,210.86	$ 96,700.60	**93.69%**
32P-MWH	11	2,535.56	8	6,102.32	$ 114,576.00	$ 106,654.33	**93.09%**
33P-Kam/Kaamanu	11	3,759.67	6	3,316.34	$ 96,392.00	$ 88,226.00	**91.53%**
34P-Kalakaua	27	4,692.32	29	43,507.50	$ 143,434.00	$ 135,922.18	**94.76%**
35P-Kalanihuia	8	1,799.00	8	7,793.00	$ 155,389.00	$ 151,543.00	**97.52%**
37P-Hilo	11	954.00	5	393.00	$ 73,703.00	$ 69,669.00	**94.53%**
38P-Kauai	60	11,363.24	60	67,065.08	$ 94,212.00	$ 69,361.09	**73.62%**
39P-Maui	32	5,985.00	25	32,341.00	$ 64,138.00	$ 51,426.39	**80.18%**
40P-KPT	6	-1,627.94	7	3,933.65	$ 71,413.00	$ 62,191.03	**87.09%**
43P-Kona	11	7,534.54	10	4,471.00	$ 44,707.03	$ 37,906.99	**84.79%**
44P-Leeward Oahu	51	6,758.00	53	24,608.77	$ 65,954.00	$ 45,617.88	**69.17%**
45P-Windward Oahu	5	264.00	4	2,501.55	$ 65,771.00	$ 61,301.00	**93.20%**
46P-Kamuela	6	-819.00	7	4,156.24	$ 21,142.00	$ 20,040.76	**94.79%**
49P-Central Oahu	6	254.00	6	1,779.00	$ 41,325.00	$ 39,447.00	**95.46%**
50P-Palolo	4	1,403.63	4	1,090.00	$ 26,898.00	$ 24,395.40	**90.70%**
Total	**318**	**$ 48,045.68**	**298**	**$ 212,731.69**	**$ 1,319,761.89**	**$ 1,195,648.65**	**90.60%**

* Occupancy also counts Scheduled for Modernization Units.

** Occupancy reflects removal of KPT Units.

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

State LIPH
HPHA Island Overview Report
as of 09/30/2014

	Occupancy*								LIPH and Elderly Waiting List**				
Island	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	56	50	2	89.29%	0	2	0	2	Average Income	16	0.28%	6.94	3.61
Kauai	26	26	0	100.00%	0	0	0	0	Low Income (80%)	38	0.67%	2.27	1.36
Maui	32	21	11	65.63%	0	1	0	0	Very Low Inc. (50%)	309	5.48%	2.40	1.41
Oahu	750	721	12	96.13%	4	6	0	11	Extrmly Low Inc. (30%)	5,275	93.56%	2.25	1.42
Total	**864**	**818**	**25**	**94.68%**	**4**	**9**	**0**	**13**		**5,638**	**100.00%**	**2.27**	**1.4**

	Non Vacated Delinquencies***				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	5	$ 1,161.00	2	$ 1,526.00	$ 20,062.00	$ 16,085.77	**80.18%**
Kauai	5	$ 1,104.00	4	$ 1,441.00	$ 6,130.00	$ 4,942.00	**80.62%**
Maui	4	$ 430.00	4	$ 13,228.00	$ 3,736.00	$ 2,784.00	**74.52%**
Oahu	9	$ 2,637.00	4	$ 3,997.00	$ 232,453.50	$ 226,959.66	**97.64%**
Total	**23**	**$ 5,332.00**	**14**	**$ 20,192.00**	**$ 262,381.50**	**$ 250,771.43**	**95.58%**

* 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 09/30/2014

	Occupancy *							
Project	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	40	3	86.96%	0	1	0	2
2202-Puahala Homes	128	116	3	90.63%	0	1	0	8
2204-Kawailehua	26	26	0	100.00%	0	0	0	0
2205-Kahale Mua	32	21	11	65.63%	0	1	0	0
2206-Lokahi	30	28	1	93.33%	0	1	0	0
2207-Ke Kumu Elua	26	22	1	84.62%	0	1	0	2
2401-Hale Po'ai	206	200	5	97.09%	1	2	0	0
2402-La'iola	108	105	1	97.22%	0	1	0	1
2403-Kamalu-Ho'olulu	221	220	0	99.55%	3	1	0	0
2404-Halia Hale	41	40	0	97.56%	0	0	0	0
Total	**864**	**818**	**25**	**94.68%**	**4**	**9**	**0**	**13**

	Non Vacated Delinquencies**				Collection Rate		
Project	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	2	$ 475.00	1	$ 189.00	$ 19,323.50	$ 18,837.00	**97.48%**
2202-Puahala Homes	7	$ 2,162.00	3	$ 3,808.00	$ 42,622.00	$ 38,227.00	**89.69%**
2204-Kawailehua	5	$ 1,104.00	4	$ 1,441.00	$ 6,130.00	$ 4,942.00	**80.62%**
2205-Kahale Mua	4	$ 430.00	4	$ 13,228.00	$ 3,736.00	$ 2,784.00	**74.52%**
2206-Lokahi	1	$ 135.00	1	$ 712.00	$ 12,598.00	$ 10,559.00	**83.81%**
2207-Ke Kumu Elua	4	$ 1,026.00	1	$ 814.00	$ 7,464.00	$ 5,526.77	**74.05%**
2401-Hale Po'ai	0	$ -	0	$ -	$ 59,526.00	$ 59,526.00	**100.00%**
2402-La'iola	0	$ -	0	$ -	$ 35,289.00	$ 34,704.66	**98.34%**
2403-Kamalu-Ho'olulu	0	$ -	0	$ -	$ 65,666.00	$ 65,638.00	**99.96%**
2404-Halia Hale	0	$ -	0	$ -	$ 10,027.00	$ 10,027.00	**100.00%**
Total	**23**	**$ 5,332.00**	**14**	**$ 20,192.00**	**$ 262,381.50**	**$ 250,771.43**	**95.58%**

* Occupancy also counts Scheduled for Modernization Units.

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

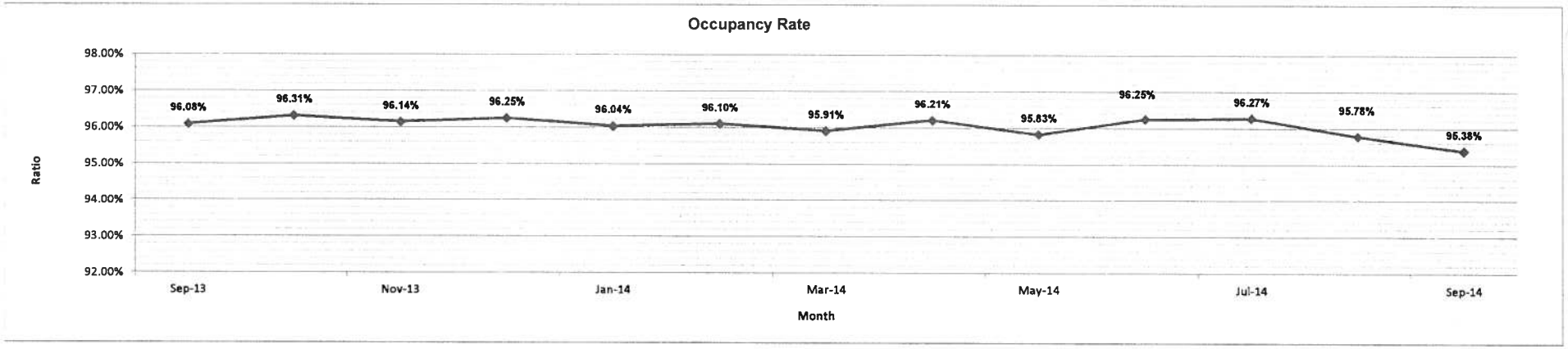
FEDERAL PUBLIC HOUSING

Occupancy from September 2013 to September 2014

	Sep-13			Oct-13			Nov-13			Dec-13			Jan-14			Feb-14		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	627	592	94.42%	627	594	94.74%	627	591	94.26%	627	592	94.42%	627	593	94.58%	627	596	95.06%
Kauai	320	307	95.94%	321	308	95.95%	321	306	95.33%	321	307	95.64%	321	307	95.64%	321	306	95.33%
Maui	196	171	87.24%	196	172	87.76%	196	172	87.76%	196	174	88.78%	196	176	89.80%	196	180	91.84%
Oahu	3,576	3,464	96.87%	3,576	3,472	97.09%	3,576	3,469	97.01%	3,576	3,470	97.04%	3,576	3,457	96.67%	3,576	3,454	96.59%
Total	4,719	4,534	96.08%	4,720	4,546	96.31%	4,720	4,538	96.14%	4,720	4,543	96.25%	4,720	4,533	96.04%	4,720	4,536	96.10%

Cumulative (12 Months) 09/13 - 09/14	
Units	61,359
Tenats	58,931
Ratio	96.04%

	Mar-14			Apr-14			May-14			Jun-14			Jul-14			Aug-14			Sep-14		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	627	592	94.42%	627	597	95.22%	627	595	94.90%	627	598	95.37%	627	597	95.22%	627	595	94.90%	627	596	95.06%
Kauai	321	304	94.70%	321	311	96.88%	321	312	97.20%	321	314	97.82%	321	310	96.57%	321	312	97.20%	321	311	96.88%
Maui	196	183	93.37%	196	182	92.86%	196	175	89.29%	196	181	92.35%	196	181	92.35%	196	178	90.82%	196	176	89.80%
Oahu	3,576	3,448	96.42%	3,576	3,451	96.50%	3,576	3,441	96.22%	3,576	3,450	96.48%	3,576	3,456	96.64%	3,576	3,436	96.09%	3,576	3,419	95.61%
Total	4,720	4,527	95.91%	4,720	4,541	96.21%	4,720	4,523	95.83%	4,720	4,543	96.25%	4,720	4,544	96.27%	4,720	4,521	95.78%	4,720	4,502	95.38%



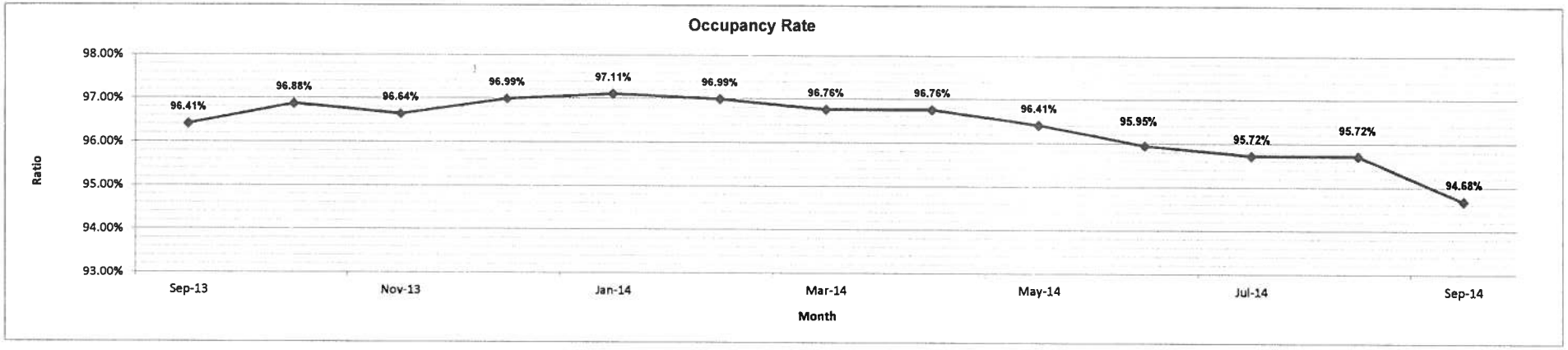
STATE PUBLIC HOUSING

Occupancy from September 2013 to September 2014

	Sep-13			Oct-13			Nov-13			Dec-13			Jan-14			Feb-14		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	56	50	89.29%	56	50	89.29%	56	50	89.29%	56	53	94.64%	56	53	94.64%	56	52	92.86%
Kauai	26	24	92.31%	26	25	96.15%	26	25	96.15%	26	25	96.15%	26	25	96.15%	26	26	100.00%
Maui	32	24	75.00%	32	25	78.13%	32	24	75.00%	32	24	75.00%	32	24	75.00%	32	26	81.25%
Oahu	750	735	98.00%	750	737	98.27%	750	736	98.13%	750	736	98.13%	750	737	98.27%	750	734	97.87%
Total	864	833	96.41%	864	837	96.88%	864	835	96.64%	864	838	96.99%	864	839	97.11%	864	838	96.99%

Cumulative (12 Months) 09/13 - 09/14	
Units	11,232
Tenants	10,826
Ratio	96.39%

	Mar-14			Apr-14			May-14			Jun-14			Jul-14			Aug-14			Sep-14		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	56	54	96.43%	56	53	94.64%	56	53	94.64%	56	52	92.86%	56	52	92.86%	56	52	92.86%	56	50	89.29%
Kauai	26	25	96.15%	26	26	100.00%	26	26	100.00%	26	26	100.00%	26	26	100.00%	26	26	100.00%	26	26	100.00%
Maui	32	24	75.00%	32	24	75.00%	32	23	71.88%	32	23	71.88%	32	23	71.88%	32	22	68.75%	32	21	65.63%
Oahu	750	733	97.73%	750	733	97.73%	750	731	97.47%	750	728	97.07%	750	726	96.80%	750	727	96.93%	750	721	96.13%
Total	864	836	96.76%	864	836	96.76%	864	833	96.41%	864	829	95.95%	864	827	95.72%	864	827	95.72%	864	818	94.68%



VACANT UNIT INFORMATION REPORT
FEDERAL PROJECTS
Month: September 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	36	0	5	2	0	0	0	1	0	28	(5) the 5 rent ready units are on hold for reloc w/Appls
31 KVH	373	11	0	0	0	1	0	0	7	0	3	
32 MWH	364	7	0	2	1	0	0	0	4	0	0	(8)Hotel unit for 25E, to move residents between units while bathrooms are redone
33 Kamehameha	373	11	1	1	2	0	0	0	7	0	0	
34 Kalakaua	583	14	1	6	3	0	0	0	4	0	0	
35 Kalanihuia	587	9	0	3	0	0	0	0	6	0	0	
37 Hilo	384	97	4	0	4	0	0	62	0	0	27	
38 Kauai	321	16	3	0	4	0	0	0	3	0	6	
39 Maui	196	26	3	1	0	0	0	0	11	0	11	
40 KH	174	6	0	0	1	0	0	4	1	0	0	
43 Kona	202	4	2	0	2	0	0	0	0	0	0	
44 Leeward	260	16	1	1	3	0	0	0	11	0	0	
45 Windward	226	4	0	1	1	0	0	0	0	0	2	
46 North HI	103	5	1	1	3	0	0	0	0	0	0	
49 Wahiawa	150	20	1	0	1	0	0	0	1	0	17	
50 Palolo	118	49	16	0	4	0	0	0	3	0	26	
TOTAL	**4,777**	**331**	**33**	**21**	**31**	**1**	**0**	**66**	**59**	**0**	**120**	

*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: September 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 colums (7) and (8) require an explanation.
31 Puahala & Hauiki	174	17	0	1	2	7	0	0	7	0	0	
37 Hilo	30	2	0	0	1	0	0	0	1	0	0	
38 Kauai	26	0	0	0	0	0	0	0	0	0	0	
39 Maui	32	11	0	0	0	0	0	0	0	0	11	
42 Hale Poai	576	11	4	1	4	2	0	0	0	0	0	(6) 4-resident manager units (7)2-construction units
46 North HI	26	3	0	2	1	0	0	0	0	0	0	(6)Mgr Unit
TOTAL	**864**	**44**	**4**	**4**	**8**	**9**	**0**	**0**	**8**	**0**	**11**	

*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

Section 8 Subsidy Programs Branch
Report for August & September 2014

A. Program Activities

1. Voucher activity for August and September 2014:

- The Section 8 Subsidy Programs Branch did a mass call up from the Housing Choice Voucher waitlist of 150 applicants on Saturday, August 30, 2014. Of the 150 applicants contacted, 68 applicants showed up that day. Approximately 20 others were seen during regular working hours.

- The Section 8 Branch applied for 45 VASH (Veteran's Affair Supported Housing) Project Based Vouchers on behalf of HPHA in April 2014. On August 6, 2014 the Section 8 Subsidy Programs Branch received an award of 45 project based VASH vouchers from the Department of Housing and Urban Development. The HPHA put Cloudbreak Hawaii LLC on notice for their possible violation of their commitment to veterans to provide housing to homeless veterans in Hawaii.

- HPHA expended $1,961,735 (96.7% of HUD funds received) in housing assistance payments to private landlords on behalf of 1943 voucher holders in August 2014. HPHA expended $34,083 on behalf of 167 families served under the rent supplement program on Oahu.

  HPHA expended $1,959,380 in housing assistance payments to private landlords on behalf of 1946 voucher holders in September 2014. HPHA expended $32,548 on behalf of 162 families served under the rent supplement program on Oahu.

- As of August 31, 2014, 265 veterans were assisted with Veteran's Administration Supportive Housing Vouchers (VASH). Total monetary assistance was $197,414.

  As of September 30, 2014, 269 veterans were assisted with Veteran's Administration Supportive Housing Vouchers (VASH). Total monetary assistance was $198,629.

Waiting List	# of applicants August 2014	# of applicants September 2014	Status
Housing Choice Voucher	434	414	150 were contacted in August and 20 were contacted in September.
Palolo Homes Project Based Section 8	3312	3403	Need to close list 265 apps not entered
Rent Supplement Program	793	793	Will purge in 2014 and lease up in 2015

Maintaining the Palolo Homes Project Based Section 8 waitlist continues to be an administrative burden with 3403 applicants.

2. Voucher lease up activity for August 2014 and September 2014:

	August 2014			September 2014		
Voucher Type	# leased	# of vacancies	# in housing search	# leased	# of vacancies	# in housing search
Housing Choice Vouchers	3	0	5	2		18
VASH	9		22	7		27
Kuhio Park Towers	1	2		0	3	
Palolo Homes Project Based Section 8	0	3		4	1	
Port-In (from other agencies)	1		5	1		6

3. Inspections update:

- A total of 173 inspections were performed in August 2014. Of the 173 inspections 63 failed the first time the unit was inspected. The inspections also failed 12 rent comparisons in August 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.

- A total of 90 inspections were performed in September 2014. Of the 90 inspections 20 failed the first time the unit was inspected. The inspections also failed 22 rent comparisons in September 2014.

- Housing Quality Standards Quality Control inspections began in September 2014. A total of 25 have been performed.

4. Family Self Sufficiency (FSS) Program

- The Family Self Sufficiency (FSS) program assisted 72 Section 8 clients in August 2014. There were 36 active escrow accounts with a total account balance of $96,818.

- The Family Self Sufficiency (FSS) program assisted 72 Section 8 clients in September 2014. There were 35 active escrow accounts with a total account balance of $81,918.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

'14 OCT -6 A10 :02

HAWAII PUBLIC HOUSING AUTHORITY

September 29, 2014

Mr. Benjamin Park
Executive Director
Hawaii Public Housing Authority
1002 North School Street Hawaii Public Housing Auth.
Honolulu, HI 96817

Dear Mr. Park:

The Department of Housing and Urban Development is pleased to inform you that the Hawaii Public Housing Authority (2014-FSS- 9CPH- HI901) has been selected to receive **$62505** for the FY 2014 Family Self Sufficiency Program (FSS), to support the following positions:

Total Renewal FSS Program Coordinator Position(s): 1 Total Amount: $62505.

By accepting this award, you assume certain administrative and financial responsibilities, including timely submission of all financial and programmatic reports, resolution of all interim FSS audit findings and consent to reviews. You will also be required to comply with all of the provisions in the FY14 FSS Notice of Funding Availability; including the Affirmatively Furthering Fair Housing requirements (p.13-14). (Tribes/TDHEs are excepted from this requirement.)

Your local HUD Field Office will be contacting you regarding execution of the obligation documents, which include the Grant Agreement and Form HUD-1044, as well as any other requirements you are required to enter into prior to accessing funds from this grant.

Your Field Office will be requesting that your agency sign and return the Grant Agreement within 72 hours of receipt, so please initiate any approvals/board resolutions, etc., that you may need to have in place in order for this expedited grant execution to take place.

Should you have questions concerning this award letter, please contact Andrea Edmond or Lisa M. Smyth, Grant Administrators at (202) 475-8851 or (202) 475-8835 respectively, or Rochelle Katz at (202) 475-4967. Thank you for your interest in HUD and its programs.

Sincerely,

Cedric A. Brown
Director
Grants Management Center

Enclosure

Hearings Office
Report for the Months of August/September 2014

A. Program Activities

- Eviction cases heard for months of August/September 2014: there were a total of 75 cases, 56 for rent, and 19 for non-rent.

- For September 2013 through September 2014, a total of 230 cases referred with a total of 90 evictions for this period.

- Monitor Statewide AMP rent delinquencies and submit monitoring report to Office of the Executive Director and Property Management Branch.

B. Planned Activities

- Evaluate, review and revise eviction referrals for compliance with Hawaii Revised Statutes (HRS), Section 356D, Hawaii Administrative Rules, 17-2020 and the Admissions and Occupancy Policy (ACOP) Manual.

- Schedule and conduct federal statewide administrative eviction hearings in compliance with federal and state laws, rules, and regulations.

- Prepare findings of facts, conclusions of law, decision and order, subpoena police reports and witnesses for criminal cases.

- Schedule breach of conditions cases for due process hearings and prepare findings of fact, conclusions of law, decision and order.

- Continue to recruit resident and non-resident statewide eviction board members for the required board quorum.

- Conduct eviction hearings through video conference with neighbor island AMPS, which include Kauai, Maui, Hilo and Kona.

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS-August/September 2014

Total # of Cases Heard for the Months of August/September 2014: 75 Cases Heard

(Oahu & Neighbor Islands)

Decisions Rendered:	Rent Violations	Other Violations
Eviction	16	8
Evict w/cond	15	4
10-day cure	0	0
Withdrawn/Dismiss	4	2
Continued	21	5
Total	56	19

Delinquent Totals-AMP 39-$13,000, AMP 32-$3,500, AMP 43-$7,000, AMP 44-$2,600

	REFERRALS								
	REASON FOR REFERRAL			RESULT OF EVICTION 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	153	121	32	62	41	0	13	37	103
FY 2015	92	69	23	34	20	1	6	31	61

September 2013 - September 2014

	REFERRALS								
	REASON FOR REFERRAL			RESULT OF EVICTION REFERRAL					
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
Sept 13	22	18	4	13	7	0	0	2	20
Oct 13	8	7	1	5	2	0	0	1	7
Nov 13	15	8	7	5	5	0	1	4	10
Dec 13	8	6	2	4	2	0	1	1	6
Jan 14	12	12	0	3	3	0	0	6	6
Feb14	22	16	6	9	5	0	3	5	14
Mar14	11	9	2	2	3	0	2	4	5
Apr14	4	4	0	2	0	0	0	2	2
May 14	15	9	6	4	5	0	2	4	9
June 14	21	18	3	9	5	0	2	5	14
July 14	17	13	4	10	1	1	0	5	12
Aug 14	37	30	7	11	8	0	3	15	22
Sept 14	38	26	12	13	11	0	3	11	27
TOTALS	230	176	54	90	57	1	17	65	154

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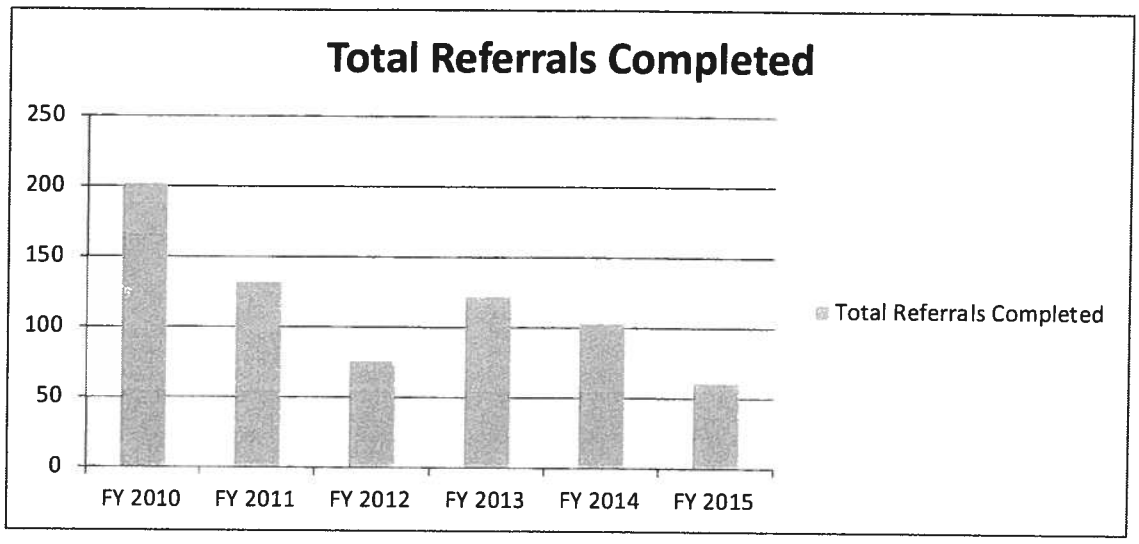
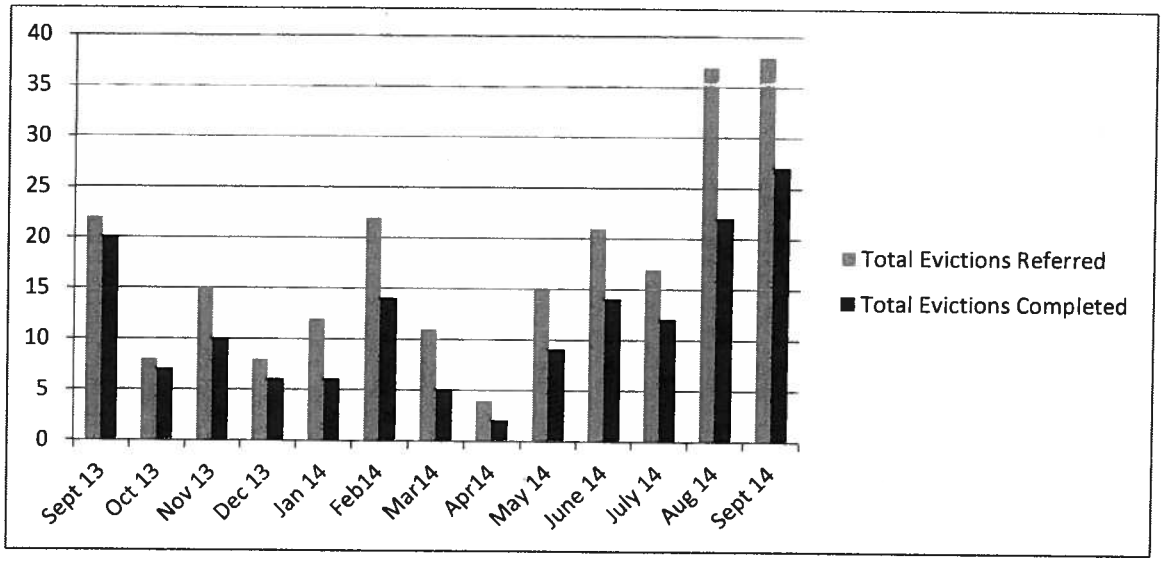


June 2013-September 2014



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

Fiscal Management Office
Variance report for July 2014

Revenue – July

CFP Grant Income $120,109 or 100% less than budget

In budget, the estimated CFP grant income is spread out among the 12 months. There was no actual draw on CFP grant in July.

State CIP Fund $228,933 or 100% less than budget

For FY15, cost of unit turnarounds and relocation are budgeted to be funded by State Capital Improvement Fund (State CIP). As the 2014 State CIP appropriation is still in the process of being released, the actual cost has not been charged against the State CIP.

Grant Income $208,464 or 46% less than budget

The grant Income is recognized when State general fund for repair and maintenance is used to pay for protective services and repair and maintenance contracts for federal and state housing units. Actual payments of such contracts are lower than budgeted.

Other Income $170,251 or 43% less than budget

The main reason is $176,591 less income than budget in COCC. The amount represents the difference between work orders actually charged to beneficiary AMPs and State housing projects and the budgeted amounts.

Expenses - July

Administrative $313,194 or 23% less than budget, a favorable variance

The main budget savings are: $107,326 Admin-others, $80,324 Training, $65,821 Inter-island airfare, $64,793 Telephone and $58,064 Office expense.

Housing Assistance Payments $611,488 or 16% greater than budget

Mainly due to $559,957 more payment than budget for Section 8 Contract Administration program, related to $464,211 more HUD subsidy received.

Tenant Service $96,668 or 175% more than budget

The main variance is $123,299 relocation cost for Kalihi Valley Homes than budgeted.

Utilities $282,223 or 24% less than budget, a favorable variance

July includes reversal of FY14 year-end, the main reason for the variance.

Maintenance $727,078 or 39% less than budget, a favorable variance

The major favorable variances are: $297,421 maintenance material cost saving; $170,054 contract cost saving, $101,024 contract mileage cost savings and $75,211 building supplies cost savings.

Protective Services $31,049 or 16% less than budget, a favorable variance

The main contributor is AMP40 and AMP44's protective salary and benefits are $22,792 less than budget in July.

General Expenses $128,070 or 415% more than budget

The main reason is $70,998 of clearing account balances has not been fully allocated to proper expense categories in July.

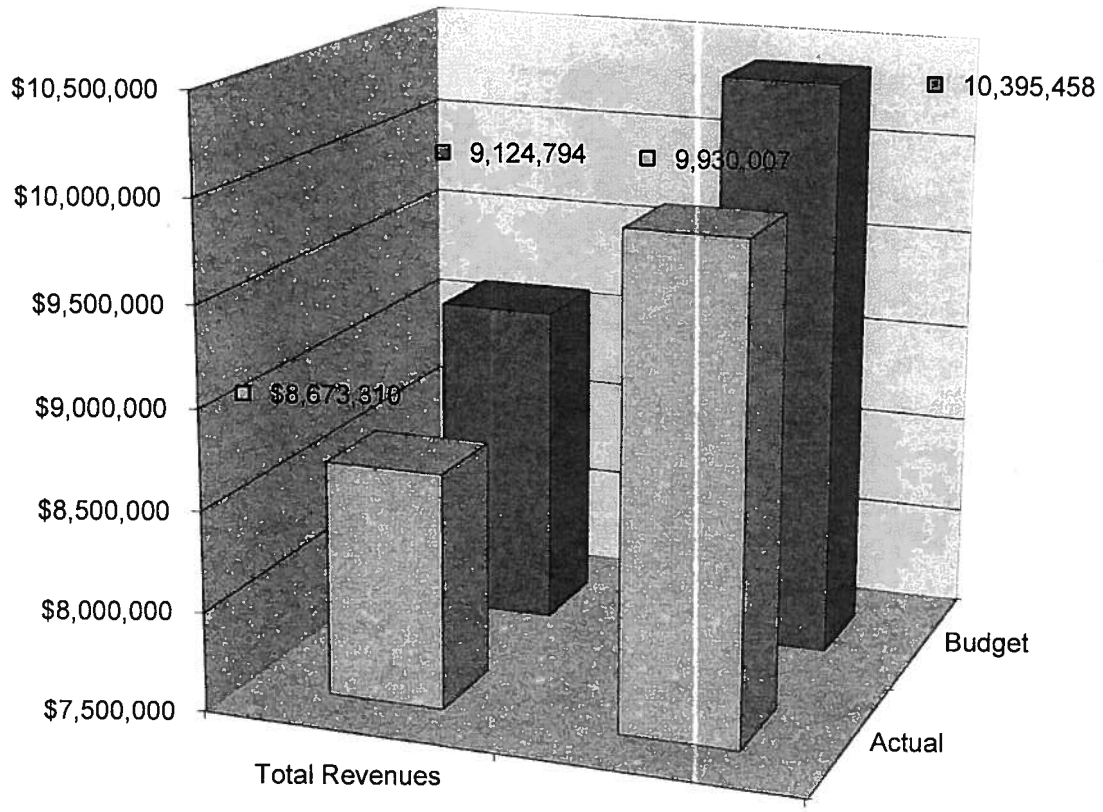
Bad Debt Expense $37,995 or 156% more than budget

Mainly because of write off of $32,959 for AMP44 and $11,850 for AMP43, exceeding the budget by $31,738 and $11,050, respectively.

HAWAII PUBLIC HOUSING AUTHORITY
Agency Total
Actual vs Budget Comparison
For the Month of July 2014, and the 1 Months ended July 31, 2014
(Amounts in Full Dollars)

Month of July 2014					Year to Date ended July 31, 2014						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
1,363,338	1,409,629	(46,291)	-3%	Dwelling Rental Income	1,363,338	1,409,629	(46,291)	-3%	1,359,440	3,898	0%
6,458,969	6,128,174	330,795	5%	HUD Operating Subsidies	6,458,969	6,128,174	330,795	5%	5,636,518	822,451	15%
-	120,109	(120,109)	-100%	CFP Grant Income	-	120,109	(120,109)	-100%	-	-	0%
380,550	388,780	(8,230)	-2%	COCC Fee Income	380,550	388,780	(8,230)	-2%	393,545	(12,995)	-3%
-	228,933	(228,933)	-100%	State CIP Fund	-	228,933	(228,933)	-100%	-	-	0%
248,689	457,153	(208,464)	-46%	Grant Income	248,689	457,153	(208,464)	-46%	446,457	(197,768)	-44%
221,765	392,016	(170,251)	-43%	Other Income	221,765	392,016	(170,251)	-43%	83,208	138,557	167%
$ 8,673,310	**9,124,794**	**(451,484)**	**-5%**	**Total Revenues**	**$ 8,673,310**	**9,124,794**	**(451,484)**	**-5%**	**7,919,167**	**754,143**	**10%**
				EXPENSES							
1,048,459	1,361,653	313,194	23%	Administrative	1,048,459	1,361,653	313,194	23%	969,612	(78,847)	-8%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
397,754	405,325	7,571	2%	Management Fees	397,754	405,325	7,571	2%	337,039	(60,715)	-18%
54,796	56,453	1,657	3%	Bookkeeping Fees	54,796	56,453	1,657	3%	56,506	1,710	3%
4,472,858	3,861,370	(611,488)	-16%	Housing Assistance Payments	4,472,858	3,861,370	(611,488)	-16%	4,012,643	(460,216)	-11%
151,838	55,170	(96,668)	-175%	Tenant Services	151,838	55,170	(96,668)	-175%	100,952	(50,886)	-50%
907,357	1,189,580	282,223	24%	Utilities	907,357	1,189,580	282,223	24%	890,419	(16,938)	-2%
1,145,446	1,872,524	727,078	39%	Maintenance	1,145,446	1,872,524	727,078	39%	1,199,400	53,954	4%
157,389	188,438	31,049	16%	Protective Services	157,389	188,438	31,049	16%	17,646	(139,742)	-792%
70,246	71,523	1,277	2%	Insurance	70,246	71,523	1,277	2%	72,460	2,214	3%
1,302,546	1,302,546	-	0%	Depreciation Expense	1,302,546	1,302,546	-	0%	1,212,770	(89,776)	-7%
62,372	24,377	(37,995)	-156%	Bad Debt Expense	62,372	24,377	(37,995)	-156%	(1,960)	(64,332)	-3282%
158,946	30,876	(128,070)	-415%	General Expenses	158,946	30,876	(128,070)	-415%	53,705	(105,241)	-196%
9,930,007	**10,419,835**	**489,828**	**5%**	**Total Expenses**	**9,930,007**	**10,419,835**	**489,828**	**-5%**	**8,921,191**	**(1,008,816)**	**-11%**
$ (1,256,697)	**(1,295,041)**	**38,344**	**3%**	**Net Income(Loss)**	**$ (1,256,697)**	**$ (1,295,041)**	**38,344**	**3%**	**(1,002,024)**	**(254,673)**	**-25%**
				CASH BASIS:							
(1,256,697)	**(1,295,041)**	**38,344**	3%	Net Income(loss) per Above	(1,256,697)	(1,295,041)	**38,344**	3%	**(1,002,024)**	**254,673**	-25%
				Add back non cash items:							
1,302,546	1,302,546	-	0%	Depreciation Expense	1,302,546	1,302,546	-	0%	1,212,770	(89,776)	7%
62,372	24,377	(37,995)	-156%	Bad Debt Expense	62,372	24,377	(37,995)	-156%	(1,960)	(64,332)	3282%
$ 108,221	**31,882**	**349**	**239%**	**TOTAL CASH BASIS**	**$ 108,221**	**31,882**	**349**	**239%**	**208,786**	**100,564**	**-48%**

HPHA July 31, 2014 Actual vs Budget



	Total Revenues	
Actual	$8,673,310	9,930,007
Budget	9,124,794	10,395,458

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

	As of July 31 2014	As of June 30 2014	Increase (Decrease)
ASSETS:			
Cash	62,416,006	62,058,342	357,664
Receivables:			
Tenant Receivables	3,926,106	3,872,742	53,364
Other	987,283	993,875	(6,592)
Less Allowance for Doubtful Accounts	(3,133,774)	(3,133,774)	-
Total receivables	1,779,616	1,732,844	46,772
Accrued Interest	2,040,488	2,040,488	-
Prepaid Expenses	50,953	45,461	5,492
Inventories	561,713	563,600	(1,886)
Interprogram Due From	1,061,576	2,562,599	(1,501,023)
Total Current Assets	**67,910,353**	**69,003,333**	(1,092,981)
Property, Plant & Equipment:			
Land	21,451,327	21,451,327	-
Buildings	565,842,067	565,842,067	-
Furniture & Equipment	5,244,940	5,244,940	-
Motor vehicles	528,661	528,661	-
Construction in Progress	32,015,414	32,015,414	-
Less: Accumulated Depreciation	(331,248,765)	(329,946,219)	(1,302,546)
Notes, Loans & Mortgage Receivable-Non Current	8,716,630	8,716,630	-
Other Long term assets	-	-	
Total Assets	**$ 370,460,626**	**372,856,153**	**(2,395,527)**
LIABILITIES AND NET ASSETS			
Accounts Payable	934,810	2,548,284	(1,613,474)
Accrued Expenses	-	-	-
Accrued Salaries & Wages	763,001	763,001	-
Accrued Vacation	1,401,500	1,401,500	-
Tenant Security Deposits	786,264	786,128	136
Other Liabilities & Deferred Income	2,763,586	2,428,182	335,404
Interprogram Due To	-	-	-
Total Current Liabilities	**6,649,161**	**7,927,095**	**(1,277,934)**
Accrued Pension and OPEB Liability	12,414,722	12,414,722	-
Accrued Liabilties - Long Term	69,583	65,889	3,694
Net Assets			
Investment in capital assets	293,833,644	295,136,190	(1,302,546)
Restricted Net Assets	3,322,654	3,322,654	-
Unrestricted Net Assets	55,427,559	53,989,603	1,437,956
Net Income Year to Date	(1,256,697)	-	(1,256,697)
Total Net Assets	**351,327,160**	**352,448,446**	**(1,121,286)**
Total Liabilities & Net Assets	**$ 370,460,626**	**372,856,153**	**(2,395,527)**

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rrent Program
Actual vs Budget Comparison
For the Month of July 2014, and the 1 Months ended July 31, 2014
(Amounts in Full Dollars)

Month of July 2014					Year to Date ended July 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
1,106,367	1,165,564	(59,197)	-5%	Dwelling Rental Income	1,106,367	1,165,564	(59,197)	-5%	1,115,207	(8,840)	-1%
1,801,309	1,921,519	(120,211)	-6%	HUD Operating Subsidies	1,801,309	1,921,519	(120,211)	-6%	1,581,446	219,863	14%
-	120,109	(120,109)	-100%	CFP Grant Income	-	120,109	(120,109)	-100%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	228,933	(228,933)	-100%	State CIP Fund	-	228,933	(228,933)	-100%	-	-	0%
147,116	158,349	(11,233)	-7%	Grant Income	147,116	158,349	(11,233)	-7%	-	147,116	100%
33,902	37,883	(3,981)	-11%	Other Income	33,902	37,883	(3,981)	-11%	67,710	(33,808)	-50%
$ 3,088,693	**3,632,357**	**(543,664)**	**-15%**	**Total Revenues**	**$ 3,088,693**	**3,632,357**	**(543,664)**	**-15%**	**2,764,363**	**324,331**	**12%**
				EXPENSES							
352,602	453,379	100,777	22%	Administrative	352,602	453,379	100,777	22%	341,287	(11,315)	-3%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
250,838	254,327	3,489	1%	Management Fees	250,838	254,327	3,489	1%	261,273	10,435	4%
34,080	34,799	719	2%	Bookkeeping Fees	34,080	34,799	719	2%	35,385	1,305	4%
1,805	-	(1,805)	-100%	Housing Assistance Payments	1,805	-	(1,805)	-100%	1,804	(1)	0%
131,521	14,514	(117,007)	-806%	Tenant Services	131,521	14,514	(117,007)	-806%	6,234	(125,286)	-2010%
810,503	1,025,376	214,873	21%	Utilities	810,503	1,025,376	214,873	21%	803,350	(7,153)	-1%
831,564	1,302,302	470,738	36%	Maintenance	831,564	1,302,302	470,738	36%	794,579	(36,985)	-5%
157,346	187,339	29,993	16%	Protective Services	157,346	187,339	29,993	16%	15,951	(141,395)	-886%
59,058	57,204	(1,854)	-3%	Insurance	59,058	57,204	(1,854)	-3%	60,684	1,626	3%
1,105,722	1,105,722	-	0%	Depreciation Expense	1,105,722	1,105,722	-	0%	1,027,581	(78,141)	-8%
62,372	19,497	(42,875)	-220%	Bad Debt Expense	62,372	19,497	(42,875)	-220%	(1,960)	(64,332)	-3282%
70,998	7,341	(63,657)	-867%	General Expenses	70,998	7,341	(63,657)	-867%	41,430	(29,567)	-71%
3,868,409	**4,461,800**	**593,391**	**13%**	**Total Expenses**	**3,868,409**	**4,461,800**	**593,391**	**13%**	**3,387,598**	**(480,811)**	**-14%**
$ (779,715)	**(829,443)**	**49,728**	**6%**	**Net Income(Loss)**	**$ (779,715)**	**(829,443)**	**49,728**	**6%**	**(623,235)**	**(156,480)**	**-25%**
				CASH BASIS:							
(779,715)	**(829,443)**	**49,728**	6%	Net Income(loss) per Above	**(779,715)**	**(829,443)**	**49,728**	6%	**(623,235)**	**(156,480)**	-25%
				Add back non cash items:							
1,105,722	1,105,722	-	0%	Depreciation Expense	1,105,722	1,105,722	-	0%	1,027,581	78,141	8%
62,372	19,497	(42,875)	-220%	Bad Debt Expense	62,372	19,497	(42,875)	-220%	(1,960)	64,332	3282%
$ 388,379	**295,776**	**6,853**	**31%**	**TOTAL CASH BASIS**	**$ 388,379**	**295,776**	**6,853**	**31%**	**402,386**	**(14,007)**	**-3%**

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rrent Program by AMPs
Actual vs Budget Comparison
For the Month of July 2014, and the 1 Months ended July 31, 2014
(Amounts in Full Dollars)

Month of July 2014				ACCRUAL BASIS	Year to Date ended July 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
327,421	395,657	(68,236)	-17%	Asset Management Project - 30	327,421	395,657	(68,236)	-17%	273,415	54,006	20%
297,983	314,830	(16,847)	-5%	Asset Management Project - 31	297,983	314,830	(16,847)	-5%	241,014	56,968	24%
309,437	403,390	(93,953)	-23%	Asset Management Project - 32	309,437	403,390	(93,953)	-23%	249,561	59,876	24%
214,274	270,358	(56,084)	-21%	Asset Management Project - 33	214,274	270,358	(56,084)	-21%	193,464	20,809	11%
352,520	384,188	(31,668)	-8%	Asset Management Project - 34	352,520	384,188	(31,668)	-8%	321,241	31,279	10%
389,451	415,831	(26,380)	-6%	Asset Management Project - 35	389,451	415,831	(26,380)	-6%	333,595	55,857	17%
151,618	181,041	(29,423)	-16%	Asset Management Project - 37	151,618	181,041	(29,423)	-16%	138,078	13,540	10%
182,580	220,097	(37,517)	-17%	Asset Management Project - 38	182,580	220,097	(37,517)	-17%	178,584	3,996	2%
127,710	165,887	(38,177)	-23%	Asset Management Project - 39	127,710	165,887	(38,177)	-23%	111,409	16,300	15%
131,935	145,638	(13,703)	-9%	Asset Management Project - 40	131,935	145,638	(13,703)	-9%	138,703	(6,769)	-5%
118,852	139,314	(20,462)	-15%	Asset Management Project - 43	118,852	139,314	(20,462)	-15%	105,471	13,381	13%
159,330	203,243	(43,913)	-22%	Asset Management Project - 44	159,330	203,243	(43,913)	-22%	146,720	12,610	9%
93,932	143,077	(49,145)	-34%	Asset Management Project - 45	93,932	143,077	(49,145)	-34%	122,606	(28,674)	-23%
53,615	57,247	(3,632)	-6%	Asset Management Project - 46	53,615	57,247	(3,632)	-6%	54,688	(1,072)	-2%
94,704	104,752	(10,048)	-10%	Asset Management Project - 49	94,704	104,752	(10,048)	-10%	81,946	12,758	16%
83,331	87,807	(4,476)	-5%	Asset Management Project - 50	83,331	87,807	(4,476)	-5%	73,868	9,464	13%
$ 3,088,693	**3,632,357**	**(543,664)**	**-15%**	**Total Revenues**	**$ 3,088,693**	**3,632,357**	**(543,664)**	**-15%**	**2,764,363**	**324,331**	**12%**
				NET INCOME(LOSS)							
(64,968)	(59,717)	(5,251)	-9%	Asset Management Project - 30	(64,968)	(59,717)	(5,251)	-9%	(93,145)	28,177	30%
(182,080)	(123,422)	(58,658)	-48%	Asset Management Project - 31	(182,080)	(123,422)	(58,658)	-48%	(90,851)	(91,229)	-100%
(51,048)	48,155	(99,203)	-206%	Asset Management Project - 32	(51,048)	48,155	(99,203)	-206%	6,747	(57,795)	-857%
(19,348)	(117,502)	98,154	84%	Asset Management Project - 33	(19,348)	(117,502)	98,154	84%	(34,318)	14,970	44%
28,913	(2,884)	31,797	1103%	Asset Management Project - 34	28,913	(2,884)	31,797	1103%	(1,485)	30,398	2047%
(5,544)	(17,461)	11,917	68%	Asset Management Project - 35	(5,544)	(17,461)	11,917	68%	(31,876)	26,332	83%
(111,621)	(152,773)	41,152	27%	Asset Management Project - 37	(111,621)	(152,773)	41,152	27%	(173,133)	61,512	36%
(18,657)	(65,899)	47,242	72%	Asset Management Project - 38	(18,657)	(65,899)	47,242	72%	(15,216)	(3,441)	-23%
(37,020)	(46,009)	8,989	20%	Asset Management Project - 39	(37,020)	(46,009)	8,989	20%	(72,981)	35,961	49%
(20,613)	(25,494)	4,881	19%	Asset Management Project - 40	(20,613)	(25,494)	4,881	19%	16,035	(36,648)	-229%
(72,753)	(94,545)	21,792	23%	Asset Management Project - 43	(72,753)	(94,545)	21,792	23%	(56,239)	(16,514)	-29%
(95,770)	(48,117)	(47,653)	-99%	Asset Management Project - 44	(95,770)	(48,117)	(47,653)	-99%	(73,115)	(22,655)	-31%
(73,303)	(38,689)	(34,614)	-89%	Asset Management Project - 45	(73,303)	(38,689)	(34,614)	-89%	(4,077)	(69,225)	-1698%
(43,470)	(49,371)	5,901	12%	Asset Management Project - 46	(43,470)	(49,371)	5,901	12%	(26,265)	(17,205)	-66%
(40,530)	(48,857)	8,327	17%	Asset Management Project - 49	(40,530)	(48,857)	8,327	17%	1,841	(42,371)	-2301%
28,095	13,142	14,953	114%	Asset Management Project - 50	28,095	13,142	14,953	114%	24,842	3,253	13%
$ (779,715)	**(829,443)**	**49,728**	**6%**	**Total Net Income(Loss)**	**$ (779,715)**	**(829,443)**	**49,728**	**6%**	**(623,235)**	**(156,480)**	**-25%**

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rrent Program by AMPs
Actual vs Budget Comparison
For the Month of July 2014, and the 1 Months ended July 31, 2014
(Amounts in Full Dollars)

Month of July 2014				CASH BASIS	Year to Date ended July 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
327,421	395,657	(68,236)	-17%	Asset Management Project - 30	327,421	395,657	(68,236)	-17%	273,415	54,006	20%
297,983	314,830	(16,847)	-5%	Asset Management Project - 31	297,983	314,830	(16,847)	-5%	241,014	56,968	24%
309,437	403,390	(93,953)	-23%	Asset Management Project - 32	309,437	403,390	(93,953)	-23%	249,561	59,876	24%
214,274	270,358	(56,084)	-21%	Asset Management Project - 33	214,274	270,358	(56,084)	-21%	193,464	20,809	11%
352,520	384,188	(31,668)	-8%	Asset Management Project - 34	352,520	384,188	(31,668)	-8%	321,241	31,279	10%
389,451	415,831	(26,380)	-6%	Asset Management Project - 35	389,451	415,831	(26,380)	-6%	333,595	55,857	17%
151,618	181,041	(29,423)	-16%	Asset Management Project - 37	151,618	181,041	(29,423)	-16%	138,078	13,540	10%
182,580	220,097	(37,517)	-17%	Asset Management Project - 38	182,580	220,097	(37,517)	-17%	178,584	3,996	2%
127,710	165,887	(38,177)	-23%	Asset Management Project - 39	127,710	165,887	(38,177)	-23%	111,409	16,300	15%
131,935	145,638	(13,703)	-9%	Asset Management Project - 40	131,935	145,638	(13,703)	-9%	138,703	(6,769)	-5%
118,852	139,314	(20,462)	-15%	Asset Management Project - 43	118,852	139,314	(20,462)	-15%	105,471	13,381	13%
159,330	203,243	(43,913)	-22%	Asset Management Project - 44	159,330	203,243	(43,913)	-22%	146,720	12,610	9%
93,932	143,077	(49,145)	-34%	Asset Management Project - 45	93,932	143,077	(49,145)	-34%	122,606	(28,674)	-23%
53,615	57,247	(3,632)	-6%	Asset Management Project - 46	53,615	57,247	(3,632)	-6%	54,688	(1,072)	-2%
94,704	104,752	(10,048)	-10%	Asset Management Project - 49	94,704	104,752	(10,048)	-10%	81,946	12,758	16%
83,331	87,807	(4,476)	-5%	Asset Management Project - 50	83,331	87,807	(4,476)	-5%	73,868	9,464	13%
$ 3,088,693	**3,632,357**	**(543,664)**	**-15%**	**Total Revenues**	**$ 3,088,693**	**3,632,357**	**(543,664)**	**-15%**	**2,764,363**	**324,331**	**12%**
				NET INCOME(LOSS)							
34,146	40,062	(5,916)	-15%	Asset Management Project - 30	34,146	40,062	(5,916)	-15%	7,377	26,768	363%
(4,186)	56,422	(60,608)	-107%	Asset Management Project - 31	(4,186)	56,422	(60,608)	-107%	71,668	(75,854)	-106%
(28,345)	73,551	(101,896)	-139%	Asset Management Project - 32	(28,345)	73,551	(101,896)	-139%	30,578	(58,923)	-193%
42,689	(52,493)	95,182	181%	Asset Management Project - 33	42,689	(52,493)	95,182	181%	27,671	15,018	54%
90,815	59,318	31,497	53%	Asset Management Project - 34	90,815	59,318	31,497	53%	38,110	52,705	138%
75,872	67,041	8,831	13%	Asset Management Project - 35	75,872	67,041	8,831	13%	38,338	37,534	98%
35,983	(4,020)	40,003	995%	Asset Management Project - 37	35,983	(4,020)	40,003	995%	(8,685)	44,668	514%
47,484	(7,778)	55,262	710%	Asset Management Project - 38	47,484	(7,778)	55,262	710%	29,273	18,212	62%
20,761	13,048	7,713	59%	Asset Management Project - 39	20,761	13,048	7,713	59%	(16,485)	37,247	226%
(18,429)	(22,073)	3,644	17%	Asset Management Project - 40	(18,429)	(22,073)	3,644	17%	16,035	(34,464)	-215%
12,867	(19,975)	32,842	164%	Asset Management Project - 43	12,867	(19,975)	32,842	164%	15,685	(2,817)	-18%
31,155	47,070	(15,915)	-34%	Asset Management Project - 44	31,155	47,070	(15,915)	-34%	12,864	18,291	142%
(2,033)	26,719	(28,752)	-108%	Asset Management Project - 45	(2,033)	26,719	(28,752)	-108%	60,302	(62,335)	-103%
5,801	270	5,531	2048%	Asset Management Project - 46	5,801	270	5,531	2048%	11,208	(5,408)	-48%
13,041	2,423	10,618	438%	Asset Management Project - 49	13,041	2,423	10,618	438%	42,448	(29,406)	-69%
30,756	16,191	14,565	90%	Asset Management Project - 50	30,756	16,191	14,565	90%	25,999	4,757	18%
$ 388,379	**295,776**	**92,603**	**31%**	**Total Net Income(Loss)**	**$ 388,379**	**295,776**	**92,603**	**31%**	**402,386**	**(14,007)**	**-3%**

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HAWAII PUBLIC HOUSING AUTHORITY
Housing Choice Voucher Program
Actual vs Budget Comparison
For the Month of July 2014, and the 1 Months ended July 31, 2014
(Amounts in Full Dollars)

Month of July 2014					Year to Date ended July 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
2,138,792	2,151,998	(13,206)	-1%	HUD Operating Subsidies	2,138,792	2,151,998	(13,206)	-1%	1,957,084	181,708	9%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
8,953	922	8,031	871%	Other Income	8,953	922	8,031	871%	39,132	(30,180)	-77%
$ 2,147,745	2,152,920	(5,175)	0%	**Total Revenues**	$ 2,147,745	2,152,920	(5,175)	0%	1,996,216	151,528	8%
				EXPENSES							
78,210	105,519	27,309	26%	Administrative	78,210	105,519	27,309	26%	82,265	4,054	5%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
22,704	23,724	1,020	4%	Management Fees	22,704	23,724	1,020	4%	23,196	492	2%
14,190	14,828	638	4%	Bookkeeping Fees	14,190	14,828	638	4%	14,498	308	2%
2,013,197	1,998,203	(14,994)	-1%	Housing Assistance Payments	2,013,197	1,998,203	(14,994)	-1%	1,969,498	(43,699)	-2%
20,317	150	(20,167)	-13445%	Tenant Services	20,317	150	(20,167)	-13445%	16,500	(3,817)	-23%
4,449	2,948	(1,501)	-51%	Utilities	4,449	2,948	(1,501)	-51%	-	(4,449)	-100%
-	299	299	100%	Maintenance	-	299	299	100%	-	-	0%
-	45	45	100%	Protective Services	-	45	45	100%	67	67	100%
217	471	254	54%	Insurance	217	471	254	54%	316	100	32%
12,634	2,327	(10,307)	-443%	General Expenses	12,634	2,327	(10,307)	-443%	7,106	(5,528)	-78%
2,165,918	2,148,514	(17,404)	-1%	**Total Expenses**	2,165,918	2,148,514	(17,404)	-1%	2,113,446	(52,473)	-2%
$ (18,173)	4,406	(22,579)	-512%	**Net Income(Loss)**	$ (18,173)	4,406	(22,579)	-512%	(117,229)	99,056	84%
				CASH BASIS:							
(18,173)	4,406	(22,579)	-512%	Net Income(loss) per Above	(18,173)	4,406	(22,579)	-512%	(117,229)	$ 99,056	84%
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ (18,173)	4,406	(22,579)	-512%	**TOTAL CASH BASIS**	$ (18,173)	4,406	(22,579)	-512%	(117,229)	99,056	84%

HAWAII PUBLIC HOUSING AUTHORITY
State Low Rent
Actual vs Budget Comparison
For the Month of July 2014, and the 1 Months ended July 31, 2014
(Amounts in Full Dollars)

Month of July 2014					Year to Date ended July 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
87,577	75,383	12,194	16%	Dwelling Rental Income	87,577	75,383	$ 12,194	16%	75,730	$ 11,848	16%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
12,206	82,828	(70,622)	-85%	Grant Income	12,206	82,828	(70,622)	-85%	-	12,206	100%
1,286	2,311	(1,025)	-44%	Other Income	1,286	2,311	(1,025)	-44%	18,948	(17,663)	-93%
$ 101,069	**160,522**	**(59,453)**	**-37%**	**Total Revenues**	**$ 101,069**	**160,522**	**(59,453)**	**-37%**	**94,678**	**6,391**	**7%**
				EXPENSES							
20,783	25,246	4,463	18%	Administrative	20,783	25,246	4,463	18%	31,909	11,126	35%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
16,253	17,941	1,688	9%	Management Fees	16,253	17,941	1,688	9%	16,378	125	1%
1,950	2,153	203	9%	Bookkeeping Fees	1,950	2,153	203	9%	1,965	15	1%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	406	406	100%	Tenant Services	-	406	406	100%	-	-	0%
44,072	30,666	(13,406)	-44%	Utilities	44,072	30,666	(13,406)	-44%	46,048	1,976	4%
51,879	79,082	27,203	34%	Maintenance	51,879	79,082	27,203	34%	48,464	(3,415)	-7%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
2,504	2,774	270	10%	Insurance	2,504	2,774	270	10%	2,610	106	4%
76,879	76,879	-	0%	Depreciation Expense	76,879	76,879	-	0%	67,754	(9,125)	-13%
-	1,507	1,507	100%	Bad Debt Expense	-	1,507	1,507	100%	-	-	0%
-	749	749	100%	General Expenses	-	749	749	100%	-	-	0%
214,319	**237,403**	**23,084**	**10%**	**Total Expenses**	**214,319**	**237,403**	**23,084**	**10%**	**215,129**	**809**	**0%**
$ (113,250)	**(76,881)**	**(82,536)**	**-47%**	**Net Income(Loss)**	**$ (113,250)**	**(76,881)**	**(36,369)**	**-47%**	**(120,451)**	**7,201**	**6%**
				CASH BASIS:							
(113,250)	**(76,881)**	**(82,536)**	-47%	Net Income(loss) per Above	**(113,250)**	**(76,881)**	**(36,369)**	-47%	**(120,451)**	**7,201**	6%
				Add back non cash items:							
76,879	76,879	-	0%	Depreciation Expense	76,879	76,879	-	0%	67,754	9,125	13%
-	1,507	(1,507)	-100%	Bad Debt Expense	-	1,507	(1,507)	-100%	-	-	0%
$ (36,371)	**1,505**	**(84,043)**	**-2517%**	**TOTAL CASH BASIS**	**$ (36,371)**	**1,505**	**(37,876)**	**-2517%**	**(52,696)**	**16,325**	**31%**

HAWAII PUBLIC HOUSING AUTHORITY
State Elderly Program
Actual vs Budget Comparison
For the Month of July 2014, and the 1 Months ended July 31, 2014
(Amounts in Full Dollars)

Month of July 2014					Year to Date ended July 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
169,393	168,682	711	0%	Dwelling Rental Income	169,393	168,682	$ 711	0%	168,503	890	1%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
13,776	133,000	(119,224)	-90%	Grant Income	13,776	133,000	(119,224)	-90%	-	13,776	100%
7,656	4,357	3,299	76%	Other Income	7,656	4,357	3,299	76%	110,411	(102,755)	-93%
$ 190,825	**306,039**	**(115,214)**	**-38%**	**Total Revenues**	**$ 190,825**	**306,039**	**(115,214)**	**-38%**	**278,914**	**(88,089)**	**-32%**
				EXPENSES							
10,751	26,177	15,426	59%	Administrative	10,751	26,177	15,426	59%	37,307	26,556	71%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
35,443	36,006	563	2%	Management Fees	35,443	36,006	563	2%	35,568	125	0%
4,253	4,321	69	2%	Bookkeeping Fees	4,253	4,321	69	2%	4,268	15	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	385	385	100%	Tenant Services	-	385	385	100%	-	-	0%
37,944	115,543	77,599	67%	Utilities	37,944	115,543	77,599	67%	30,728	(7,217)	-23%
58,338	147,966	89,628	61%	Maintenance	58,338	147,966	89,628	61%	145,714	87,376	60%
43	200	157	79%	Protective Services	43	200	157	79%	516	473	92%
7,048	7,093	45	1%	Insurance	7,048	7,093	45	1%	7,097	49	1%
118,314	118,314	-	0%	Depreciation Expense	118,314	118,314	-	0%	116,602	(1,712)	-1%
-	3,373	3,373	100%	Bad Debt Expense	-	3,373	3,373	100%	-	-	0%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
272,134	**459,378**	**187,244**	**41%**	**Total Expenses**	**272,134**	**459,378**	**187,244**	**41%**	**377,800**	**105,666**	**28%**
$ (81,309)	**(153,339)**	**72,030**	**47%**	**Net Income(Loss)**	**$ (81,309)**	**(153,339)**	**72,030**	**47%**	**(98,886)**	**17,576**	**18%**
				CASH BASIS:							
(81,309)	**(153,339)**	**72,030**	47%	Net Income(loss) per Above	**(81,309)**	**(153,339)**	**72,030**	47%	**(98,886)**	**17,576**	18%
				Add back non cash items:							
118,314	118,314	-	0%	Depreciation Expense	118,314	118,314	-	0%	116,602	1,712	1%
-	3,373	(3,373)	-100%	Bad Debt Expense	-	3,373	(3,373)	-100%	-	-	0%
$ 37,005	**(31,652)**	**68,657**	**217%**	**TOTAL CASH BASIS**	**$ 37,005**	**(31,652)**	**68,657**	**217%**	**17,716**	**19,288**	**109%**

HAWAII PUBLIC HOUSING AUTHORITY
State Rent Supplement Program
Actual vs Budget Comparison
For the Month of July 2014, and the 1 Months ended July 31, 2014
(Amounts in Full Dollars)

Month of July 2014					Year to Date ended July 31, 2014						
			Variance				Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
79,195	82,976	(3,781)	-5%	Grant Income	79,195	82,976	(3,781)	-5%	87,994	(8,799)	-10%
-	-	-	0%	Other Income	-	-	-	0%	9,139	(9,139)	-100%
$ 79,195	82,976	(3,781)	-5%	**Total Revenues**	$ 79,195	82,976	(3,781)	-5%	97,133	(17,938)	-18%
				EXPENSES							
4,308	7,834	3,526	45%	Administrative	4,308	7,834	3,526	45%	13,007	8,699	67%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
516	561	45	8%	Management Fees	516	561	45	8%	624	108	17%
323	352	29	8%	Bookkeeping Fees	323	352	29	8%	391	68	17%
34,733	-	(34,733)	-100%	Housing Assistance Payments	34,733	-	(34,733)	-100%	41,126	6,393	16%
-	39,030	39,030	100%	Tenant Services	-	39,030	39,030	100%	-	-	0%
653	680	27	4%	Utilities	653	680	27	4%	-	(653)	-100%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
18	18	(0)	-1%	Insurance	18	18	(0)	-1%	22	4	19%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
40,551	48,475	7,924	16%	**Total Expenses**	40,551	48,475	7,924	16%	55,170	14,619	26%
$ 38,644	34,501	4,143	12%	**Net Income(Loss)**	$ 38,644	34,501	4,143	12%	41,963	(3,319)	-8%
				CASH BASIS:							
38,644 $	34,501 $	4,143	12%	Net Income(loss) per Above	38,644 $	34,501 $	4,143	12%	41,963 $	(3,319)	-8%
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 38,644	34,501	4,143	12%	**TOTAL CASH BASIS**	$ 38,644	34,501	4,143	12%	41,963	(3,319)	-8%

HAWAII PUBLIC HOUSING AUTHORITY
Section 8 Contract Administration
Actual vs Budget Comparison
For the Month of July 2014, and the 1 Months ended July 31, 2014
(Amounts in Full Dollars)

Month of July 2014					Year to Date ended July 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
2,518,868	2,054,657	464,211	23%	HUD Operating Subsidies	2,518,868	2,054,657	464,211	23%	2,097,988	420,881	20%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
(3,604)	-	(3,604)	-100%	Grant Income	(3,604)	-	(3,604)	-100%	-	(3,604)	-100%
17	-	17	100%	Other Income	17	-	17	100%	15	2	10%
$ 2,515,282	**2,054,657**	**460,625**	**22%**	**Total Revenues**	**$ 2,515,282**	**2,054,657**	**460,625**	**22%**	**2,098,003**	**417,279**	**20%**
				EXPENSES							
6,049	4,797	(1,252)	-26%	Administrative	6,049	4,797	(1,252)	-26%	-	(6,049)	-100%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
72,000	72,766	766	1%	Management Fees	72,000	72,766	766	1%	-	(72,000)	-100%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
2,423,124	1,863,167	(559,957)	-30%	Housing Assistance Payments	2,423,124	1,863,167	(559,957)	-30%	2,000,215	(422,909)	-21%
-	-	-	0%	Tenant Services	-	-	-	0%	78,218	78,218	100%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
-	-	-	0%	General Expenses	-	-	-	0%	714	714	100%
2,501,173	**1,940,730**	**(560,443)**	**-29%**	**Total Expenses**	**2,501,173**	**1,940,730**	**(560,443)**	**-29%**	**2,079,147**	**(422,026)**	**-20%**
$ 14,109	**113,927**	**(99,818)**	**-88%**	**Net Income(Loss)**	**$ 14,109**	**113,927**	**(99,818)**	**-88%**	**18,856**	**(4,748)**	**-25%**
				CASH BASIS:							
14,109	**$ 113,927**	**$ (99,818)**	-88%	Net Income(loss) per Above	**14,109**	**$ 113,927**	**$ (99,818)**	-88%	**18,856**	**$ (4,748)**	-25%
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 14,109	**113,927**	**(99,818)**	**-88%**	**TOTAL CASH BASIS**	**$ 14,109**	**113,927**	**(99,818)**	**-88%**	**18,856**	**(4,748)**	**-25%**

HAWAII PUBLIC HOUSING AUTHORITY
Central Office Cost Center
Actual vs Budget Comparison
For the Month of July 2014, and the 1 Months ended July 31, 2014
(Amounts in Full Dollars)

Month of July 2014					Year to Date ended July 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
380,550	388,780	(8,230)	-2%	COCC Fee Income	380,550	388,780	(8,230)	-2%	393,545	(12,995)	-3%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
169,952	346,543	(176,591)	-51%	Other Income	169,952	346,543	(176,591)	-51%	(29,658)	199,609	673%
$ 550,502	**735,323**	**(184,821)**	**-25%**	**Total Revenues**	**$ 550,502**	**735,323**	**(184,821)**	**-25%**	**363,887**	**186,614**	**51%**
				EXPENSES							
532,219	738,701	206,482	28%	Administrative	532,219	738,701	206,482	28%	463,837	(68,382)	-15%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	685	685	100%	Tenant Services	-	685	685	100%	-	-	0%
9,735	14,367	4,632	32%	Utilities	9,735	14,367	4,632	32%	10,293	558	5%
203,666	342,875	139,209	41%	Maintenance	203,666	342,875	139,209	41%	210,643	6,977	3%
-	854	854	100%	Protective Services	-	854	854	100%	1,112	1,112	100%
1,401	3,963	2,562	65%	Insurance	1,401	3,963	2,562	65%	1,730	329	19%
1,631	1,631	-	0%	Depreciation Expense	1,631	1,631	-	0%	832	(799)	-96%
75,314	20,459	(54,855)	-268%	General Expenses	75,314	20,459	(54,855)	-268%	4,455	(70,860)	-1591%
823,965	**1,123,535**	**299,570**	**27%**	**Total Expenses**	**823,965**	**1,123,535**	**299,570**	**27%**	**692,902**	**(131,063)**	**-19%**
$ (273,464)	**(388,212)**	**114,748**	**30%**	**Net Income(Loss)**	**$ (273,464)**	**(388,212)**	**114,748**	**30%**	**(329,015)**	**55,551**	**17%**
				CASH BASIS:							
(273,464)	**(388,212)**	**114,748**	30%	Net Income(loss) per Above	**(273,464)**	**(388,212)**	**114,748**	30%	**(329,015) $**	**55,551**	17%
				Add back non cash items:							
1,631	1,631	-	0%	Depreciation Expense	1,631	1,631	-	0%	832	799	96%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ (271,833)	**(386,581)**	**114,748**	**30%**	**TOTAL CASH BASIS**	**$ (271,833)**	**(386,581)**	**114,748**	**30%**	**(328,183)**	**56,350**	**17%**

Fiscal Management Office
Variance report for August 2014

Revenue – August

CFP Grant Income $143,358 or 100% less than budget

In budget, the estimated CFP grant income is spread out among the 12 months. There was no actual draw on CFP grant in August.

State CIP Fund $275,688 or 100% less than budget

For FY15, costs of unit turnarounds and relocation are budgeted to be funded by State Capital Improvement Fund (State CIP). As the 2014 State CIP appropriation is still in the process of being released, the actual cost has not been charged against the State CIP.

Grant Income $69,998 or 17% greater than budget

The grant Income is recognized when State general fund for repair and maintenance is used to pay for protective services and repair and maintenance contracts for federal and state housing units. Actual payments of such contracts are lower than budgeted.

Other Income $532,820 or 69% less than budget

The main reason is $538,252 less income than budget in COCC. The amount represents the difference between work orders actually charged to beneficiary AMPs and State housing projects and the budgeted amounts.

Revenue – YTD

CFP Grant Income $263,467 or 100% less than budget

In budget, the estimated CFP grant income is spread out among the 12 months. There was no actual draw on CFP grant in July and August.

State CIP Fund $504,621 or 100% less than budget

For FY15, cost of unit turnarounds and relocation are budgeted to be funded by State Capital Improvement Fund (State CIP). As the 2014 State CIP appropriation is still in the process of being released, the actual cost has not been charged against the State CIP.

Grant Income $278,462 or 32% less than budget

The grant Income is recognized when State general fund for repair and maintenance is used to pay for protective services and repair and maintenance contracts for federal and state housing units. Actual payments of such contracts are lower than budgeted.

Other Income $703,071 or 61% less than budget

The main reason is $714,844 less income than budget in COCC. The amount represents the difference between work orders actually charged to beneficiary AMPs and State housing projects and the budgeted amounts, and the federal capital fund Administration portion that has not been drawn yet.

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Expenses - August

Housing Assistance Payments $544,795 or 14% greater than budget

Mainly due to $553,823 more payment than budget for Section 8 Contract Administration program, related to $458,078 more HUD subsidy received.

Tenant Service $53,971 or 98% greater than budget

The main variance is $78,130 more relocation cost for Kalihi Valley Homes than budgeted, and $39,030 less than budget for State Rent Supplemental program.

Maintenance $347,751 or 19% less than budget, a favorable variance

The major favorable variance consists of $349,492 maintenance material cost.

Protective Services $54,502 or 29% less than budget, a favorable variance

The main contributor is AMP40 and AMP44's protective salary and benefits are $23,378 less than budget, and $23,093 protective contract cost less than budget for AMPs.

General Expenses $44,910 or 359% greater than budget

This related to the fact that clearing account balance of $49,860 was not fully allocated to expense categories in August for FY14.

Expenses - YTD

Housing Assistance Payments $1,156,283 or 15% greater than budget

Mainly due to $1,113,780 more payment made than budget for Section 8 Contract Administration program, related to $922,289 more HUD subsidy received.

Tenant Service $150,639 or 137% greater than budget

The variance consists of $201,429 relocation cost more than budget for Kalihi Valley Homes, and $78,060 less than budget for State Rent Supplemental program.

Utilities $244,601 or 10% less than budget, a favorable variance

The variance includes $135,614 and $91,580 budget savings for AMPs for sewers and water, respectively.

Maintenance $1,074,828 or 29% less than budget, a favorable variance

The major favorable variances are: $701,829 maintenance material cost saving and $464,546 contract cost saving.

Protective Services $85,552 or 23% less than budget, a favorable variance

The main contributor is $45,542 AMP40 and AMP44's protective salary and benefits less than budget, and $23,305 protective contract cost less than budget for AMPs.

General Expenses $172,980 or 399% greater than budget

The variance consists of clearing account of $107,124 for AMPs and $87,975 for COCC not yet allocated to cost categories for FY14.

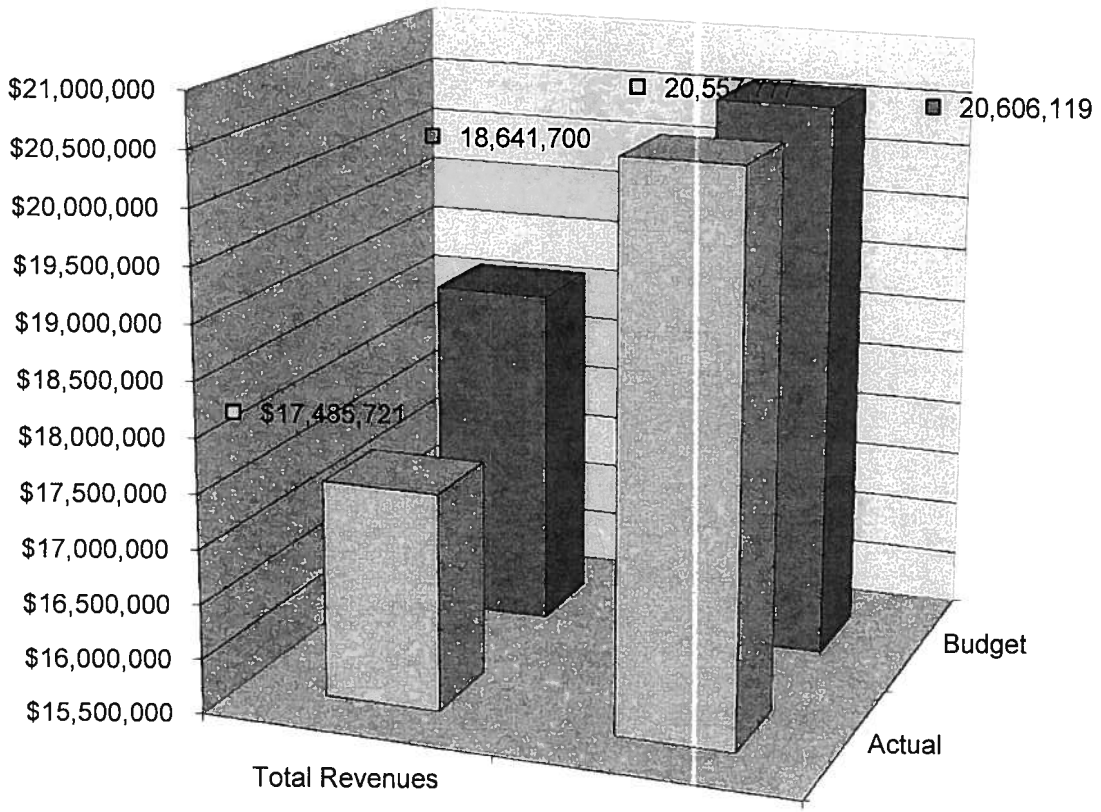
Bad Debt Expense $36,837 or 76% greater than budget

Mainly because actual write-offs are $46,597 more than budgets for AMPs, and $9,760 less than budget for Sate Housing programs.

HAWAII PUBLIC HOUSING AUTHORITY
Agency Total
Actual vs Budget Comparison
For the Month of August 2014, and the 2 Months ended August 31, 2014
(Amounts in Full Dollars)

Month of August 2014					Year to Date ended August 31, 2014						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
1,347,056	1,405,897	(58,841)	-4%	Dwelling Rental Income	2,710,394	2,815,526	(105,132)	-4%	2,682,185	28,209	1%
6,514,049	6,128,174	385,875	6%	HUD Operating Subsidies	12,973,018	12,256,348	716,670	6%	11,090,756	1,882,262	17%
-	143,358	(143,358)	-100%	CFP Grant Income	-	263,467	(263,467)	-100%	-	-	0%
379,115	388,780	(9,665)	-2%	COCC Fee Income	759,665	777,560	(17,895)	-2%	774,001	(14,336)	-2%
-	275,688	(275,688)	-100%	State CIP Fund	-	504,621	(504,621)	-100%	-	-	0%
336,289	406,287	(69,998)	-17%	Grant Income	584,978	863,440	(278,462)	-32%	873,361	(288,383)	-33%
235,902	768,722	(532,820)	-69%	Other Income	457,667	1,160,738	(703,071)	-61%	169,971	287,695	169%
$ 8,812,411	**9,516,906**	**(704,495)**	**-7%**	**Total Revenues**	**$ 17,485,721**	**18,641,700**	**(1,155,979)**	**-6%**	**15,590,274**	**1,895,447**	**12%**
				EXPENSES							
1,401,925	1,283,335	(118,590)	-9%	Administrative	2,450,384	2,644,988	194,604	7%	1,999,125	(451,259)	-23%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
398,772	405,011	6,239	2%	Management Fees	796,526	810,336	13,810	2%	818,953	22,427	3%
54,640	56,415	1,775	3%	Bookkeeping Fees	109,436	112,868	3,432	3%	111,484	2,048	2%
4,406,165	3,861,370	(544,795)	-14%	Housing Assistance Payments	8,879,023	7,722,740	(1,156,283)	-15%	8,121,968	(757,055)	-9%
109,061	55,090	(53,971)	-98%	Tenant Services	260,899	110,260	(150,639)	-137%	52,045	(208,854)	-401%
1,227,202	1,189,580	(37,622)	-3%	Utilities	2,134,559	2,379,160	244,601	10%	2,021,239	(113,320)	-6%
1,437,142	1,784,893	347,751	19%	Maintenance	2,582,589	3,657,417	1,074,828	29%	2,552,630	(29,959)	-1%
133,836	188,338	54,502	29%	Protective Services	291,224	376,776	85,552	23%	251,447	(39,777)	-16%
75,852	71,583	(4,269)	-6%	Insurance	146,098	143,106	(2,992)	-2%	149,870	3,772	3%
1,302,546	1,302,546	-	0%	Depreciation Expense	2,605,092	2,605,092	-	0%	2,425,539	(179,553)	-7%
23,219	24,377	1,158	5%	Bad Debt Expense	85,591	48,754	(36,837)	-76%	(6,620)	(92,212)	
57,410	12,500	(44,910)	-359%	General Expenses	216,356	43,376	(172,980)	-399%	288,659	72,303	25%
10,627,770	**10,235,038**	**(392,732)**	**-4%**	**Total Expenses**	**20,557,777**	**20,654,873**	**97,096**	**0%**	**18,786,339**	**(1,771,438)**	**-9%**
(1,815,359)	**(718,132)**	**(1,097,227)**	**-153%**	**Net Income(Loss)**	**$ (3,072,056)**	**$ (2,013,173)**	**(1,058,883)**	**-53%**	**(3,196,065)**	**124,009**	**4%**
				CASH BASIS:							
(1,815,359)	**(718,132)**	**(1,097,227)**	-153%	Net Income(loss) per Above	(3,072,056)	(2,013,173)	**(1,058,883)**	-53%	**(3,196,065)**	**(124,009)**	4%
				Add back non cash items:							
1,302,546	1,302,546	-	0%	Depreciation Expense	2,605,092	2,605,092	-	0%	2,425,539	(179,553)	7%
23,219	24,377	1,158	5%	Bad Debt Expense	85,591	48,754	(36,837)	-76%	(6,620)	(92,212)	1393%
$ (489,594)	**608,791**	**(1,096,069)**	**-180%**	**TOTAL CASH BASIS**	**$ (381,373)**	**640,673**	**(1,095,720)**	**-160%**	**(777,146)**	**(395,773)**	**51%**

HPHA August 31, 2014 Actual vs Budget



	Total Revenues	
Actual	$17,485,721	20,557,777
Budget	18,641,700	20,606,119

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

	As of August 31 2014	As of July 31 2014	Increase (Decrease)
ASSETS:			
Cash	60,524,838	61,030,033	(505,195)
Receivables:			
Tenant Receivables	3,841,541	3,926,106	(84,566)
Other	1,001,181	987,283	13,897
Less Allowance for Doubtful Accounts	(3,133,774)	(3,133,774)	-
Total receivables	1,708,948	1,779,616	(70,668)
Accrued Interest	2,040,488	2,040,488	-
Prepaid Expenses	45,739	50,953	(5,214)
Inventories	561,637	561,713	(77)
Interprogram Due From	1,518,534	1,061,576	456,958
Total Current Assets	**66,400,183**	**66,524,380**	(124,197)
Property, Plant & Equipment:			
Land	21,451,327	21,451,327	-
Buildings	565,842,067	565,842,067	-
Furniture & Equipment	5,244,940	5,244,940	-
Motor vehicles	528,661	528,661	-
Construction in Progress	32,015,414	32,015,414	-
Less: Accumulated Depreciation	(332,551,311)	(331,248,765)	(1,302,546)
Notes, Loans & Mortgage Receivable-Non Current	8,716,630	8,716,630	-
Other Long term assets	-	-	
Total Assets	**$ 367,647,910**	**369,074,653**	**(1,426,743)**
LIABILITIES AND NET ASSETS			
Accounts Payable	1,718,895	934,810	784,085
Accrued Expenses	-	-	-
Accrued Salaries & Wages	763,001	763,001	-
Accrued Vacation	1,401,500	1,401,500	-
Tenant Security Deposits	784,892	786,264	(1,372)
Other Liabilities & Deferred Income	2,429,997	2,763,586	(333,589)
Interprogram Due To	-	-	-
Total Current Liabilities	**7,098,285**	**6,649,161**	**449,124**
Accrued Pension and OPEB Liability	12,414,722	12,414,722	-
Accrued Liabilties - Long Term	69,583	69,583	-
Net Assets			
Investment in capital assets	292,531,098	293,833,644	(1,302,546)
Restricted Net Assets	3,322,654	3,322,654	-
Unrestricted Net Assets	55,283,624	57,672,305	(2,388,681)
Net Income Year to Date	(3,072,056)	(4,887,416)	1,815,359
Total Net Assets	**348,065,320**	**349,941,187**	**(1,875,867)**
Total Liabilities & Net Assets	**$ 367,647,910**	**369,074,653**	**(1,426,743)**

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rrent Program
Actual vs Budget Comparison
For the Month of August 2014, and the 2 Months ended August 31, 2014
(Amounts in Full Dollars)

Month of August 2014					Year to Date ended August 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
1,102,160	1,161,832	(59,672)	-5%	Dwelling Rental Income	2,208,527	2,327,396	(118,869)	-5%	2,186,639	21,888	1%
1,811,512	1,921,519	(110,007)	-6%	HUD Operating Subsidies	3,612,821	3,843,038	(230,218)	-6%	2,775,610	837,211	30%
-	143,358	(143,358)	-100%	CFP Grant Income	-	263,467	(263,467)	-100%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	275,688	(275,688)	-100%	State CIP Fund	-	504,621	(504,621)	-100%	-	-	0%
223,903	158,349	65,554	41%	Grant Income	371,018	316,698	54,320	17%	-	371,018	100%
33,717	37,440	(3,723)	-10%	Other Income	67,619	75,323	(7,704)	-10%	212,880	(145,261)	-68%
$ 3,171,292	**3,698,186**	**(526,894)**	**-14%**	**Total Revenues**	**$ 6,259,985**	**7,330,543**	**(1,070,558)**	**-15%**	**5,175,129**	**1,084,856**	**21%**
				EXPENSES							
410,604	428,377	17,773	4%	Administrative	763,205	881,756	118,551	13%	748,755	(14,450)	-2%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
249,532	254,013	4,481	2%	Management Fees	500,370	508,340	7,970	2%	511,054	10,684	2%
33,908	34,761	854	2%	Bookkeeping Fees	67,988	69,560	1,573	2%	69,285	1,298	2%
1,984	-	(1,984)	-100%	Housing Assistance Payments	3,789	-	(3,789)	-100%	1,804	(1,985)	-110%
87,727	14,434	(73,293)	-508%	Tenant Services	219,248	28,948	(190,300)	-657%	14,443	(204,804)	-1418%
1,024,091	1,025,376	1,285	0%	Utilities	1,834,594	2,050,752	216,158	11%	1,770,566	(64,028)	-4%
1,042,652	1,289,590	246,938	19%	Maintenance	1,874,217	2,591,892	717,675	28%	1,833,678	(40,538)	-2%
132,374	187,239	54,865	29%	Protective Services	289,720	374,578	84,858	23%	249,752	(39,968)	-16%
59,174	57,264	(1,910)	-3%	Insurance	118,232	114,468	(3,764)	-3%	122,663	4,431	4%
1,105,722	1,105,722	-	0%	Depreciation Expense	2,211,444	2,211,444	-	0%	2,055,162	(156,282)	-8%
23,219	19,497	(3,722)	-19%	Bad Debt Expense	85,591	38,994	(46,597)	-119%	(6,620)	(92,212)	-1393%
37,228	7,341	(29,887)	-407%	General Expenses	108,226	14,682	(93,544)	-637%	161,706	53,480	33%
4,208,214	**4,423,614**	**215,400**	**5%**	**Total Expenses**	**8,076,623**	**8,885,414**	**808,791**	**9%**	**7,532,248**	**(544,375)**	**-7%**
$ (1,036,923)	**(725,428)**	**(311,495)**	**-43%**	**Net Income(Loss)**	**$ (1,816,638)**	**(1,554,871)**	**(261,767)**	**-17%**	**(2,357,119)**	**540,481**	**23%**
				CASH BASIS:							
(1,036,923)	**(725,428)**	**(311,495)**	-43%	Net Income(loss) per Above	**(1,816,638)**	**(1,554,871)**	**(261,767)**	-17%	**(2,357,119)**	**540,481**	23%
				Add back non cash items:							
1,105,722	1,105,722	-	0%	Depreciation Expense	2,211,444	2,211,444	-	0%	2,055,162	156,282	8%
23,219	19,497	(3,722)	-19%	Bad Debt Expense	85,591	38,994	(46,597)	-119%	(6,620)	92,212	1393%
$ 92,018	**399,791**	**(315,217)**	**-77%**	**TOTAL CASH BASIS**	**$ 480,397**	**695,567**	**(308,364)**	**-31%**	**(308,578)**	**788,975**	**256%**

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rrent Program by AMPs
Actual vs Budget Comparison
For the Month of August 2014, and the 2 Months ended August 31, 2014
(Amounts in Full Dollars)

Month of August 2014				ACCRUAL BASIS	Year to Date ended August 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
320,135	394,421	(74,286)	-19%	Asset Management Project - 30	647,555	790,078	(142,523)	-18%	614,883	32,672	5%
281,183	364,830	(83,647)	-23%	Asset Management Project - 31	579,166	679,660	(100,494)	-15%	470,601	108,565	23%
299,597	403,390	(103,793)	-26%	Asset Management Project - 32	609,034	806,780	(197,746)	-25%	504,593	104,441	21%
212,612	270,358	(57,746)	-21%	Asset Management Project - 33	426,885	540,716	(113,831)	-21%	421,622	5,263	1%
349,136	384,188	(35,052)	-9%	Asset Management Project - 34	701,656	768,376	(66,720)	-9%	458,413	243,243	53%
388,480	415,831	(27,351)	-7%	Asset Management Project - 35	777,931	831,662	(53,731)	-6%	658,668	119,263	18%
151,836	181,041	(29,205)	-16%	Asset Management Project - 37	303,454	362,082	(58,628)	-16%	195,623	107,831	55%
182,766	220,104	(37,338)	-17%	Asset Management Project - 38	365,346	440,201	(74,855)	-17%	347,044	18,302	5%
135,574	165,917	(30,343)	-18%	Asset Management Project - 39	263,284	331,804	(68,520)	-21%	157,772	105,512	67%
129,202	145,638	(16,436)	-11%	Asset Management Project - 40	261,136	291,276	(30,140)	-10%	278,514	(17,377)	-6%
118,704	159,314	(40,610)	-25%	Asset Management Project - 43	237,557	298,628	(61,071)	-20%	141,226	96,330	68%
168,178	203,243	(35,065)	-17%	Asset Management Project - 44	327,508	406,486	(78,978)	-19%	277,690	49,818	18%
197,716	143,081	54,635	38%	Asset Management Project - 45	291,648	286,158	5,490	2%	236,456	55,191	23%
53,168	57,157	(3,989)	-7%	Asset Management Project - 46	106,784	114,404	(7,620)	-7%	101,938	4,845	5%
95,242	104,752	(9,510)	-9%	Asset Management Project - 49	189,947	209,504	(19,557)	-9%	165,660	24,287	15%
87,763	84,921	2,842	3%	Asset Management Project - 50	171,095	172,728	(1,633)	-1%	144,425	26,670	18%
$ 3,171,292	**3,698,186**	**(526,894)**	**-14%**	**Total Revenues**	**$ 6,259,985**	**7,330,543**	**(1,070,558)**	**-15%**	**5,175,129**	**1,084,856**	**21%**
				NET INCOME(LOSS)							
(106,067)	(46,025)	(60,042)	-130%	Asset Management Project - 30	(171,036)	(105,742)	(65,294)	-62%	(218,586)	47,550	22%
(179,480)	(67,462)	(112,018)	-166%	Asset Management Project - 31	(361,559)	(190,884)	(170,675)	-89%	(268,560)	(93,000)	-35%
(123,302)	82,355	(205,657)	-250%	Asset Management Project - 32	(174,349)	130,510	(304,859)	-234%	(63,648)	(110,701)	-174%
(78,803)	(38,503)	(40,300)	-105%	Asset Management Project - 33	(98,151)	(156,005)	57,854	37%	(76,464)	(21,687)	-28%
(1,893)	9,152	(11,045)	-121%	Asset Management Project - 34	27,020	6,268	20,752	331%	(171,949)	198,969	116%
(35,687)	(29,292)	(6,395)	-22%	Asset Management Project - 35	(41,231)	(46,753)	5,522	12%	(76,018)	34,787	46%
(164,719)	(154,473)	(10,246)	-7%	Asset Management Project - 37	(276,340)	(307,246)	30,906	10%	(441,861)	165,521	37%
(52,356)	(67,960)	15,604	23%	Asset Management Project - 38	(71,013)	(133,859)	62,846	47%	(90,898)	19,885	22%
(74,520)	(67,367)	(7,153)	-11%	Asset Management Project - 39	(111,540)	(113,376)	1,836	2%	(215,488)	103,948	48%
(2,502)	(25,494)	22,992	90%	Asset Management Project - 40	(23,115)	(50,988)	27,873	55%	(55,452)	32,337	58%
(62,072)	(74,545)	12,473	17%	Asset Management Project - 43	(134,824)	(169,090)	34,266	20%	(196,863)	62,039	32%
(77,674)	(101,464)	23,790	23%	Asset Management Project - 44	(173,444)	(149,581)	(23,863)	-16%	(225,394)	51,951	23%
10,026	(40,282)	50,308	125%	Asset Management Project - 45	(63,276)	(78,971)	15,695	20%	(117,714)	54,437	46%
(50,005)	(56,150)	6,145	11%	Asset Management Project - 46	(93,475)	(105,521)	12,046	11%	(94,505)	1,030	1%
(48,586)	(48,856)	270	1%	Asset Management Project - 49	(89,116)	(97,713)	8,597	9%	(80,714)	(8,401)	-10%
10,716	938	9,778	1042%	Asset Management Project - 50	38,811	14,080	24,731	176%	36,995	1,816	5%
-$ (1,036,923)	**(725,428)**	**(311,495)**	**-43%**	**Total Net Income(Loss)**	**$ (1,816,638)**	**(1,554,871)**	**(261,767)**	**-17%**	**(2,357,119)**	**540,481**	**23%**

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rrent Program by AMPs
Actual vs Budget Comparison
For the Month of August 2014, and the 2 Months ended August 31, 2014
(Amounts in Full Dollars)

Month of August 2014				CASH BASIS	Year to Date ended August 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
320,135	394,421	(74,286)	-19%	Asset Management Project - 30	647,555	790,078	(142,523)	-18%	614,883	32,672	5%
281,183	364,830	(83,647)	-23%	Asset Management Project - 31	579,166	679,660	(100,494)	-15%	470,601	108,565	23%
299,597	403,390	(103,793)	-26%	Asset Management Project - 32	609,034	806,780	(197,746)	-25%	504,593	104,441	21%
212,612	270,358	(57,746)	-21%	Asset Management Project - 33	426,885	540,716	(113,831)	-21%	421,622	5,263	1%
349,136	384,188	(35,052)	-9%	Asset Management Project - 34	701,656	768,376	(66,720)	-9%	458,413	243,243	53%
388,480	415,831	(27,351)	-7%	Asset Management Project - 35	777,931	831,662	(53,731)	-6%	658,668	119,263	18%
151,836	181,041	(29,205)	-16%	Asset Management Project - 37	303,454	362,082	(58,628)	-16%	195,623	107,831	55%
182,766	220,104	(37,338)	-17%	Asset Management Project - 38	365,346	440,201	(74,855)	-17%	347,044	18,302	5%
135,574	165,917	(30,343)	-18%	Asset Management Project - 39	263,284	331,804	(68,520)	-21%	157,772	105,512	67%
129,202	145,638	(16,436)	-11%	Asset Management Project - 40	261,136	291,276	(30,140)	-10%	278,514	(17,377)	-6%
118,704	159,314	(40,610)	-25%	Asset Management Project - 43	237,557	298,628	(61,071)	-20%	141,226	96,330	68%
168,178	203,243	(35,065)	-17%	Asset Management Project - 44	327,508	406,486	(78,978)	-19%	277,690	49,818	18%
197,716	143,081	54,635	38%	Asset Management Project - 45	291,648	286,158	5,490	2%	236,456	55,191	23%
53,168	57,157	(3,989)	-7%	Asset Management Project - 46	106,784	114,404	(7,620)	-7%	101,938	4,845	5%
95,242	104,752	(9,510)	-9%	Asset Management Project - 49	189,947	209,504	(19,557)	-9%	165,660	24,287	15%
87,763	84,921	2,842	3%	Asset Management Project - 50	171,095	172,728	(1,633)	-1%	144,425	26,670	18%
$ 3,171,292	**3,698,186**	**(526,894)**	**-14%**	**Total Revenues**	**$ 6,259,985**	**7,330,543**	**(1,070,558)**	**-15%**	**5,175,129**	**1,084,856**	**21%**
				NET INCOME(LOSS)							
(6,953)	53,754	(60,707)	-113%	Asset Management Project - 30	27,192	93,816	(66,624)	-71%	(17,241)	44,433	258%
(1,586)	112,382	(113,968)	-101%	Asset Management Project - 31	(5,771)	168,804	(174,575)	-103%	56,477	(62,249)	-110%
(94,244)	107,751	(201,995)	-187%	Asset Management Project - 32	(122,588)	181,302	(303,890)	-168%	(15,837)	(106,752)	-674%
(9,976)	26,506	(36,482)	-138%	Asset Management Project - 33	32,713	(25,987)	58,700	226%	47,469	(14,756)	-31%
60,009	71,354	(11,345)	-16%	Asset Management Project - 34	150,824	130,672	20,152	15%	(92,759)	243,584	263%
47,352	55,210	(7,858)	-14%	Asset Management Project - 35	123,224	122,251	973	1%	64,410	58,814	91%
(16,909)	(5,720)	(11,189)	-196%	Asset Management Project - 37	19,074	(9,740)	28,814	296%	(117,364)	136,438	116%
8,750	(9,839)	18,589	189%	Asset Management Project - 38	56,234	(17,617)	73,851	419%	(1,676)	57,910	3456%
(16,739)	(8,310)	(8,429)	-101%	Asset Management Project - 39	4,022	4,738	(716)	-15%	(102,496)	106,518	104%
(318)	(22,073)	21,755	99%	Asset Management Project - 40	(18,747)	(44,146)	25,399	58%	(55,452)	36,705	66%
11,698	25	11,673	46694%	Asset Management Project - 43	24,566	(19,950)	44,516	223%	(53,015)	77,581	146%
16,292	(6,277)	22,569	360%	Asset Management Project - 44	47,447	40,793	6,654	16%	(52,389)	99,836	191%
74,407	25,126	49,281	196%	Asset Management Project - 45	72,374	51,845	20,529	40%	11,046	61,329	555%
(734)	(6,509)	5,775	89%	Asset Management Project - 46	5,067	(6,239)	11,306	181%	(19,558)	24,625	126%
7,592	2,424	5,168	213%	Asset Management Project - 49	20,633	4,847	15,786	326%	498	20,135	4043%
13,377	3,987	9,390	236%	Asset Management Project - 50	44,133	20,178	23,955	119%	39,309	4,823	12%
$ 92,018	**399,791**	**(307,773)**	**-77%**	**Total Net Income(Loss)**	**$ 480,397**	**695,567**	**(215,170)**	**-31%**	**(308,578)**	**788,975**	**256%**

HAWAII PUBLIC HOUSING AUTHORITY
Housing Choice Voucher Program
Actual vs Budget Comparison
For the Month of August 2014, and the 2 Months ended August 31, 2014
(Amounts in Full Dollars)

Month of August 2014					Year to Date ended August 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
2,189,802	2,151,998	37,804	2%	HUD Operating Subsidies	4,328,594	4,303,996	24,598	1%	4,060,578	268,016	7%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
6,975	922	6,053	657%	Other Income	15,928	1,844	14,084	764%	76,702	(60,774)	-79%
$ 2,196,777	**2,152,920**	**43,857**	**2%**	**Total Revenues**	**$ 4,344,522**	**4,305,840**	**38,682**	**1%**	**4,137,280**	**207,242**	**5%**
				EXPENSES							
84,746	105,519	20,773	20%	Administrative	162,957	211,038	48,081	23%	157,102	(5,854)	-4%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
22,752	23,724	972	4%	Management Fees	45,456	47,448	1,992	4%	46,344	888	2%
14,220	14,828	608	4%	Bookkeeping Fees	28,410	29,656	1,246	4%	28,965	555	2%
1,953,338	1,998,203	44,865	2%	Housing Assistance Payments	3,966,534	3,996,406	29,872	1%	3,979,787	13,253	0%
21,000	150	(20,850)	-13900%	Tenant Services	41,317	300	(41,017)	-13672%	37,601	(3,716)	-10%
4,636	2,948	(1,688)	-57%	Utilities	9,085	5,896	(3,189)	-54%	-	(9,085)	-100%
1,882	299	(1,583)	-530%	Maintenance	1,882	598	(1,284)	-215%	-	(1,882)	-100%
67	45	(22)	-49%	Protective Services	67	90	23	25%	67	(0)	0%
217	471	254	54%	Insurance	433	942	509	54%	633	200	32%
6,607	2,327	(4,280)	-184%	General Expenses	19,241	4,654	(14,587)	-313%	24,421	5,180	21%
2,109,465	**2,148,514**	**39,049**	**2%**	**Total Expenses**	**4,275,383**	**4,297,028**	**21,645**	**1%**	**4,274,920**	**(463)**	**0%**
$ 87,312	**4,406**	**82,906**	**1882%**	**Net Income(Loss)**	**$ 69,139**	**8,812**	**60,327**	**685%**	**(137,641)**	**206,779**	**150%**
				CASH BASIS:							
87,312	**4,406**	**82,906**	1882%	Net Income(loss) per Above	**69,139**	**8,812**	**60,327**	685%	**(137,641)**	**$ 206,779**	150%
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 87,312	**4,406**	**82,906**	**1882%**	**TOTAL CASH BASIS**	**$ 69,139**	**8,812**	**60,327**	**685%**	**(137,641)**	**206,779**	**150%**

HAWAII PUBLIC HOUSING AUTHORITY
State Low Rent
Actual vs Budget Comparison
For the Month of August 2014, and the 2 Months ended August 31, 2014
(Amounts in Full Dollars)

Month of August 2014					Year to Date ended August 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
75,980	75,383	597	1%	Dwelling Rental Income	163,557	150,766	$ 12,791	8%	159,178	$ 4,379	3%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
1,572	31,962	(30,390)	-95%	Grant Income	13,778	114,790	(101,012)	-88%	-	13,778	100%
2,269	2,311	(42)	-2%	Other Income	3,554	4,622	(1,068)	-23%	33,702	(30,148)	-89%
$ 79,820	**109,656**	**(29,836)**	**-27%**	**Total Revenues**	**$ 180,889**	**270,178**	**(89,289)**	**-33%**	**192,880**	**(11,991)**	**-6%**
				EXPENSES							
20,985	25,246	4,261	17%	Administrative	41,768	50,492	8,724	17%	51,723	9,955	19%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
16,128	17,941	1,813	10%	Management Fees	32,380	35,882	3,502	10%	32,755	375	1%
1,935	2,153	218	10%	Bookkeeping Fees	3,885	4,306	421	10%	3,930	45	1%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	406	406	100%	Tenant Services	-	812	812	100%	-	-	0%
64,035	30,666	(33,369)	-109%	Utilities	108,107	61,332	(46,775)	-76%	119,561	11,454	10%
48,249	80,369	32,120	40%	Maintenance	100,127	159,451	59,324	37%	85,010	(15,117)	-18%
241	-	(241)	-100%	Protective Services	241	-	(241)	-100%	-	(241)	-100%
2,682	2,774	92	3%	Insurance	5,186	5,548	362	7%	5,221	35	1%
76,879	76,879	-	0%	Depreciation Expense	153,758	153,758	-	0%	135,509	(18,249)	-13%
-	1,507	1,507	100%	Bad Debt Expense	-	3,014	3,014	100%	-	-	0%
-	749	749	100%	General Expenses	-	1,498	1,498	100%	-	-	0%
231,132	**238,690**	**7,558**	**3%**	**Total Expenses**	**445,452**	**476,093**	**30,641**	**6%**	**433,709**	**(11,743)**	**-3%**
$ (151,312)	**(129,034)**	**(37,394)**	**-17%**	**Net Income(Loss)**	**$ (264,562)**	**(205,915)**	**(58,647)**	**-28%**	**(240,829)**	**(23,733)**	**-10%**
				CASH BASIS:							
(151,312)	**(129,034)**	**(37,394)**	-17%	Net Income(loss) per Above	**(264,562)**	**(205,915)**	**(58,647)**	-28%	**(240,829)**	**(23,733)**	-10%
				Add back non cash items:							
76,879	76,879	-	0%	Depreciation Expense	153,758	153,758	-	0%	135,509	18,249	13%
-	1,507	1,507	100%	Bad Debt Expense	-	3,014	3,014	100%	-	-	0%
$ (74,433)	**(50,648)**	**(35,887)**	**-47%**	**TOTAL CASH BASIS**	**$ (110,804)**	**(49,143)**	**(55,633)**	**-125%**	**(105,320)**	**(5,484)**	**-5%**

HAWAII PUBLIC HOUSING AUTHORITY
State Elderly Program
Actual vs Budget Comparison
For the Month of August 2014, and the 2 Months ended August 31, 2014
(Amounts in Full Dollars)

Month of August 2014					Year to Date ended August 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
168,916	168,682	234	0%	Dwelling Rental Income	338,309	337,364	$ 945	0%	336,367	1,942	1%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
15,624	133,000	(117,376)	-88%	Grant Income	29,399	266,000	(236,601)	-89%	-	29,399	100%
7,485	4,357	3,128	72%	Other Income	15,141	8,714	6,427	74%	177,285	(162,145)	-91%
$ 192,024	**306,039**	**(114,015)**	**-37%**	**Total Revenues**	**$ 382,849**	**612,078**	**(229,229)**	**-37%**	**513,652**	**(130,803)**	**-25%**
				EXPENSES							
24,373	26,177	1,804	7%	Administrative	35,123	52,354	17,231	33%	47,862	12,739	27%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
35,568	36,006	438	1%	Management Fees	71,011	72,012	1,001	1%	71,136	125	0%
4,268	4,321	54	1%	Bookkeeping Fees	8,520	8,642	122	1%	8,535	15	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	385	385	100%	Tenant Services	-	770	770	100%	-	-	0%
122,985	115,543	(7,442)	-6%	Utilities	160,930	231,086	70,156	30%	107,836	(53,094)	-49%
116,815	147,966	31,151	21%	Maintenance	175,153	295,932	120,779	41%	215,472	40,319	19%
43	200	157	79%	Protective Services	86	400	314	79%	516	430	83%
12,361	7,093	(5,268)	-74%	Insurance	19,409	14,186	(5,223)	-37%	17,850	(1,559)	-9%
118,314	118,314	-	0%	Depreciation Expense	236,628	236,628	-	0%	233,204	(3,424)	-1%
-	3,373	3,373	100%	Bad Debt Expense	-	6,746	6,746	100%	-	-	0%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
434,726	**459,378**	**24,652**	**5%**	**Total Expenses**	**706,860**	**918,756**	**211,896**	**23%**	**702,412**	**(4,449)**	**-1%**
$ (242,702)	**(153,339)**	**(89,363)**	**-58%**	**Net Income(Loss)**	**$ (324,012)**	**(306,678)**	**(17,334)**	**-6%**	**(188,760)**	**(135,252)**	**-72%**
				CASH BASIS:							
(242,702)	**(153,339)**	**(89,363)**	-58%	Net Income(loss) per Above	**(324,012)**	**(306,678)**	**(17,334)**	-6%	**(188,760)**	**(135,252)**	-72%
				Add back non cash items:							
118,314	118,314	-	0%	Depreciation Expense	236,628	236,628	-	0%	233,204	3,424	1%
-	3,373	3,373	100%	Bad Debt Expense	-	6,746	6,746	100%	-	-	0%
$ (124,388)	**(31,652)**	**(85,990)**	**-293%**	**TOTAL CASH BASIS**	**$ (87,384)**	**(63,304)**	**(10,588)**	**-38%**	**44,444**	**(131,828)**	**-297%**

HAWAII PUBLIC HOUSING AUTHORITY
State Rent Supplement Program
Actual vs Budget Comparison
For the Month of August 2014, and the 2 Months ended August 31, 2014
(Amounts in Full Dollars)

Month of August 2014					Year to Date ended August 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
79,195	82,976	(3,781)	-5%	Grant Income	158,389	165,952	(7,563)	-5%	175,987	(17,598)	-10%
-	-	-	0%	Other Income	-	-	-	0%	9,139	(9,139)	-100%
$ 79,195	82,976	(3,781)	-5%	**Total Revenues**	$ 158,389	165,952	(7,563)	-5%	185,127	(26,737)	-14%
				EXPENSES							
5,182	7,834	2,652	34%	Administrative	9,489	15,668	6,179	39%	17,071	7,581	44%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
495	561	66	12%	Management Fees	1,011	1,122	111	10%	1,227	216	18%
310	352	42	12%	Bookkeeping Fees	634	704	70	10%	769	135	18%
33,853	-	(33,853)	-100%	Housing Assistance Payments	68,586	-	(68,586)	-100%	81,355	12,769	16%
-	39,030	39,030	100%	Tenant Services	-	78,060	78,060	100%	-	-	0%
680	680	(0)	0%	Utilities	1,333	1,360	27	2%	-	(1,333)	-100%
168	-	(168)	-100%	Maintenance	168	-	(168)	-100%	-	(168)	-100%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
18	18	(0)	-1%	Insurance	36	36	(0)	-1%	45	8	19%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
40,707	48,475	7,768	16%	**Total Expenses**	81,258	96,950	15,692	16%	100,466	19,209	19%
$ 38,488	34,501	3,987	12%	**Net Income(Loss)**	$ 77,132	69,002	8,130	12%	84,660	(7,528)	-9%
				CASH BASIS:							
38,488 $	34,501 $	3,987	12%	Net Income(loss) per Above	77,132 $	69,002 $	8,130	12%	84,660 $	(7,528)	-9%
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 38,488	34,501	3,987	12%	**TOTAL CASH BASIS**	$ 77,132	69,002	8,130	12%	84,660	(7,528)	-9%

HAWAII PUBLIC HOUSING AUTHORITY
Section 8 Contract Administration
Actual vs Budget Comparison
For the Month of August 2014, and the 2 Months ended August 31, 2014
(Amounts in Full Dollars)

Month of August 2014					Year to Date ended August 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
2,512,735	2,054,657	458,078	22%	HUD Operating Subsidies	5,031,603	4,109,314	922,289	22%	4,254,568	777,035	18%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
(23,141)	-	(23,141)	-100%	Grant Income	(26,745)	-	(26,745)	-100%	-	(26,745)	-100%
17	-	17	100%	Other Income	34	-	34	100%	32	2	7%
$ 2,489,611	**2,054,657**	**434,954**	**21%**	**Total Revenues**	**$ 5,004,892**	**4,109,314**	**895,578**	**22%**	**4,254,600**	**750,292**	**18%**
				EXPENSES							
8,342	4,797	(3,545)	-74%	Administrative	14,391	9,594	(4,797)	-50%	-	(14,391)	-100%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
74,298	72,766	(1,532)	-2%	Management Fees	146,298	145,532	(766)	-1%	156,436	10,138	6%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
2,416,990	1,863,167	(553,823)	-30%	Housing Assistance Payments	4,840,114	3,726,334	(1,113,780)	-30%	4,059,022	(781,092)	-19%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
578	-	(578)	-100%	General Expenses	578	-	(578)	-100%	1,313	735	56%
2,500,208	**1,940,730**	**(559,478)**	**-29%**	**Total Expenses**	**5,001,381**	**3,881,460**	**(1,119,921)**	**-29%**	**4,216,771**	**(784,609)**	**-19%**
$ (10,597)	**113,927**	**(124,524)**	**-109%**	**Net Income(Loss)**	**$ 3,512**	**227,854**	**(224,342)**	**-98%**	**37,829**	**(34,317)**	**-91%**
				CASH BASIS:							
(10,597) $	**113,927 $**	**(124,524)**	-109%	Net Income(loss) per Above	**3,512 $**	**227,854 $**	**(224,342)**	-98%	**37,829 $**	**(34,317)**	-91%
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ (10,597)	**113,927**	**(124,524)**	**-109%**	**TOTAL CASH BASIS**	**$ 3,512**	**227,854**	**(224,342)**	**-98%**	**37,829**	**(34,317)**	**-91%**

HAWAII PUBLIC HOUSING AUTHORITY
Central Office Cost Center
Actual vs Budget Comparison
For the Month of August 2014, and the 2 Months ended August 31, 2014
(Amounts in Full Dollars)

Month of August 2014					Year to Date ended August 31, 2014						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
379,115	388,780	(9,665)	-2%	COCC Fee Income	759,665	777,560	(17,895)	-2%	774,001	(14,336)	-2%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
39,138	-	39,138	100%	Grant Income	39,138	-	39,138	100%	-	39,138	100%
185,440	723,692	(538,252)	-74%	Other Income	355,391	1,070,235	(714,844)	-67%	(53,304)	408,696	767%
$ 603,693	**1,112,472**	**(508,779)**	**-46%**	**Total Revenues**	**$ 1,154,194**	**1,847,795**	**(693,601)**	**-38%**	**720,696**	**433,498**	**60%**
				EXPENSES							
847,694	685,385	(162,309)	-24%	Administrative	1,379,913	1,424,086	44,173	3%	976,612	(403,302)	-41%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
334	685	351	51%	Tenant Services	334	1,370	1,036	76%	-	(334)	-100%
10,775	14,367	3,592	25%	Utilities	20,510	28,734	8,224	29%	23,276	2,766	12%
227,376	266,669	39,293	15%	Maintenance	431,041	609,544	178,503	29%	418,469	(12,573)	-3%
1,111	854	(257)	-30%	Protective Services	1,111	1,708	597	35%	1,112	2	0%
1,401	3,963	2,562	65%	Insurance	2,801	7,926	5,125	65%	3,459	658	19%
1,631	1,631	-	0%	Depreciation Expense	3,262	3,262	-	0%	1,665	(1,597)	-96%
12,997	2,083	(10,914)	-524%	General Expenses	88,311	22,542	(65,769)	-292%	101,219	12,908	13%
1,103,318	**975,637**	**(127,681)**	**-13%**	**Total Expenses**	**1,927,283**	**2,099,172**	**171,889**	**8%**	**1,525,812**	**(401,471)**	**-26%**
$ (499,625)	**136,835**	**(636,460)**	**-465%**	**Net Income(Loss)**	**$ (773,089)**	**(251,377)**	**(521,712)**	**-208%**	**(805,115)**	**32,027**	**4%**
				CASH BASIS:							
(499,625)	**136,835**	**(636,460)**	-465%	Net Income(loss) per Above	**(773,089)**	**(251,377)**	**(521,712)**	-208%	**(805,115) $**	**32,027**	4%
				Add back non cash items:							
1,631	1,631	-	0%	Depreciation Expense	3,262	3,262	-	0%	9,157	(5,895)	-64%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ (497,994)	**138,466**	**(636,460)**	**-460%**	**TOTAL CASH BASIS**	**$ (769,827)**	**(248,115)**	**(521,712)**	**-210%**	**(795,958)**	**26,132**	**3%**

Construction Management Branch
Report for the Months of August/September 2014

A. Program Activities and Major Projects

- Design and Construction Solicitations and Contracts (Please refer to the Contract and Procurement Office Monthly Report)

- Lanakila Homes
  a. The Notice of General Permit Coverage (demolition permit) and the National Pollutant Discharge Elimination System (NPDES) permits were recently received. The demolition of the 28 existing vacant buildings can now begin so that the site may be cleared for the construction of the new townhouse structures and infrastructure.
  b. Three (3) sealed bids documents were received on June 20, 2014 for the Physical Improvements to Lanakila Public Housing – Phase IIIB, new construction of 16 units, four (4) fourplex townhouse structures, infrastructure and site improvements infrastructure.

- Palolo Valley Homes
  a. Residents are being moved into the recently rehabilitated Building 16, 17 and 20.
  b. The design consultant, Clifford Projects, Inc. has ceased doing business. Procurement of a new design consultant is in progress.
  c. Future Phases: construction of the remaining Buildings 1 - 13 will be procured upon completion of Buildings 14-20 (Phases 1 and 2 described above) and funding availability.

- Large Capacity Cesspool Conversions (LCCC) Statewide
  a. The HPHA sent an Update Request for cancellation of the Executive Orders (EO's) relating to the HPHA's responsibilities of the Teacher's Cottages to the Department of Land and Natural Resources (DLNR) regarding the Kaunakakai cottage project (EO 2365 and 3364) on September 12, 2014 and Wakiu (EO 3333) cottage project on September 5, 2014 for the EO transfer requests to be addressed at the DLNR Board level.

- Vacant Units
  a. We continue to complete Type C Units with total of 16 in August/September 2014.

  b. Vacant Units Type C Status
     1. PHA Wide Type C Vacant Units
        1) Total Vacant Type C Units: 197

a) Federal: 186 units
b) State: 11 units

2) Total in design or about to get into design: 51
3) Total in construction: 86
4) Total approved for Demolition by HUD: 60
5) Total approved for HUD Subsidy: 90

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

- CMB is on track to meeting all State CIP and Federal CFP encumbrance, obligation and expenditure deadlines.

- CMB is in the process of identifying capital improvement projects statewide in preparation for the new biennium request.

- HPHA's Environmental Review Process was audited by HUD on August 6. HPHA recently received the Audit Report. HUD found that every project assisted with Federal funds was subjected to the proper level of environmental review in accordance with the regulations at 24 CFR Part 58. There were two findings which the HPHA is preparing a response. (See the Audit Report attached).

Contract & Procurement Office
Monthly Status Report for August/September 2014

Solicitation(s) Issued in August/September 2014:

- None

Protest(s) Received in August/September 2014:

Solicitation No./Title	Protester	Status
IFB CMS 2014-07 Site & Roadway Improvements at Kuhio Park Terrace, HPHA Job No. 11-027-110	Kaikor Construction Company, Inc.	Decision pending completion of review of facts

Protest(s) Resolved in August/September 2014:

- None

Contract(s) Executed in August/September 2014:

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 14-25	**Stan's Contracting, Inc.** Provide Labor, Materials, and Equipment for Reroofing of the Lanakila Homes Community Center (AMP 37) on the Island of Hawaii Completion Date: 30 Calendar Days from Notice to Proceed		$48,300.00
CMS 14-24	**INK ARCH, LLC** Provide Design and Consultant Services for Phase IIIB and IV at Lanakila Homes (AMP 37) on the Island of Hawaii End Date: 1,800 Calendar Days from Notice to Proceed		$638,220.00
CMS 14-23	**Helber Hastert & Fee** Conduct and Prepare U.S. Dept. of Housing and Urban Development 2015 Environmental Reviews of 70 Federal Low Income Public Housing Properties Statewide End Date: 400 Calendar Days from Notice to Proceed		$317,423.00

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 14-22	**Mocon Corporation** Provide Labor, Materials, and Equipment for Site Improvements and Electrical Upgrade at Kapaa (AMP 38) on the Island of Kauai Completion Date: 180 Calendar Days from Notice to Proceed		$1,503,900.00
CMS 13-14-CO07	**Artistic Builders Corp.** 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: October 3, 2014	$18,317.39	$2,542,598.36
CMS 13-14-CO06	**Artistic Builders Corp.** No-Cost Extension of Time of 14 Calendar Days to 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: September 3, 2014	n/a	$2,524,280.97
CMS 13-14-CO05	**Artistic Builders Corp.** 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: August 20, 2014	$1,172.33	$2,524,289.97
CMS 12-12-SC03	**Mechanical Enterprises, Inc.** Provide Additional Labor, Materials, and Equipment for Replacement of Water Lines and Install Solar Hot Water Heating Systems at Noelani I and Noelani II (AMP 46) on the Island of Hawaii Completion Date: May 7, 2015	$7,434.00	$214,894.00
CMS 11-15-CO16	**Society Contracting, Inc.** Provide Additional Labor, Materials, and Equipment for the Renovation of Various Vacant Units on the Island of Oahu and Extension of Time of 180 Calendar Days. Completion Date: February 15, 2015	$650,000.00	$2,703,250.60

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 11-15-CO15	**Society Contracting, Inc.** No-Cost Extension of Time of 15 Calendar Days to Provide Labor, Materials, and Equipment for the Renovation of Various Vacant Units on the Island of Oahu Completion Date: August 19, 2014	n/a	$2,053,250.60
CMS 11-15-CO14	**Society Contracting, Inc.** No-Cost Extension of Time of 30 Calendar Days to Provide Labor, Materials, and Equipment for the Renovation of Various Vacant Units on the Island of Oahu Completion Date: August 4, 2014	n/a	$2,053,250.60
CMS 11-09-SC02	**GYA Architects, Inc.** No-Cost Extension of Time of 480 Calendar Days for Design and Consultant Services for Site and Dwelling Improvements to Kalihi Valley Homes (AMP 31) on the Island of Oahu End Date: November 16, 2015	n/a	$155,790.34
CMS 11-01-SC02	**Marc Ventura, AIA, LLC** No-Cost Extension of Time of 562 Calendar Days to Provide Design and Consultant Services for Site and Dwelling Improvements to Hui O Hanamaulu (AMP 38) on the Island of Kauai End Date: January 30, 2016	n/a	$231,965.52
CMS 10-27-SC03	**GYA Architects, Inc.** Provide Additional Design and Consultant Services for Renovation of Various Vacant Units on the Island of Oahu End Date: October 31, 2015	$45,600.00	$522,220.59
CMS 10-03-SC05	**Richard Matsunaga & Associates Architects, Inc.** Provide Additional Design and Consultant Services for ADA Accessibililty Compliance for Eleele Homes, Hale Hoonanea, Home Nani and Kekaha Haaheo (AMP 38) on the Island of Kauai End Date: August 31, 2016	$14,508.00	$863,210.35

Contract No.	Contractor & Description	Supp. Amount	Total Amount
ITO 14-02	**EMSS, Inc.** Furnish Printing and Mailing Services for the Monthly Tenant Rent Bills and IRS 1099 Tax Forms End Date: September 25, 2015		$55,211.09
PMB 14-12	**Rolloffs Hawaii, LLC** Furnish Refuse Collection Services for Puuwai Momi, Hale Laulima, Salt Lake Apts, Waipahu I, Waipahu II (AMP 30), and AMP 44 (Waimaha-Sunflower, Kauiokalani, Maili I, Maili II, Nanakuli Homes on the Island of Oahu End Date: June 30, 2015		$170,404.74
PMB 14-11	**Maximum Event Security, LLC** Furnish Security Services at Kalakaua Homes, Paoakalani, Makua Alii (AMP 34) and Island of Oahu End Date: June 30, 2015		$93,029.76
PMB 14-10	**Pacific Waste, Inc.** Furnish Refuse Collection Services for Lanakila Homes, Hale Aloha O Puna, Hale Olaloa, Kauhale O Hanakahi, Pahala, Pomaikai Homes, Punahele Homes, Lokahi (AMP 37), and Hale Hookipa, Nani Olu, Kaimalino, Ka Hale Kahaluu, Kealakehe (AMP 43) on the Island of Hawaii End Date: June 30, 2015		$170,414.80
PMB 14-09	**Aloha Waste Systems, Inc.** Furnish Refuse Collection Services for Kahelili Terrace, David Malo Circle, Makani Kai Hale Piilani Homes (AMP 39) on the Island of Maui End Date: June 30, 2015		$41,040.00
PMB 14-08	**Honolulu Disposal Service, Inc.** Furnish Refuse Collection Services for Kaahumanu Homes and Kamehameha Homes (AMP 33) on the Oahu End Date: June 30, 2015		$103,858.56

Contract No.	Contractor & Description	Supp. Amount	Total Amount
PMB 14-07	**Support Services Group, LLC** Furnish Refuse Collection Services for Kalihi Valley Homes, Hauiki Homes, Puahala Homes (AMP 31), Mayor Wright Homes (AMP 32), Kalakaua Homes, Paoakalani, Makua Alii (AMP 34), Punchbowl Homes, Pumehana, Spencer House, Makamae Kalanihuia (AMP 35), Kuhio Park Terrace – Low Rise, Kuhio Homes (AMP 40), Kuhio Park Terrace Community Resource Center, Koolau Village, Hookipa Kahaluu, Kaneohe Apts, Waimanalo Homes, Kauhale Ohana (AMP 44), Wahiawa Terrace, Kupuna Home O Waialua, Kauhale Nani (AMP 49) , Palolo Valley Homes (AMP 50), Hale Poai, Halia Hale, Kamalu-Hoolulu, Laiola (MU 42)on the Island of Oahu End Date: June 30, 2015		$629,941.80
PMB 13-05-SC01	**Garden Isle Disposal, Inc.** Continue to Furnish Refuse Collection Services for Kawailehua – State and Kawailehua – Federal (AMP 38) on the Island of Kauai End Date: August 31, 2015	$19,096.88	$32,283.76
PMB 12-08-SC02	**Island Refuse, Inc.** Continue to Furnish Refuse Collection Services for Kahale Mua – State and Kahale Mua – Federal (AMP 39) on the Island of Molokai End Date: August 31, 2015	$36,591.36	$100,963.20
PMB 11-17-SC03	**Hawaii Affordable Properties, Inc.** Continue to Provide Property Management, Maintenance and Resident Services for Kauhale Nani, Wahiawa Terrace, Kupuna Home O Waialua (AMP 49)on the Island of Oahu End Date: May 31, 2015	$462,095.00	$1,818,983.00
PMB 11-12-SC03	**Hawaii Affordable Properties, Inc.** Continue to Provide Property Management and Maintenance Services for Ke Kumu Ekahi on the Island of Hawaii End Date: May 31, 2015	$149,239.00	$770,274.00

Planned Solicitation/Contract Activities for October/November 2014

Solicitation(s):

- Issue Invitation for Bids for Tenant Annual ReCertification Services for the Island of Oahu.

- Issue Request for Information for Temporary Lodging Services for Tenant Relocation Statewide.

Contract(s)

- Execute Supplemental Contract to Continue to Provide Property Management, Maintenance and Resident Services for AMP 50 on the Island of Oahu.

- Execute Supplemental Contract to Continue to Provide Security Services at Puuwai Momi under AMP 30, Kaahumanu Homes and Kamehameha Home under AMP 33, and Kalanihuia, Makamae and Punchbowl Homes under AMP 35 on the Island of Oahu.

COMPLIANCE OFFICE
Report for Month of August/September 2014

A. Program Activities for August/September

- Approximately 116 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 (14);

    b. Transfer of unit for other reasons (3);

    c. Installation of air conditioning (22); and

    d. Assistance animals (5).

- Recorded executed releases and declarations of trust forms for five of the federally-assisted public housing properties;

- Provided new staff orientation training on compliance issues, including language access, reasonable accommodations, and fair housing; and

- Attended the annual Language Access Conference.

B. Planned activities for October/November

- Record executed releases and declarations of trust forms for additional federally-assisted public housing properties;

- Continue to administer contract with National Center for Housing Management for HPHA Self-evaluation and Transition Plan, including conducting site visits to review construction plans, confirm deficiencies and site conditions, and meeting with staff to finalize draft transition plans; 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 months of August and September 2014

A. Mayor Wright Homes Redevelopment

- August 27, 2014 was the deadline for submittal of respondent qualifications to the Request for Qualifications for Master Developer for the Mixed Income Transit Oriented Development Redevelopment of Mayor Wright Homes. On September 17, 2014, the Evaluation Committees met to review the submitted respondent qualifications. On October 2, 2014, the Evaluation Committee interviewed all the respondents. The selection of the highest ranked respondent is scheduled for mid-October 2014.

B. Farrington High School/Kamehameha Homes Fighting Incidents

- On August 28, 2014, Executive Director Hakim Ouansafi attended a meeting at Farrington High School with Farrington High School and McKinley High School administrators, and representatives from the Honolulu Police Department, Kamehameha Homes Association and Adults for Youth to discuss recent incidents of students fighting outside of the Farrington High School campus, on HPHA property and other private property. Executive Director Hakim Ouansafi stated during the meeting that based on our current lease agreements, a student who is a tenant of an HPHA project who participates in fights on HPHA property shall be subject to eviction along with his/her, family for life. Following the meeting, letters were sent out by the HPHA to parents of students who attend Farrington High School and are tenants of surrounding HPHA properties. The letter reminded tenants that any violation of the lease, including fighting on HPHA property, will result in eviction.

C. Halawa Area Transit-Oriented Development Plan Interview

- On September 2, 2014, Executive Director Hakim Ouansafi and staff were interviewed by the Department of Planning and Permitting of the City and County of Honolulu and its consultant RTKL Associates with regard to the Halawa neighborhood's needs/concerns related to HPHA's responsibilities, in preparation of the transit-oriented development plan for the transit station to be located near Aloha Stadium and Puuwai Momi homes. Executive Director Hakim Ouansafi and staff provided general demographic, economic and needs information of the Puuwai Momi tenant population to the interviewers.

D. Hawaii Interagency Council on Homelessness

- The HPHA attended the September 9, 2014 Hawaii Interagency Council on Homelessness (HICH) meeting. At the meeting a presentation was made by Suzanne Wagner and Andrea White from Housing Innovations on the "Housing First" model.

- Other topics presented at the HICH meeting included:

1. Department of Health reported that it received a CABHI II grant, which focuses on chronically homeless with substance abuse and mental health issues.
2. Scott Morishige, Executive Director of PHOCUSED, and Greg Payton of Mental Health Kokua reported on Hale O Malama and how it utilizes data analysis, to assess and match the needs of homeless individuals to place them with appropriate services.
3. Jun Yang, the City and County of Honolulu's Director of Housing, reported that the City's proposed Sand Island program is intended to be a nonpermanent, interim place for homeless individuals being assessed for services.
4. Janice Takahashi of Hawaii Housing and Finance Development Corporation reported on the micro apartment pilot project. An RFP is being developed for the project with proposals due in December 2014 and selection in February 2015.
5. Lori Young of the Department of Human Services provided an overview of benefits available to needy individuals and families, including financial assistance programs for the disabled, food assistance, child care, and energy assistance.

E. Housing First Training

- On September 11 and 12, 2014, HPHA staff attended the "Housing First System and Practice Implementation" training, organized by the Hawaii Interagency Council on Homelessness. The training included information on how to implement 'Housing First' as well as understanding the systemic changes Hawaii has undertaken through the adoption of the State plan to end homelessness; and meeting with community leaders to discuss the results of the sessions, sharing recommendations for implementation and identifying next steps.

F. Information Office Activities (Media Inquiries)

- On September 14, 2014, Executive Director Hakim Ouansafi gave a television news interview to KHON2 new reporter Nestor Garcia regarding the renovations at Palolo Valley Homes. You may view the interview at the following link: http://khon2.com/2014/09/15/delays-keep-housing-residents-out-of-renovated-buildings/

G. Legislative

- The Planning and Evaluation Office has begun drafting proposed legislation for the upcoming legislative session. Please refer to the "For Information" on "Legislative Proposals for the 28th Legislature regarding the Hawaii Public Housing Authority" on this Agenda.

- Executive Director Hakim Ouansafi met with multiple lawmakers, regarding the upcoming legislative session.

H. HPHA Updates

- The Planning and Evaluation Office is organizing and planning a presentation scheduled for October 30, 2014, at the State Capitol auditorium to inform legislators and service providers of what the HPHA does, who we are, who we serve, the challenges we face and our accomplishments.

Information Technology Office (ITO)
Report for the Month of August/September 2014

A. Program Activities

- Continued to work with vendor Emphasys to resolve issues with their Elite software.
    - Reviewed the status of open trouble tickets in teleconferences with Emphasys consultants and HPHA staff on 8/12/14, 8/26/14, and 9/23/14.
    - Coordinated a special remote Elite Q&A training session on 8/14/14 covering LIPH Tenant Accounting issues.
    - Coordinated general remote Elite Q&A training sessions for Section 8 on 8/6/14 and 9/3/14, where staff were free to ask any questions that they had about the software.
    - Coordinated a special remote Elite Section 8 session on 9/24/14 specifically covering "port transactions in the AR submodule."

- Sent one staff from ITO to the Emphasys Users Conference (Aug 18-20) in Nashville, TN to keep up to date on the latest developments with the software.

- Arranged multiple demonstrations of public housing software to see how they compare with the Emphasys software that HPHA is currently using.

- Worked with CPO to get a new contract completed for the printing and mailing of rent bills and 1099 forms. Service was continued without any interruptions, and rent bills went out on schedule at the end of September.

- Designed a flow chart for an interactive phone menu system to direct callers from the public to the appropriate HPHA office that can answer their questions regarding housing related services and issues. This system will have different language options to choose from, based upon the demographics of HPHA's tenant population.

- Creating a new HPHA website in WordPress with enhanced features and a more user friendly design.

- Arranging multiple demonstrations of content management systems to see what vendors have to offer to help HPHA achieve its goal of becoming a paperless agency.

PERSONNEL OFFICE

Report for the Months of September/October 2014

A. Summary of HPHA Staffing:

Filled positions (FTE):	297
Vacant positions:	76
Total:	372
Tenant Aides (19 Hrs):	12
New Hires:	8
Termination:	4
Retired:	0
89day hires:	2
Critical positions to fill:	18

B. Program Activities:

- Attended Job Fair at Hickam Air Force Base and Neal Blaisdell Center.
- Attended the DHS Service in recognizing the HPHA "Exempt Team" as the Department Awardee and HPHA Sustained Superior Awardee.
- Fall Protection Training for Oahu maintenance staff with 2 year certification.
- Attended DHRD Safety Council meeting.
- Attended Human Resources Panel Seminar on "Challenges of recruiting in a low unemployment economy, and innovative strategies to finding and keeping the best people for your company".
- Trained General Construction Maintenance Supervisors and AMP Managers on Performance Expectations for subordinates.
- Established new recruitment tool with LinkedIn and Simplyhired for various exempt positions.
- Labor Relations grievance meetings for various AMPs.
- Update the agency's training and Development Plan.

C. Planned Activities:

- HPHA Recognition Award October 2014.
- University of Hawaii at Manoa Job Fair
- Fall Protection Awareness Training for Hilo, Maui and Kauai
- Training on how to conduct Administrative Investigation for Supervisors
- Update agency's Discrimination and Harassment Policy and Procedures
- Finalized and implement agency's training and Development Plan
- Implement new job posting with Ziprecruiter.com which is the job posting service online. To post once and distribute everywhere. Posting a job on Ziprecruiter will be automatically distributed to multiple and leading paid job boards (monster.com) and to the integrated social network posting (Facebook, LinkedIn, Twitter and Google).

Approved by the Executive Director
October 28, 2014

FOR DISCUSSION

SUBJECT: *Kolio v. State of Hawaii, Hawaii Public Housing Authority; Case No. 13-000785)* Eviction Appeal and Oral Arguments Before the Supreme Court

Approved by the Executive Director
October 28, 2014

FOR DISCUSSION

SUBJECT: Selection of Specialized Legal Counsel for the Hawaii Public Housing Authority for Services Related to Mixed Finance Redevelopment of Kuhio Park Terrace and Kuhio Homes; Mixed Finance Redevelopment of Mayor Wright Homes; Resolution of Issues Related to Section 9(g)(3) of the U.S. Housing Act of 1937 ("Faircloth Amendment") and Increase of Operating Subsidy; Establishment of a Non-Profit Subsidiary of the Hawaii Public Housing Authority; and Redevelopment, Acquisition, and/or New Construction of Low Income and/or Affordable Housing such as the Redevelopment of the Hawaii Public Housing Authority's Administrative Offices located at 1002 N. School Street.

I. FACTS

A. The Hawaii Public Housing Authority (HPHA) has a need for professional legal services related to:

1) Mixed Finance Redevelopment of Kuhio Park Terrace and Kuhio Homes;

2) Mixed Finance Redevelopment of Mayor Wright Homes;

3) Resolution of issues related to Section 9(g)(3) of the U.S. Housing Act of 1937 ("Faircloth Amendment") and increase of operating subsidy;

4) Establishment of a non-profit subsidiary to the Hawaii Public Housing Authority; and

5) Redevelopment, acquisition, and/or new construction of low income and/or affordable housing such as the redevelopment of the Hawaii Public Housing Authority's Administrative Offices located at 1002 N. School Street.

B. Since mid-2013, the Hawaii Public Housing Authority Board has been providing reports and had discussions on each of the items listed above at numerous Board meetings in the past.

C. The HPHA submitted and received approval from the Attorney General to its Waiver Request pursuant to section 28-8.3(a)(22), Hawaii Revised Statutes to hire outside counsel, dated May 23, 2014.

D. The HPHA submitted and received Governor's approval to its request to contract for legal services outside of the Department of the Attorney General, dated June 13, 2014.

E. On July 23, 2014, Invitation for Bids (IFB) No. OED-2014-09 was issued for the provision of specialized professional legal services with a bid due date of August 18, 2014. The bid due date was subsequently extended to August 21, 2014.

F. On August 1, 2014, a Pre-Bid Conference was conducted with interested offerors.

G. The HPHA received six (6) responsive and responsible bids by the required due date and time.

II. DISCUSSION

A. A review of the bids determined that Goldfarb & Lipman LLP (Goldfarb & Lipman) was the lowest responsive and responsible bidder. See attached bid tabulation sheet.

B. The HPHA's solicitation also required the offerors to describe their experience in each area. Pursuant to §3-122-33 Hawaii Administrative Rules, the experience of each offeror was evaluated to determine whether the bidder would be considered responsive.

Goldfarb & Lipman's experience in providing similar legal services, as detailed in their submission to HPHA, includes:

1) Represented hundreds of public agencies, affordable housing developers, and for-profit developers since 1971 in creating affordable housing, over fifty thousand affordable housing units utilizing a wide variety of public and private financing sources for low and moderate income households.

2) Public Housing Agency representations include, but not limited to Oakland Housing Authority (2000 to present), San Francisco Housing Authority (1994 to present), and the Housing Authority of the County of Alameda (2006 to present).

3) HUD experience related to public housing redevelopment including, but not limited to the HOPE VI and mixed-finance programs, HUD disposition regulation under 24 CFR 970, and the HUD Rental Assistance Demonstration Program.

4) Assisted housing authorities with the formation, amendment and dissolution of nonprofit corporations, both affiliates and instrumentalities.

5) Represented nonprofit developers in financing, development and operation of housing and mixed-use developments, including a wide array of conventional and government related financing mechanisms, such as low income housing tax credits, tax exempt bonds, and HUD programs.

6) Familiar with the Faircloth Limit under Section 9(g)(3) of the U.S. Housing Act of 1937; negotiated and resolved various operating subsidy issues with HUD on behalf of housing authorities.

7) Personnel experience:
The team leader assigned to the contract is a partner with Goldfarb & Lipman with more than 20 years of experience in affordable housing and tax credit transactions, including mixed-finance, disposition and other public housing redevelopment transactions.

8) The team proposed by Goldfarb & Lipman includes partners with HUD expertise, tax and tax credit expertise, and public housing redevelopment experience.

C. Goldfarb & Lipman completed a Conflict of Interest Disclosure Affidavit and the staff has determined that Goldfarb & Lipman does not have a conflict of interest in performing work under this solicitation for the HPHA.

D. Reference checks were conducted with the Oakland Housing Authority, San Francisco Housing Authority, and the Housing Authority of the County of Alameda. All three references provided positive feedback and indicated that their engagement with Goldfarb & Lipman was satisfactory.

E. The HPHA awarded Goldfarb & Lipman a contract in an amount of $251,250 equal to 1,000 hours of service for a 36-month performance period. The contract includes an option to increase the contract to a maximum of 3,000 hours or not to exceed $753,750.00 to be exercised at the sole discretion of the HPHA.

F. The multi-term contract was approved by the Department of Human Services as required under §3-122-149, Hawaii Administrative Rules.

Prepared by: Rick Sogawa, Procurement Officer

Attachment: Bid Tabulation

Attachment

Bid Opening Date: 8/21/2014

Bid Opening Time: 4:15 pm

IFB OED-2014-09 / Provision of Professional Legal Services

Bidder please sign above your company's name. If your company is not represented please sign on lines 8 & 9.	Total Weighted Hourly Rate (sum of all Weighted Hourly Rates)
1. *Ballard Spahr LLP*	$317.00
2. *Chun Kerr, LLP**	$395.00
3. *Coats Rose*	$323.00
4. *Cohen & Grigsby, P.C.*	$267.00
5. *Goldfarb & Lipman LLP*	$251.25
6. *Jones Walker*	$281.75
7. *Reno & Cavanaugh*	
8. *Guest*	
Co. Name:	
Address:	
9. *Guest*	
Co. Name:	
Address:	

* Bid offer submitted in sealed envelope identified with Chun Kerr LLP. After reviewing the bid documents and receiving clarification from the offeror, the bidder is Nixon Peabody LLP and Chun Kerr LLP is the sub-contractor.

Read by: [signature]

Recorded by: Estrelita Nazarchyk

Witnessed by: [signature]

Witnessed by:

Approved by the Executive Director
October 28, 2014

FOR DISCUSSION

SUBJECT: Legislative Proposals for the 28th Legislature regarding the Hawaii Public Housing Authority

I. FACTS

The 28th Hawaii State Legislature convenes for the first year of the biennium on January 21, 2015.

II. DISCUSSION

A. The Hawaii Public Housing Authority's legislative proposals are identified and developed during August and September in preparation for discussion with the Governor's Policy Office in October through December.

B. At this time, staff has identified the following items to be proposed to the 2015 Legislature:

Drafted Bills -

1. Proposed Bill Purpose: To remove the sunset date of the temporary exemption from civil service of persons hired or contracted to perform repair or maintenance work on the Hawaii Public Housing Authority's vacant public housing units that was granted by Act 159 Session Laws of Hawaii 2012.

   Justification: To allow the Hawaii Public Housing Authority to continue hiring for the "special team" dedicated to providing swift and efficient repair and maintenance of public housing units which in turn shortens unit turnover time and increases overall occupancy rates.

2. Proposed Bill Purpose: To authorize the HPHA to hire in-house legal counsel for the purposes of property redevelopment, while retaining the ability to request and secure legal services from the Attorney General and the Department of the Attorney General.

   Justification: To allow the Hawaii Public Housing Authority to hire in-house legal counsel that, unlike the Department of the Attorney

General, has specific areas of expertise needed by the Hawaii Public Housing Authority, and can work more intimately on projects and with staff on a day-to-day basis.

3. Proposed Bill Purpose: To receive a statutory exemption or waiver from the one percent transfer requirement of capital improvement appropriations to the State Works of Art Special Fund.

   Justification: To allow the Hawaii Public Housing Authority to receive its full and fair share of capital improvement appropriations particularly because the art work, for which the one percent assessment is intended for purchase, placement and maintenance throughout State buildings, will not be placed to the same extent in Hawaii Public Housing Authority buildings.

4. Proposed Bill Purpose: To expand the Hawaii Public Housing Authority's authority to dispose of property seized, abandoned or remaining upon eviction in or around any federal, elder or elderly housing or state low-income housing project.

   Justification: To provide for cleaner and safer public housing projects by allowing the Hawaii Public Housing Authority to expedite removal of property remaining by a vacating tenant.

Bills Currently Being Drafted -

5. Proposed Bill Purpose: To create skilled labor positions, including licensed or journeymen level workers, as part of the civil service exempt "special team".

   Justification: The ability to hire skilled labor as part of the "special team" will allow the HPHA to more effectively and efficiently perform repairs and maintenance of public housing units to shorten unit turnover time and increase overall occupancy rates.

6. Proposed Bill Purpose: To receive general fund subsidy for State public housing properties to cover the difference between operating costs and rental income.

   Justification: By receiving funds to cover the difference between operating costs and rental income, the HPHA will not have to raise tenant rents to make up the difference.

7. Proposed Bill Purpose: To retain ten percent (10%) of capital improvement project funding (CIP) for administrative costs.

Justification: Ten percent (10%) CIP funding toward administrative costs of CIP projects would cover "overhead" that is currently not covered.

8. Proposed Bill Purpose: To clarify that a person is trespassing on public housing property if that person enters or remains unlawfully or without authorization on the property after proper notice or warning.

   Justification: As currently written, the trespass law for public housing projects does not address persons entering or remaining on public housing property without authorization.

C. Staff requests Board discussion and guidance on these and any other legislative needs identified by the Board.

Attachments:
HHA-01(15) Civil Service Exemption
HHA-02(15) Property Redevelopment Legal Counsel
HHA-03(15) Property Disposition
HHA-04(15) Exemption From CIP Works of Art Assessment

Prepared by: Dawn Takeuchi Apuna, Chief Planner DTA

JUSTIFICATION SHEET

DEPARTMENT: Hawaii Public Housing Authority (Human Services)

TITLE: A BILL FOR AN ACT RELATING TO CAPITAL IMPROVEMENT PROJECTS

PURPOSE: To remove the sunset date of the temporary exemption from civil service of persons hired or contracted to perform repair or maintenance work on the HPHA's vacant public housing units.

MEANS: Amend sub section (b) to chapter 76-16, HRS.

JUSTIFICATION: Since the passage of Act 159 SLH 2012, the HPHA has been able to hire 26 exempt staff members that have completely renovated 122 vacant units and performed 217 repairs to make available a total of 339 vacant units to needy families, while raising the HPHA's statewide occupancy rate to 98%.

The 26 exempt staff members, termed the "Special Teams" unit, have provided kitchen and bath renovations, plumbing repairs, roof patching, asbestos removal, replaced windows, installed security doors, and repaired street lights. The efforts of the "Special Teams" unit have reduced vacant unit turnaround time from triple digit days to 7 days, of which some units were vacant since 2008. (Waiting for Shirley to provide additional information on why exempt is better than civil service)

The HPHA wishes to continue the civil service exempt hiring of "Special Teams" unit members to maintain the same rate of performance and unit turnaround to insure the HPHA's delivery of low-income public housing in a timely manner and at an efficient capacity.

Impact on the public: There should be a positive impact on the public to provide shorter vacant unit turnaround to quickly place needy families into low-income public housing.

Impact on the department and other agencies: None.

GENERAL FUNDS: None.

OTHER FUNDS: Federal Funds; Revolving Funds.

PPBS PROGRAM DESIGNATION: HMS 220; HMS 229.

OTHER AFFECTED AGENCIES: None

EFFECTIVE DATE: July 1, 2015.

JUSTIFICATION SHEET

DEPARTMENT: Hawaii Public Housing Authority (Human Services)

TITLE: A BILL FOR AN ACT RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY

PURPOSE: To allow the Hawaii Public Housing Authority (HPHA) to hire in-house legal counsel for the purposes of property redevelopment, while retaining the ability to request and secure legal services from the Attorney General and the Department of the Attorney General.

MEANS: Amend sub section (a) and (c) to chapter 28-8.3, HRS, and add a new section to chapter 356D, HRS.

JUSTIFICATION: The HPHA is moving in the direction of redeveloping two of its properties, Mayor Wright Homes and the HPHA School Street Campus. The redevelopment of both properties will look to do more with less, by developing public/private partnerships in which the public and private sector will share the risks, responsibilities and rewards of these sizable projects. Both redevelopment projects will include a mixed-use and mixed-income model that will require a balance of sophisticated finance, real estate and operational knowledge, while dealing with a host of federal, state and city government requirements.

This measure seeks to relieve this specific workload from the Attorney General's office, and allow the HPHA to hire skilled attorneys that specialize in low-income rental housing types of public/private partnerships, to work in-house to proactively assess and manage risks and deal with the routine legal matters the HPHA confronts on a daily basis. This will ensure that the HPHA and the taxpayers of the State of Hawaii will be

keenly represented in all all aspects of HPHA's redevelopment projects, contracts and issues.

Impact on the public: There should be a positive impact on the public in the provision of in-house legal counsel to assist in the redevelopment of Mayor Wright Homes and the HPHA's School Street campus. The redevelopment of these projects will increase and improve low-income rental housing for the State of Hawaii.

Impact on the department and other agencies: None.

GENERAL FUNDS: None.

OTHER FUNDS: Federal Funds; Revolving Funds.

PPBS PROGRAM DESIGNATION: HMS 220; HMS 229.

OTHER AFFECTED AGENCIES: None

EFFECTIVE DATE: Upon approval.

Report Title:
Hawaii Public Housing Authority; Disposition of property abandoned, seized or remaining upon eviction at federal and state public housing properties.

Description:
Expands the Hawaii Public Housing Authority's authority to dispose of property seized, abandoned or remaining upon eviction in and around federal, elder or elderly housing, or state low-income housing projects.

Place DRAFT / REVISED DATES in this area.

__.B. NO._____

A BILL FOR AN ACT

RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.

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

SECTION 1. The purpose of this Act is to enhance the cleanliness, upkeep and safety of federal and state low-income public housing projects by authorizing the Hawaii Public Housing Authority to timely dispose of property abandoned, seized or remaining upon eviction in or around any federal, elder or elderly housing, and state low-income housing projects.

SECTION 2. Section 356D-56.1, Hawaii Revised Statutes, is repealed.

[~~"[§356D-56.1] Disposition of abandoned or seized property. (a) The authority may sell, donate, or otherwise dispose of property abandoned or seized in or around any state low-income housing project upon compliance with the requirements of this section.~~

~~(b) The authority shall send notice by certified mail, at least five calendar days prior to disposition of the abandoned or seized property, to the address of the owner of the property abandoned or seized if the owner is known or can be determined. The notice shall apprise the owner of the identity and location~~

~~of the property abandoned or seized and of the intent of the authority to sell, donate, or otherwise dispose of the property. If the identity or the address of the owner is unknown or cannot be determined, the notice shall be posted on the premises on which the property was abandoned or seized.~~

~~(c) If the abandoned or seized property has an estimated value of $500 or more per item, the authority shall also give public notice of the disposition at least once statewide or in a publication of local circulation in the county in which the property was abandoned or seized; provided that the disposition shall not take place fewer than five days after the notice of intent to dispose of the property. The value of the items shall be estimated at the discretion of the authority.~~

~~(d) The sale of abandoned or seized property having an estimated value of $500 or more per item as estimated at the discretion of the authority shall be by public auction through oral offers in the county in which the property was abandoned or seized. If no bid is received, the property may be disposed of as the authority deems appropriate.~~

~~(e) Any person entitled to the abandoned or seized property may repossess the property prior to its disposition upon proof of entitlement and payment of all unpaid rent, debts,~~

~~charges, and fines owed to the authority and all handling, storage (not less than $25 per day), appraisal, advertising, and any other expenses incurred in connection with the proposed disposition of the abandoned or seized property.~~

~~(f) The requirement of public notice and public auction pursuant to subsections (c) and (d) shall not apply when the value of the abandoned or seized property is less than $500 per item. Such property may be disposed of as the authority deems appropriate.~~

~~(g) The proceeds of the sale of abandoned or seized property, after deduction of all unpaid rent, debts, charges, and fines owed to the authority, and all expenses of handling, storage, appraisal, advertising, and other sale expenses, shall be first offset against any amounts owed by the owner to the State. Any amount remaining shall be held in trust for the owner of the property for thirty days, after which time the proceeds shall be paid into the authority's appropriate special fund.~~

~~(h) The State, its officers, employees, and agents shall not be liable to the owner of abandoned or seized property for actions taken pursuant to this section.~~"]

SECTION 3. Section 356D-57, Hawaii Revised Statutes, is repealed.

["~~[§356D-57] Disposition of surplus proceeds. After the sale, the authority shall apply the proceeds as provided in section 356D-56. The balance, if any remaining, shall be paid over to the former resident or occupant. If the balance is not claimed by the former resident or occupant within thirty days after the sale thereof, then the balance shall be paid over to the director of finance and shall be kept by the director in a special deposit for a period not to exceed six months. If claimed by the former resident or occupant during that period, it shall be paid to the former resident or occupant. If no claim is made during the period, the sum shall become a government realization and shall be paid into the general fund. [L 2006, c 180, pt of §2]~~"]

SECTION 4. Section 356D-94, Hawaii Revised Statutes, is amended to read as follows:

"**[§356D-94] Eviction.** (a) If it is proven to the satisfaction of the eviction board that there is cause to terminate a lease or rental agreement and evict the tenant, the authority shall provide the tenant with a written notice of the authority's decision to terminate the tenancy. The notice shall

1 inform the tenant that a writ of possession may be issued by the
2 authority within ten business days. The notice shall also
3 inform the tenant whether the grounds for eviction are
4 considered curable and, if so, what the tenant must do to remedy
5 the grounds, by when it must be done, and what the tenant must
6 do to document for the authority that the grounds have been
7 remedied.
8 (b) When the grounds for termination of the tenancy may be
9 cured by the tenant, the tenant shall have ten business days
10 from receipt of the notice provided for in subsection (a) to
11 cure the grounds. If the grounds are cured within the ten-day
12 period, no writ of possession may be issued. If the grounds are
13 not cured within the ten-day period, the authority may issue a
14 writ of possession forthwith.
15 (c) The authority may adopt rules pursuant to chapter 91
16 to define curable and noncurable grounds for eviction. The
17 authority may consider a tenant's history in determining
18 noncurable grounds for eviction. A tenant's history may include
19 chronic or consistent delinquency, or repeated violations of the
20 terms of the rental agreement.
21 (d) Enforcement of the order by a writ of possession shall
22 be effected either by an officer appointed by the authority, who

shall have all of the powers of a police officer for all action in connection with the enforcement of the order, or by a sheriff or any other law enforcement officer of the State or any county, whose duty it shall be to carry out the order. The person enforcing the order shall remove all persons from the premises and put the authority in full possession thereof.

[~~(c) Upon eviction, the household goods and personal effects of the person against whom the order is entered, and those of any persons using the premises incident to the person's holding, may be removed from the premises and stored by the authority. If the action is taken, the authority shall have a lien on the property so taken for the expenses incurred by it in moving and storing the same, and the authority is authorized to sell or otherwise dispose of the property if unclaimed after thirty days.~~"]

SECTION 5. Chapter 356D, Hawaii Revised Statutes, is amended by adding a new section to Part I to be appropriately designated and to read as follows:

"**[§356D-] Disposition of property abandoned, seized or remaining upon eviction.** (a) The authority may sell, donate, or otherwise dispose of property abandoned, seized or remaining from an eviction in or around any federal, elder or elderly

1 housing, or state low-income housing project as defined in
2 section 356D-51, upon compliance with the requirements of this
3 section.
4 (b) The authority shall send notice by certified mail, at
5 least five calendar days prior to disposition of the abandoned
6 or seized property, to the address of the owner of the property
7 abandoned or seized if the owner is known or can be determined.
8 The notice shall apprise the owner of the identity and location
9 of the property abandoned or seized and of the intent of the
10 authority to sell, donate, or otherwise dispose of the
11 property. If the identity or the address of the owner is
12 unknown or cannot be determined, the notice shall be posted on
13 the premises on which the property was abandoned or seized.
14 (c) If the abandoned or seized property has an estimated
15 value of $500 or more per item, the authority shall also give
16 public notice of the disposition at least once statewide or in a
17 publication of local circulation in the county in which the
18 property was abandoned or seized; provided that the disposition
19 shall not take place fewer than five days after the notice of
20 intent to dispose of the property. The value of the items shall
21 be estimated at the discretion of the authority.

1 (d) The sale of abandoned or seized property having an
2 estimated value of $500 or more per item as estimated at the
3 discretion of the authority shall be by public auction through
4 oral offers in the county in which the property was abandoned or
5 seized. If no bid is received, the property may be disposed of
6 as the authority deems appropriate.
7 (e) Any person entitled to the abandoned or seized
8 property may repossess the property prior to its disposition
9 upon proof of entitlement and payment of all unpaid rent, debts,
10 charges, and fines owed to the authority and all handling,
11 storage (not less than $25 per day), appraisal, advertising, and
12 any other expenses incurred in connection with the proposed
13 disposition of the abandoned or seized property.
14 (f) The requirements of notice by certified mail, public
15 notice and public auction pursuant to subsections (c) and (d)
16 shall not apply when the value of the abandoned or seized
17 property is less than $500 per item. Such property may be
18 disposed of as the authority deems appropriate.
19 (g) The requirements of subsections (b), (c) and (d) shall
20 not apply to property remaining upon an eviction or writ of
21 possession ordered under section 356D-94. Upon an eviction or
22 writ of possession ordered under section 356D-94, the household

1 goods and personal effects of the person against whom the order
2 is entered, and those of any persons using the premises incident
3 to the person's holding, may be removed from the premises and
4 stored by the authority. If the action to remove the property
5 is taken, the authority shall have a lien on the property so
6 taken for the expenses incurred by it in moving and storing the
7 same, and the authority is authorized to sell or otherwise
8 dispose of the property if unclaimed after thirty days.
9 (h) The proceeds of the sale of property abandoned, seized
10 or remaining upon eviction, after deduction of all unpaid rent,
11 debts, charges, and fines owed to the authority, and all
12 expenses of handling, storage, appraisal, advertising, and other
13 sale expenses, shall be first offset against any amounts owed by
14 the owner to the State.
15 (i) The State, its officers, employees, and agents shall
16 not be liable to the owner of property abandoned, seized or
17 remaining upon eviction for actions taken pursuant to this
18 section."
19 SECTION 6. Chapter 356D, Hawaii Revised Statutes, is
20 amended by adding a new section to Part I to be appropriately
21 designated and to read as follows:

1 "[§356D-] **Disposition of surplus proceeds.** After the
2 sale of property abandoned, seized or remaining upon an ordered
3 eviction or writ of possession, the authority shall apply the
4 proceeds as provided in section 356D- . If the balance is not
5 claimed by the former resident or occupant within thirty days
6 after the sale thereof, then the balance shall be paid over to
7 the director of finance and shall be kept by the director in a
8 special deposit for a period not to exceed six months. If
9 claimed by the former resident or occupant during that period,
10 it shall be paid to the former resident or occupant. If no
11 claim is made during the period, the sum shall become a
12 government realization and shall be paid into the general fund."
13 SECTION 7. Statutory material to be repealed is bracketed
14 and stricken. New statutory material is underscored.
15 SECTION 8. This Act shall take effect upon its approval.
16
17 INTRODUCED BY: _____
18 By Request

Report Title:
Hawaii Public Housing Authority; Exemption from one per cent works of art assessment.

Description:
Exempts the Hawaii Public Housing Authority from the one per cent transfer of appropriated capital improvement funds to the works of art special fund.

Place DRAFT / REVISED DATES in this area.

__.B. NO._____

A BILL FOR AN ACT

RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.

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

SECTION 1. The purpose of this Act is to exempt the Hawaii Public Housing Authority from the required transfer of one per cent of appropriated capital improvement funds to the works of art special fund.

SECTION 2. Section 103-8.5, Hawaii Revised Statutes, is amended by amending subsection (a) to read as follows:

"(a) There is created a works of art special fund, into which shall be transferred one per cent of all state fund appropriations for capital improvements designated for the construction cost element; provided that this transfer shall apply only to capital improvement appropriations that are designated for the construction or renovation of state buildings. The one per cent transfer requirement shall not apply to appropriations from the passenger facility charge special fund established by section 261-5.5 and the rental motor vehicle customer facility charge special fund established under section 261-5.6, or to any capital improvement funds appropriated to the Hawaii Public Housing Authority."

__.B. NO. _____

1

2 INTRODUCED BY:_____

3 By Request

Approved by the Executive Director
October 28, 2014

FOR DISCUSSION

SUBJECT: U.S. Department of Housing and Urban Development's Environmental Monitoring of Public Housing Capital Funds Program for the Hawaii Public Housing Authority (HI001)

I. FACTS

A. On August 6, 2013, Regional Environmental Officer Ernest Molins representing the U.S. Department of Housing and Urban Development (HUD), conducted an environmental compliance monitoring of the State's Public Housing Capital Funds Program.

B. On October 3, 2014, HUD issued the attached monitoring report which found that every HUD assisted project was subjected to the proper level of environmental review in accordance with the regulations at 24 CFR Part 58. HUD also found that no instances of premature commitment of funds to HUD assisted projects, prior to environmental review and clearance.

C. Although HUD determined that the HPHA is generally complying with its environmental review, decision-making and action responsibilities under NEPA and with HUD Environmental regulations at 24 CFR part 85, there were two deficiencies identified which constitute findings.

II. DISCUSSION

A. Attached is a full copy of the HUD report to Governor Neil Abercrombie.

B. The HPHA has prepared a draft response to the monitoring report as required. A copy of that response is forthcoming.

Attachment: HUD Letter dated 10/3/14 Regarding the U.S. Department of Housing and Urban Development (HUD) environmental compliance monitoring of the State's Public Housing Capital Funds Program

Prepared by Becky Choi, State Housing Development Administrator:

U.S. Department of Housing and Urban Development

Honolulu Field Office
1132 Bishop Street, Suite 1400
Honolulu, Hawaii 96813
http://www.hud.gov

OCT 03 2014

The Honorable Neil Abercrombie
Governor of Hawaii
State Capitol Executive Chambers
415 South Beretania Street
Honolulu, HI 96813

Dear Governor Abercrombie:

SUBJECT: Environmental Monitoring of Public Housing Capital Funds Program

ATTENTION: Hakim Ouansafi, Executive Director, Hawaii Public Housing Authority (HI001)

As you may know, on Wednesday August 6, 2014, Regional Environmental Officer Ernest Molins, representing the Department of Housing and Urban Development (HUD), conducted an environmental compliance monitoring of the State's Public Housing Captial Funds Program. He did this under the authority of Title I, Section 26, of the United States Housing Act of 1937, as amended, and of the implementing regulation at 24 CFR 58.77, which authorizes HUD to conduct in-depth environmental monitoring of HUD-funded projects and exercise quality control at least once every three years. The Capital Funds Program had not been monitored for environmental compliance in excess of five years.

Mr. Molins was very cooperatively assisted in this endeavor by Hawaii Public Housing Authority (HPHA) Executive Director Hakim Ouansafi, Housing Development Administrator Becky Choi, Project Engineer Mitchell Kawamura, Housing Planner Ben Park and Secretary Theresa Fraticelli. During the monitoring, Mr. Park accompanied Mr. Molins to visit the Mayor Wright Homes project. Since our monitoring was limited to one day, time limitations did not permit the actual visit of other sites.

The purpose of this letter is to report the results of HUD's monitoring review with respect to the National Environmental Policy Act (NEPA) and the implementing regulations at 24 CFR Part 58, Environmental Review Procedures for Entities Assuming Environmental Responsibilities. While any deficiencies identified may require correction, the broader objective of the monitoring process is to provide technical assistance to the Responsible Entity in order to remedy any problems and to strengthen the City's HUD-funded programs.

We found that every HUD assisted project was subjected to the proper level of environmental review in accordance with the regulations at 24 CFR Part 58. We also found no instances of premature commitment of funds to HUD assisted projects, prior to environmental review and clearance. Although we determined that the Hawaii Public Housing Authority is generally complying with its environmental review, decision-making and action responsibilities under NEPA and with HUD Environmental regulations at 24 CFR Part 58, we identified two deficiencies which constitute Findings. Finding #1 is about poor source documentation

supporting some environmental determinations, particularly in reference to the Pu'uwai Momi housing project. Finding #2 refers to the failure to clearly impose mitigation measures on contracts or other legally binding documents and to follow up on implementation. A more detailed report of the monitoring follows this summary.

The State's NEPA and Part 58 environmental review, decision-making and action responsibilities are addressed directly by the HPHA, a branch of State government. HPHA contracts out complex environmental reviews to Heber, Hastert and Fee Environmental Consultants. The environmental records completed by this firm are generally excellent.

A response to the Findings in this monitoring report is required within 45 days of receipt of this letter. Please send your response directly to Regional Environmental Officer Ernest Molins at HUD Region IX, 600 Harrison Street, San Francisco, CA, 94107.

The Department would like to thank your HPHA staff for their hospitality, cooperation and assistance during the monitoring. Should you have questions or issues resulting from this review, you are welcome to contact us directly. Regional Environmental Officer Ernest Molins may be contacted at (415) 489-6731. I may be reached at (808) 457-4668.

Sincerely,

Jesse Wu, Director
Office of Public Housing

Enclosure

cc:
Ms. Barbara Arashiro and Ms. Becky Choi, HPHA
Mr. David Gierlach, HPHA Board Chairman

ENVIRONMENTAL COMPLIANCE MONITORING REPORT 2014
HAWAII PUBLIC HOUSING AUTHORITY

The Hawaii Public Housing Authority applies annually for Federal housing modernization funds under the HUD Capital Funds Program. The State receives approximately $9 million annually under this program to rehabilitate, modernize, demolish and rebuild public housing projects in Oahu and in the other outer islands. The HPHA receives even larger amounts of funding from State resources. According to the regulations at 24 CFR Part 58, Environmental Review Procedures for Entities Assuming Environmental Responsibilities, a Responsible Entity (in this case the State of Hawaii) is required to conduct environmental reviews and to assume the decision-making and action responsibilities that would otherwise apply to HUD under the National Environmental Policy Act (NEPA). The Governor himself acts as Certifying Officer in the fulfillment of NEPA responsibilities for HUD-assisted projects.

Title I, Section 26, of the United States Housing Act of 1937, as amended, and 24 CFR Section 58.77 require HUD to undertake the reviews needed to determine whether a community carries out its HUD-assisted activities in accordance with appropriate statutes, regulations and the community's certifications. Therefore, Regional Environmental Officer Ernest Molins conducted environmental monitoring of the HPHA's Public Housing Capital Funds program on Wednesday, August 6, 2014. The scope of the monitoring included the review of Environmental Review Records (ERRs) and supporting documentation, and interviews with key staff. Time limitations permitted visiting only to the Mayor Wright's Homes Public Housing project.

The HPHA's ERR's were monitored to assess procedural and technical compliance with the requirements of the National Environmental Policy Act (NEPA), HUD Environmental regulations at 24 CFR Part 58 and other related federal environmental laws and executive orders. The HPHA staffs currently assigned with environmental review responsibilities have attended multiple HUD environmental review trainings within the past five years. Our discussions about the application and review procedures revealed that HPHA staffs have experience in managing and implementing HUD programs. HPHA refers the more complex environmental reviews to Heber, Hastert and Fee Environmental Consultants. HPHA undertakes environmental reviews every five years in synchrony with the submission of the housing authority's five year plan. This synchronization with the five-year plan is working very well. It is clear that HPHA staffs take their environmental responsibilities seriously and are dedicated to partnering with HUD in providing low income people with decent, safe and sanitary housing.

We reviewed the Environmental Review Records (ERRs) for the following programs and activities in the Capital Fund program:

- Kalihi Valley Homes, 2250 Kalena Drive, Honolulu
  Funding: $3M
  Description: Site and dwelling improvements (construction)

- Puuwai Momi, 99-132 Kohomua Street, Alea
  Funding: $1,300,000
  Description: Full modernization

- Koolau Village and Hookipa Kahaluu
  Funding: $150,000
  Description: ADA Compliance Improvements

- Kaukale Ohana
  Funding: $150,000
  Description: Rehabilitation

The results of our review were summarized during an exit conference on August 6, 2014 attended by Mr. Ouansafi and Ms. Choi. There are two Findings resulting from this monitoring visit. A Finding is defined as a deficiency in program performance based on statutory, regulatory or other HUD policy requirements for which sanctions or other corrective actions are authorized at HUD's discretion. A concern is defined as a deficiency in program performance not based on a statutory, regulatory or other program requirement. There are no concerns.

The types of sanctions available to correct Findings vary in spectrum from mere administrative corrections to the request for repayment of Federal funds. As general corrective action, we are asking the HPHA to provide the Department with the specific administrative steps that will be instituted to prevent the Findings from reoccurring. We are requesting for additional information regarding the deficiencies.

FINDING #1: POOR SUPPORTING DOCUMENTATION FOR DETERMINATIONS OF COMPLIANCE WITH SOME ENVIRONMENTAL FACTORS

CONDITION

There were several instances where the ERRs either failed to include supporting documents in the ERR file or cited inadequate, unresponsive supporting documentation. This was particularly true regarding the HUD environmental standards at 24 CFR 51B (Noise) and 36 CFR 800 (Protection of Historic Properties).

For example, the Environmental Assessment for the $1,300,000 full modernization of the Pu'uwai Momi residential project failed to complete a noise study in spite of its proximity to Kamehameha Highway and in spite of recognizing that the noise exposure is above 65 DNL. This EA also fails to document consultation with the State Historic Preservation Office and with Native Hawaiian organizations (NHO's) as required of all rehabilitation projects by Section 106 of the National Historic Preservation Act. Similarly, although the Kalihi Valley Homes Phase IV minor rehabilitation project ERR contains an excellent record of consultation with SHPO, but there is, again, no record of consultation with NHO's. Also, the ERR for the rehabilitation of the Ho'okipa Kahalu'u residential project fails to record consultation with SHPO and with NHO's.

STANDARDS

HUD regulation, 24 C.F.R. 58.40 (f), requires that the responsible entity, "[c]omplete all environmental review requirements necessary for the project's compliance with 24 C.F.R. §§ 58.5 and 58.6." According to §58.5(i), the RE must comply the applicable criteria and standards

specified in part 51. The regulations pertaining to ambient noise appear at 24 CFR 51B. The regulations about explosive and flammable tanks appear at 24 CFR 51C. The regulations pertaining to Airport Clear Zones appear at 24 CFR 51D. These regulations, the Noise Guidebook and the Acceptable Separation Distance Guidebook, as well as all HUD environmental regulations and guides can be found at this website: https://www.hudexchange.info/environmental-review/.

The ERR must contain determinations of compliance that support a definitive conclusion, supporting documentation and analysis that demonstrates how the conclusion was reached. According to 24 CFR 58.38(a),(b),

> The ERR shall contain all the environmental review documents, public notices and written determinations . . . and shall be available for public review. The ERR shall also contain verifiable source documents and relevant base data used or cited in EAs, EISs or other project review documents. These documents may be incorporated by reference into the ERR provided that each source document is identified and available for inspection by interested parties. Proprietary material and special studies prepared for the recipient that are not otherwise generally available for public review shall not be incorporated by reference but shall be included in the ERR.

The courts have further established that verifiable source documents means credible, traceable and supportive documentation.

Two principal goals of the HUD Noise regulations at 24 CFR 51B are to ensure that interior residential noise levels will not exceed 45 DNL and that outdoor congregation areas are no higher than 65 DNL or appropriately shielded from noise. The Determination of Compliance in the ERR must document the actual noise level for residential construction and rehabilitation projects but not necessarily for maintenance projects. Construction generated noise is to be addressed separately in the noise factor section of the Environmental Assessment Checklist.

The National Historic Preservation Act, implemented through the regulations at 36 CFR Part 800 – Protection of Historic Properties, requires consultation with the State Historic Preservation Officer for every Federally-assisted proposal which could affect historic or archeological properties. The regulations and the Statute require that all construction and all rehabilitation proposals be submitted to SHPO for comment and that NHO's and other members of the interested public be afforded the opportunity to comment. In this case, SHPO was deprived of the statutory right to consultation on a federally funded activity, a right provided by Section 106 of the National Historic Preservation Act and implemented by 36 CFR Part 800. Unless some region-wide consultation has occurred, NHO's were deprived of their regulatory right to consultation according to 36 CFR 800.2(c)(2)(ii).

Staff members responsible for completing HUD ERRs or reviewing ERRs prepared by third-party consultants can obtain HUD-provided training about the Section 106 process by visiting HUD's webinar on Historic Preservation, available at the following page on the HUD Exchange: https://www.hudexchange.info/environmental-review/environmental-review-training/. Staff may also review the HUD Exchange Historic Preservation resource page, which provides a

wealth of resources on this topic; https://www.hudexchange.info/environmental-review/historic-preservation.

CAUSE AND EFFECTS

HPHA staff stated they were not aware of these deficiencies. HPHA staff promised to be more attentive to these particular issues in the future. They also documented that other environmental reviews are addressing all applicable environmental laws and authorities.

It is impossible to assess definitive impacts without obtaining further documentation. However, it is probable that the Pu'uwai Momi project suffers from elevated ambient noise. Without a noise study and a review of the implemented noise mitigation measures the possible health impacts are unknown.

It is not likely that the Pu'uwai Momi and Ho'okipa Kahalu'u projects would have adversely affected historic properties because both properties are documented as being less than fifty years old. Therefore, we are merely requesting additional documentation at this time. We also wish to note that a Programmatic Agreement could legitimize the exclusion from Section 106 consultation requirements for most types of rehabilitation projects. A sample PA has been forwarded to HPHA under separate cover and we encourage HPHA to pursue a similar agreement with SHPO and NHO's in order to legitimately expedite most environmental reviews.

REQUESTED CORRECTIVE ACTIONS

Please advise us what administrative steps HPHA will take to ensure that compliance with each environmental factor, particularly noise and historic preservation, is, henceforth, better documented, and that all environmental factors are addressed with credible, traceable and supportive documentation.

Please submit updated, responsive source documentation regarding ambient noise (and of noise attenuation if above 65 DNL), for the Pu'uwai Momi project. For both Pu'uwai and Ho'okipa Kahalu'u, also please provide evidence of no adverse effects on historic/archeological properties (for example, if the projects received any clearance from the State Department of Historic Preservation). The day/night HUD noise calculator can be accessed at https://www.hudexchange.info/environmental-review/daynight-noise-level-electronic-assessment-tool. The noise attenuation measures calculator can be accessed at http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/stracat.

The Department will determine whether any sanctions are appropriate if the updated documents do not indicate compliance or conformance with the applicable standards in the related laws and authorities.

FINDING #2: FAILURE TO IMPOSE MITIGATION MEASURES ON CONTRACTS AND OTHER LEGALLY BINDING DOCUMENTS

CONDITION

Although most of the ERR's reviewed establish compliance with NEPA and with the related laws and authorities (except as noted above), the documents reviewed do not demonstrate

that the environmental mitigation measures are formally conveyed to the partners in the development process and, in fact implemented.

The ERR for the Kalihi Valley Homes mentions mitigation measures regarding the identified historic properties, including retaining the building's character defining features and adherence to the Secretary of Interior's Standards for Rehabilitation. Additionally, if the rehabilitation improvements cannot retain the character defining features or adhere to the Secretary's Standards, an Historic American Buildings Survey must be conducted. The reviewed documents do not convey the mitigation measures of the ERR to the development partners. There is no evidence that these mitigation measures are included in the development contract or in a Notice to Proceed. It is unclear whether these mitigation measures have been implemented.

STANDARDS

The Council on Environmental Quality's NEPA regulations at 40 CFR 1500.1(c) state, "Ultimately, of course, it is not better documents but better decisions that count. NEPA's purpose is not to generate paperwork –even excellent paperwork – but to foster excellent action. The NEPA process is intended to help public officials make decisions that are based on understanding of environmental consequences, and take actions that protect, restore, and enhance the environment." According to HUD regulations at 24 CFR 58.4(a), responsible entities must assume not merely the responsibility for environmental review and decision-making but also for "action that would otherwise apply to HUD under NEPA and other provisions of law that further the purposes of NEPA, as specified in Sec. 58.5."

The HUD regulation at 24 CFR 58.77(c), "Implementation of environmental review decisions," states,

> "Projects of a recipient will require post-review monitoring and other inspection and enforcement actions by the recipient and the State or HUD (using procedures provided for in program regulations) to assure that decisions adopted through the environmental review process are carried out during project development and implementation."

CAUSE AND EFFECT

HPHA staffs stated that they were not fully aware of the specific requirements noted above. Additionally, the HPHA noted that they are not sure whether these mitigation measures have been carried out.

Failure to carry out required environmental mitigation measures could invalidate the determinations of no significance in an ERR. It is impossible to ascertain definitive impacts without obtaining further documentation. However, it is possible that the historic preservation measures mentioned in the Kalihi Valley Homes ERR have been conveyed in a document that was not available at the time of the monitoring visit. Therefore, we are requesting additional documentation.

REQUESTED CORRECTIVE ACTION

Please advise us what administrative steps the HPHA will take to ensure that, henceforth, environmental mitigation measures are included in binding contracts and agreements and that the HPHA monitors the implementation of required mitigation measures.

Regarding the Kalihi Valley Homes project, please provide evidence of the implementation of historic preservation measures in the ERR or of conveyance of these requirements to the project developer. The Department will determine whether additional corrective actions are appropriate if the updated documents do not establish that the required mitigation measures are being/have been implemented.

COMMENTS

The premature commitment of funds to projects, prior to environmental clearance, is one of the most adversely consequential deficiencies that we often find during monitoring. Perhaps due to HPHA's consistent environmental processing synchronized with the Five Year Plan, we found no indication of commitment of funds to HUD assisted projects before environmental review and clearance. We also found that every HUD assisted project was subjected to the proper level of environmental review in accordance with the regulations at 24 CFR Part 58.

During the monitoring, HUD staff provided HPHA staffs with technical assistance and we encourage staff to continue to attend HUD's Part 58 trainings, at least every two years, as regulations, forms, and guidance change over time.

A response to all identified Findings in this monitoring report is required within 45 days of receipt of this letter. Please send your response directly to Mr. Molins at 600 Harrison Street, San Francisco, CA, 94107 with a copy to the local HUD Field Office.