

Annual Report  
Fiscal Year 2014  
July 1, 2013 - June 30, 2014



# Hawaii Public Housing Authority

1002 North School Street, Honolulu, Hawaii, 96817

Department of Human Services  
State of Hawaii

# Purpose & Introduction

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## **[§356D-2] Hawaii public housing authority; establishment, staff.**

(a) There is established the Hawaii Public Housing Authority to be placed within the department of human services for administrative purposes only. The authority shall be a public body and a body corporate and politic.

The purpose of this Report is to fulfill the reporting requirements and duties assigned to the Hawaii Public Housing Authority (HPHA) under Hawaii Revised Statutes (HRS) Section 356D-20(3), which states:

*The authority shall submit an annual report to the Legislature on all program areas no later than twenty days prior to the convening of each regular session, that shall provide the following information on the status of its programs and finances:*

*(A) A financial audit and report conducted on an annual basis by a certified public accounting firm; and*

*(B) Recommendations with reference to any additional legislation or other action that may be necessary to carry out the purposes of this Chapter.*

In compliance with HRS Section 356D-20(3), this Report provides the status of its three major programs—**Federal and State Low Income Public Housing, Section 8 Subsidy Programs, and Construction Management**. Additionally, this Report includes the activities and accomplishments of the administrative offices—**Planning & Evaluation, Contract & Procurement, Compliance, Hearings, Information Technology, and Personnel**—that work to support the HPHA’s three major programs.

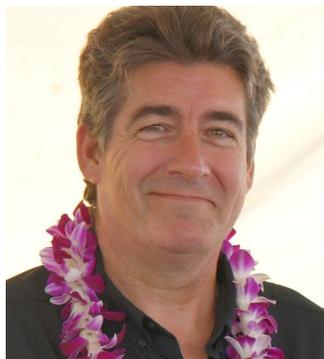
Finally, this Report includes financial data and an auditor’s report, and summarizes legislation proposed by the HPHA for the 2015 Legislative Session that will allow the HPHA to better serve its tenants, voucher holders, the communities they live in, and many of the State’s low-income populations.



## CHAIRMAN'S MESSAGE

Aloha mai kakou,

During fiscal year 2014, the Hawaii Public Housing Authority (HPHA) Board of Directors devoted its time to developing policies that preserve our precious resource of low-income public housing, increase the distribution of Housing Choice Vouchers (Section 8), secure additional vouchers for Veterans, redevelop our properties, improve customer service, and streamline our administrative systems. This year, Executive Director Hakim Ouansafi and his staff made unprecedented progress in numerous areas, such as unit turnaround and occupancy. We are confident that under Executive Director Ouansafi's leadership, the exceptional progress and the significant program improvements will continue.



We are excited to work with a wide range of public and private partners in our efforts to preserve the legacy of low-income public housing and increasing the affordable rental housing stock for the State.

Our communities are prime locations for the right partners: investors and developers looking for redevelopment opportunities, landlords who wish to rent to our Section 8 participants, businesses interested in connecting with our residents, and nonprofit organizations ready to expand their community services.

The HPHA Board of Directors understands that the agency does not simply provide roofs over the heads of our most vulnerable populations, but that it serves as a lifeline for our residents who are on the brink of becoming homeless. That is why we will continue to engage residents and the public at every opportunity to assist us in refining our policies, and ensure that our work addresses the most important needs of our residents.

It is an honor and pleasure to work for an agency that continues to make significant strides in the administration of its policies and programs for the benefit of our most vulnerable population.

Respectfully,

David J. Gierlach, Chairman

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# Board of Directors

The Hawaii Public Housing Authority is governed by a Board of Directors representing a cross section of public and private entities. The members meet monthly to oversee policy matters of the HPHA. This report is submitted pursuant to Section 356D-20, Hawaii Revised Statutes.

David J. Gierlach, Chairperson  
*Oahu*

Trevor N. Tokishi  
*Maui*

Jason Espero  
Secretary  
*Oahu*

Sheri Tanaka  
*Oahu*

Gilbert De Motta  
*Hawaii*

Myoung Oh  
*Oahu*

Barbara Yamashita  
Ex-Officio/Designee  
Department of Human Services

Debbie Shimizu  
Ex-Officio, Legislative Coordinator

## Our Mission

***The Hawaii Public Housing Authority is committed to promoting adequate and affordable housing, economic opportunity and a suitable living environment, for low income families and individuals, free from discrimination.***

## *In Memoriam . . .*

*In February 2014, long time Director Matilda “Mattie” Yoshioka passed away on Kauai.*

*During her tenure, Mattie was committed to working with the HPHA’s Board and Executive Director to establish policies focused on program efficiencies and improved customer service. We truly miss her guidance, insightful questions, and aloha for the people we serve.*



*July 1, 1951—February 23, 2014*

## Message from the Executive Director



It is with great pride and warm aloha that I submit the Hawaii Public Housing Authority's (HPHA) Fiscal Year 2014 Annual Report to the Legislature.

Our work over the past fiscal year delivered concrete results for the HPHA residents and communities across the State, and we look forward to building upon this success in the future.

The biggest contributor in all of our achievements is the dedicated public servants at the HPHA who work tirelessly to improve the agency above and beyond expectations, and provide increased support for the thousands of residents that are at 30% AMI or lower.

The HPHA has been able to design and start construction renovations on hundreds of units, including work to make sites more accessible for persons with disabilities. In 2012, the Legislature created Act 159 which provided the HPHA with a civil service exemption for skilled maintenance employees. Known as the "Special Teams", this group of men and women along with other maintenance staff were able to completely renovate hundreds of vacant units and perform repairs to make available over 500 units to needy families. Through their efforts, the "Special Teams" has helped reduce the vacant unit turnaround time from triple digit days to approximately 7 days, and played a significant role in improving occupancy to 98% statewide. We are proud that they were recognized with the 2014 Department of Human Services' Team of the Year Award and represented the Department at the Governor's Award Ceremony.

Although the HPHA is not a homeless agency, the HPHA has provided housing to over 3,000 homeless individuals. The HPHA has also improved security for our residents and staff at several HPHA properties using the principles of crime prevention through environmental design, including improving lighting, clearing lines of sight, installing security cameras, and creating defensible spaces with perimeter fencing. Nearly every HPHA property throughout the State improved its Real Estate Assessment Center physical assessment scores during the inspections by the U.S. Department of Housing and Urban Development. The HPHA continues to improve the living conditions of our residents with over \$255 million budgeted, and over \$100 million in construction contracts in place. We recognize that we still have much work ahead of us. With the \$754 million backlog of repairs needed on our five decade old housing inventory, my staff and I pledge to continue to expend CIP appropriations in the most efficient and expeditious manner and will be asking the Legislature for assistance in securing the much needed funds to keep Hawaii's most vulnerable population housed.

Over the last year, the HPHA worked to create a healthier living environment for our tenants by partnering with the Department of Health to implement the no smoking ban at all of its public housing properties.

The HPHA continues to redevelop its properties by entering into public/private partnerships. HPHA led the way with the first TOD housing development for the State of Hawaii. We are excited that new and promising partnerships continue to be formed that will allow the State to preserve its existing public housing units while increasing its low-income rental housing stock for Hawaii's families.

Respectfully,

Hakim Ouansafi  
Executive Director

# Historical Overview: 79 Years of Public Service

## 1935

The Hawaii Housing Authority was created by the Territorial Legislature to provide safe and sanitary housing for low-income residents of Hawaii. Two years later, the U.S. Housing Act of 1937 made federal construction funds available.

## 1941

After December 7, 1941, an unprecedented defense building program began. After the war, a civilian housing shortage loomed and affordable housing was hard to come by.

## 1951

The HHA was Hawaii's largest rental agency. Throughout the 1950's, Oahu experienced unprecedented economic growth with development spreading in the windward and leeward areas. By the end of the decade, HHA completed eight new developments which provided 1,752 new units for Hawaii's families.



*After taking oath (March 1960), the new Hawaii Housing Authority Commissioners witness legal certification by Chief Justice Wilfred S. Tsukiyama of the Supreme Court.*

## 1960

The Governor issued an executive order implementing the Government Reorganization Act of 1959. The order created a new Department, and placed the Hawaii Housing Authority in the Department of Social Services for administrative purposes only. The new Commissioners were sworn into office by Chief Justice Wilfred S. Tsukiyama of the Supreme Court of the State of Hawaii.

By the mid-60's, the HHA had responded to the changes in the housing market and opened housing projects designed for the special economic, social and physical needs of Hawaii's senior citizens.

## 1970

By 1970, the State Legislature broadened HHA's duties by enacting Act 105 which permitted the State to raise \$100 million to build low and moderate income housing.



*On December 27, 1960, the HHA's dream of opening an elderly housing property officially came into being. Governor William F. Quinn speaks at the dedication ceremony of Punchbowl Homes.*

## 1988

By 1988, HHA had developed through Act 105, a staggering 10,132 dwelling units—single family, townhouse, duplex, apartment and house lot unit types. The State of Hawaii's Housing Finance and Development Corporation was created by Act 337 as part of Governor John Waihee's initiative to create one streamlined State organization to promote and develop a continuum of affordable housing.

The change allowed the HHA to refocus its energies as the statewide public housing authority.



*Ground breaking ceremonies in 1985.*

## 1990's

In the 1990's, the HHA once again broadened its responsibilities adding the State's Homeless Programs. During this time, the HHA also realized the value of a comprehensive approach and grew its programs on drugs and crime prevention, education, job training and self-sufficiency. HHA opened the Family Investment Center to address the self-sufficiency needs of families in public housing. Equipped with a computer lab and classrooms, residents were able to complete GED classes and obtain valuable job training.

By June 1998, the HHA must once again ride the waves of change when it is abolished. Act 350, under the Cayetano Administration, consolidated the Hawaii Housing Authority and Housing Finance and Development Corporation into a single housing agency known as the Housing and Community Development Corporation of Hawaii (HCDCH).



*U.S. Secretary Shaun Donovan, Governor Neil Abercrombie and Chair David Gierlach discuss housing concerns.*

## 2005

On July 5, 2005, Act 196 effectively bifurcated the HCDCH into two agencies, the Hawaii Public Housing Authority (HPHA) and the Hawaii Housing Finance and Development Corporation (HHFDC). Under this new structure, HPHA's core function is to manage federal and state public housing programs, including Section 8 and senior housing. In the next year, Homeless Programs are transferred to the Department of Human Services.

**2012** The Legislature appropriated the largest Biennial Capital Improvement Program (CIP) allocation in agency history of over \$91 Million and passed a number of important proposals to assist the HPHA in quickly hiring an expanded workforce of skilled labor, eliminating unit vacancies, and reducing unit turnaround time.

**2014** The HPHA is able to achieve a record high of 98% occupancy in its public housing programs. The Section 8 Program is rated a high performer under the federal assessment system. With a combined State and Federal capital program, the HPHA is managing approximately \$150M in ongoing design and construction projects for its aging inventory.



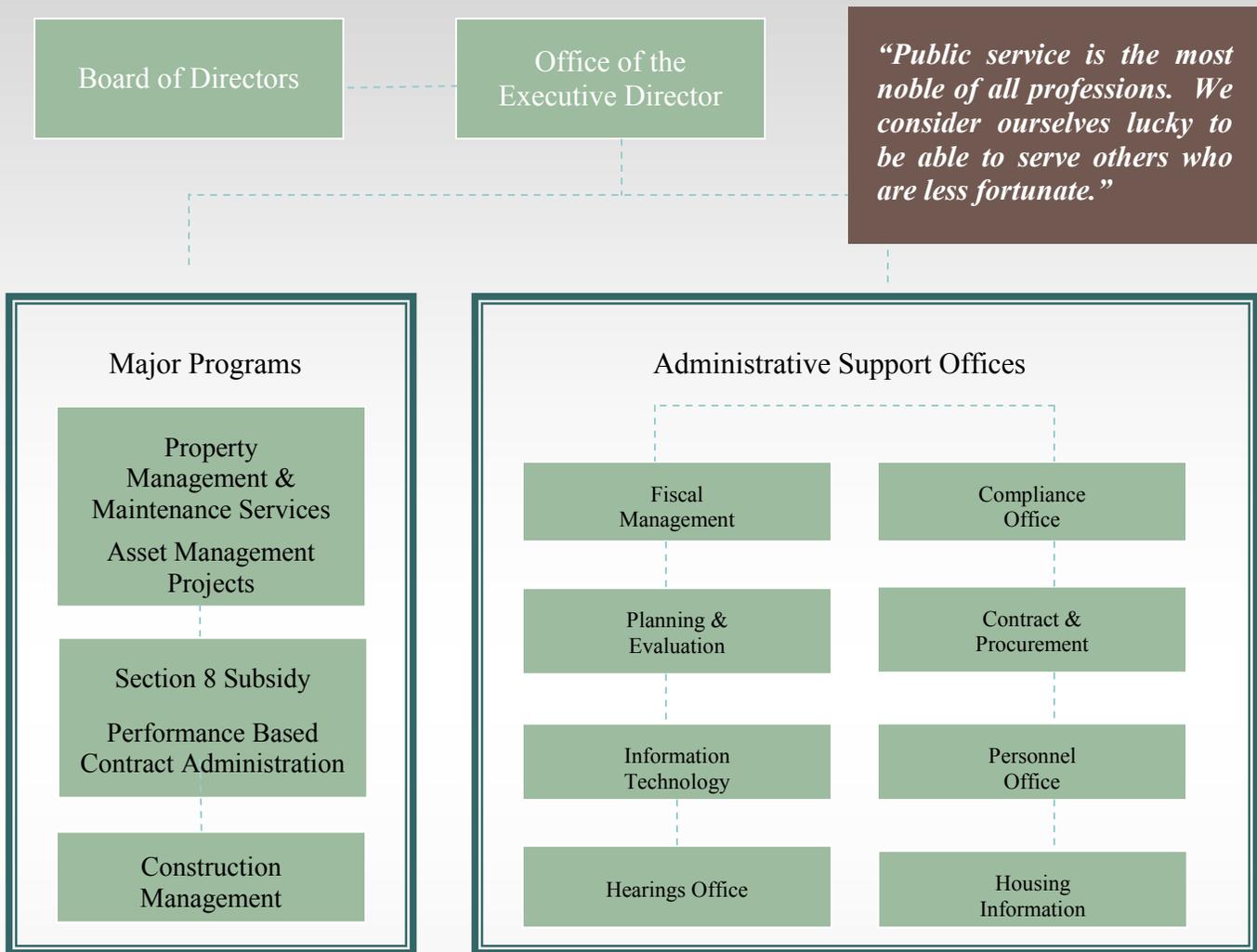
*(above right) Governor George Ariyoshi visits residents at the Hale Laulima public housing project in Pearl City.*

Landmark legislation, known as the Quality Housing and Work Responsibility Act of 1998, changed the way the public housing agencies operated. The purpose of this title was to: 1) deregulate PHAs; 2) provide for flexible use of Federal assistance; 3) facilitate mixed income communities; 4) decrease concentrations of poverty; 5) increase accountability and reward effective management; 6) create incentives for residents to work and become self-sufficient; 7) consolidate the Section 8 voucher and certificate programs; 8) remedy the problems of troubled PHAs; and 9) replace or revitalize severely distressed public housing projects.

In 2000, Act 214 revised the State Rent Supplement Program by allowing eligible single persons to participate in the program and lowered the income limits for participation to the very low income.



# HPHA Organization



## 2014 Service Excellence Awards



(L to R) Governor Neil Abercrombie, Special Team Supervisor Gregory Cuadra, Executive Director Hakim Ouansafi pose after Greg was awarded the 2014 Chairman's Award for his outstanding contributions at work and in the community .

### HPHA's Service Excellence Awards

Many outstanding employees were recognized for their exceptional work during the fiscal year, including:

- Betty Lee Mara- Sustained Superior Performance
- Special Teams, 2014 DHS Team of the Year
- Rick Sogawa, 2014 Chief of the Year
- Barbara Arashiro, 2014 Director's Award
- Gregory Cuadra, 2014 Chairman's Award
- Iris Koshimizu, DHS; Representative Mark Hashem,
- Senator Suzanne Chun Oakland - 2014 People's Choice Awards

**10 Years of Dedicated State Service**

- Patricio Agluba
- Aldeen Cabral
- Benjamin Chai, Jr.
- Gary Fujiwara
- Amando Garcia, Jr.
- Ione Godsey
- Lionel Lopez
- Rebeca Pascual
- Francisco Santos
- Vaoau Tai Tuimalealiifano
- Tammie Wong

**20 Years of Dedicated State Service**

- Albert Aguinaldo
- Barbara Arashiro
- Johnette Kaai
- Richard McGurn
- Shaunna Okuda
- Elisa Raras-Estrella

**30 Years of Dedicated State Service**

- Ronald Asato
- Karen Kelly
- Gail Lee
- Deborah Mizokawa
- Lisa Oura
- Karen Zane



*(L to R) Celebrating 30 years of dedicated state service at the HPHA's Service Excellence Awards: Lisa Oura, Governor Neil Abercrombie, Gail Lee, Deborah Mizokawa, and newly appointed Board member Director Sheri Tanaka.*



*Representative Mark Hashem and Representative Jo Jordan help to recognize Manager Mary Jane Hall Ramiro as the 2014 Most Improved Public Housing Operations in occupancy, tenant recertifications, rent collections, and physical inspection scores.*

**Giving Back: Success Story...Spotlight on Ms. Serena Sourivong Deth**

Leaving war stricken Laos, Serena, her parents, and four siblings were able to enter Hawaii as refugees with the sponsorship of her uncle in 1982. During their first four years, they were able to participate in the Hawaii Housing Authority's (HHA) low-income public housing program and lived at Palolo Valley Homes from 1982 - 1986. After working and saving for four years, her parents were able to buy a house and start a farm on the North Shore of Oahu.



Believing that education was the key to the success for their children, her parents pushed Serena and her siblings to immerse themselves in education. Serena attended Kula Kaiapuni O Anuenue Elementary School, Jarrett Middle School, received her High School Diploma from Kahuku High School, and a Bachelors Degree in Accounting from Brigham Young University Hawaii.

In 2001, Serena joined the Hawaii Public Housing Authority in the Fiscal Management Office, and is currently an Accountant III. Serena is happy and proud to work for the HPHA which assisted her family many years ago.

Serena and husband Anthony have two boys, Aaron and Brandon. She continues to give back to our community by promoting higher education through organizations that she helped to start, the Laotian American Banquet Association and the Laos Buddhist Foundation of Hawaii.

# Federal & State Low Income Public Housing Program

**FEDERAL PUBLIC HOUSING** is a U.S. Department of Housing and Urban Development (HUD) program established to provide safe, decent and sanitary rental housing for eligible low-income families, the elderly, and persons with disabilities. There are approximately 1.2 million households living in public housing units nationwide, managed by some 3,300 Public Housing Agencies. Program eligibility and rents are income-based.

The Hawaii Public Housing Authority (HPHA) is the sole statewide public housing agency for the State of Hawaii, established to provide safe, decent, and sanitary housing for low-income residents. With an eleven (11) member Board of Directors appointed by the Governor of Hawaii setting policies, today the HPHA Federal and State Low Income Public Housing programs combine make available housing units for over 6,100 families or more than 20,000 individuals.

During the fiscal year, the HPHA updated its Five Year and Annual Public Housing Agency Plan (PHA Plan) which lays out the road map for the federal public housing and Section 8 programs for the coming years. Some of the proposed improvements described in the PHA Plan include:

- Assessing the feasibility of acquiring or developing properties to create additional housing opportunities on all islands;
- Pursuing additional housing assistance and supportive services for veterans;
- Increasing lease up under the voucher and rent supplement programs;
- Continued collaboration with law enforcement to combat fraud in housing programs; and
- Automating more of the HPHA's administrative functions to provide improved services such as web-based applications, an interactive voice response system and on-line bill payment.

HPHA's portfolio of **85 properties** consists of **6,196 units** of public housing:

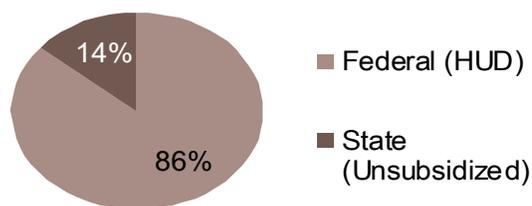
- **5,332 units** HUD subsidized
- **864 units** State (no subsidy)
- Units on Kaua'i, O'ahu, Moloka'i, Maui, and Hawai'i

Unit sizes range from studios to five (5) bedrooms

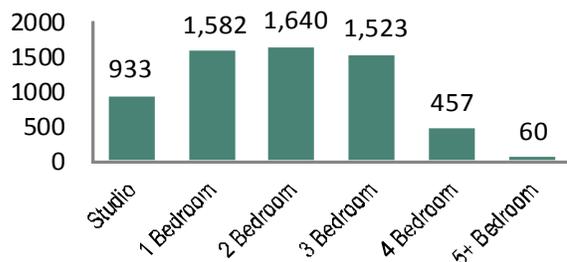
85 properties are grouped into **17 Asset Management Projects** and **one Management Unit**

Accounting, budgeting, management, oversight, and evaluation are performed by each AMP with Central Office assistance

## Public Housing Portfolio



## Unit Mix

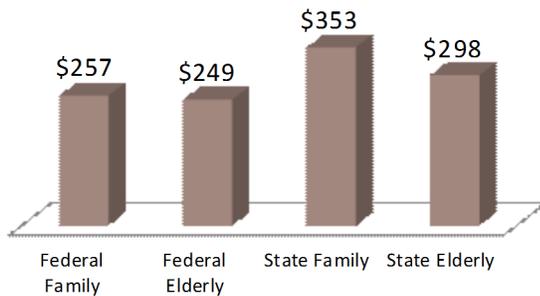


# Public Housing Program - Tenant Characteristics

HPHA is able to house “Low Income” families earning **80% Area Median Income (AMI) or less**

- Honolulu Metropolitan Statistical Area AMI, family of 4 = **\$95,800**
- **Not less than 40%** of Federal family public housing units are restricted to “**Extremely Low Income**” families earning **30% AMI or less**

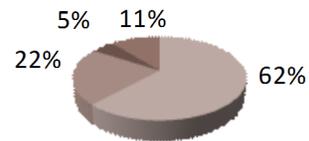
## Average Rents



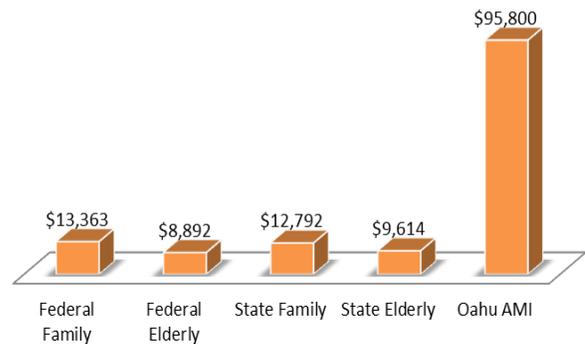
*Of the HPHA’s 6,195 units statewide, the HPHA had an occupancy rate of 97–98%, representing an increase from the occupancy rate in the 80’s.*

## Program Beneficiaries

- Federal Family (62%)
- Federal Elderly (22%)



## Median Income Comparisons



*Built in 1989, Hale Poai includes 206 studios and one-bedroom units and a community hall for elderly and disabled tenants.*

*The property is currently undergoing a \$3.0 million renovation with State CIP funds to upgrade its fire alarm, plumbing, and roofing systems. Future phases will include upgrades to the generator, fire pump, emergency call system and accessible improvements.*

*Hale Po`ai is one of several State Elderly properties that have difficulty covering its operating budget due to the low rents that elderly tenants can afford.*



# Property Management & Maintenance Services Branch

## PROGRAM GOALS

Increase Occupancy to 98%

Improve Rent Collections to 98%

Reduce Type C Vacant Units

Improve the Quality of Services

Increase Accessibility to Housing and Services



## U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT—REAL ESTATE ASSESSMENT CENTER INSPECTIONS

The Real Estate Assessment Center (REAC) Inspection is a tool that the U.S. Department of Housing and Urban Development (HUD) uses to promote the effective use of accurate, timely and reliable data in assessing the condition of all HUD subsidized properties. These inspections look for health and safety deficiencies and ensure that our HPHA properties are safe, decent and sanitary.

The REAC inspections restore public trust by making sure that there is no government fraud, abuse or waste. This past fiscal year, thanks to the hard working staff, 9 out of 10 Asset Management Projects (2,900 units) significantly improved their REAC score from the previous year's inspection. The remaining properties were not inspected due to their high scores in the previous year's inspection.

Program	Number of Families	Average Family Size
<b>Federal Family Low Income Public Housing</b>	3,826	3.37
<b>Federal Elderly/Disabled Low Income Public Housing</b>	1,142	1.14
<b>Total Federal Tenants</b>	4,968	2.93
<b>State Family Low Income Public Housing</b>	261	3.07
<b>State Elderly Low Income Public Housing</b>	568	1.31
<b>Total State Tenants</b>	829	1.89
<b>Total Tenants</b>	5,797	2.77

## ACT 159, SPECIAL TEAMS

In 2012, the State Legislature passed and Governor Abercrombie signed into law Act 159, providing the Hawaii Public Housing Authority with a temporary exemption from civil service recruitment requirements, which allowed for the prompt hiring of exempt trade workers into teams, to complement the existing workforce and for the contracting of repair work for vacant units statewide.

### SPECIAL TEAM STATISTICS

Total Housing Units Renovated	73
Total Kitchen and Baths Renovated	27
Total No. of Additional Repairs by Team	108
Total No. of Hours Worked	34,963
Total Unloaded Dollars Labor	\$1,288,324.00
Total Material Cost	\$509,844.42

In order to expeditiously serve wait list families and reach the 98% statewide average occupancy goal, vacant units needed to be repaired quickly. This skilled crew of men and women, including carpenters, plumbers, electricians, and laborers, went to work renovating vacant units with the speed and skill necessary to produce quality units. This Special Teams have brought the level of unit occupancy up from the low 80th percentile to about the 98th percentile, and reduced the turnaround time of over 267 days down to an average of under seven days. The team has saved the State countless dollars by doing repairs in-house, minimizing the use of outside contractors, using easily accessible supplies thereby reducing procurement time, and increasing the Federal operating funds through rented units.



*The Special Teams truly exemplifies outstanding work performance, creativity and innovation, which resulted in the Special Teams being named the Department of Human Services' 2014 Team of the Year.*

Across the HPHA, maintenance staff improved their technical skills by participating in training on various topics such as Certified Backflow Preventer Testing and Repair, Certified Lead Based Paint Abatement, and Certified Fall Protection. (Right) Plumber Keoki Mederios runs tests on the Back Flow Preventer.



# Property Management & Maintenance Services Branch

## COMMUNITY SAFETY

During fiscal year 2014, the HPHA continued its focus on security and safety issues in public housing. The HPHA worked with Legislators, resident associations, and service providers to improve safety within the public housing communities. Utilizing crime prevention through environmental design strategies, the HPHA installed additional lighting, erected new security fences, issued resident identification cards, and continued to provide private security at several properties on Oahu. Security improvements and cooperation by the residents at the public housing properties proved to be a winning combination. Statistics from the Honolulu Police Department show that crime and criminal activities at Mayor Wright Homes, formerly a Weed & Seed site, has dropped significantly after the implementation of additional security measures in the past fiscal year, including an 86% decrease in aggravated assaults and a 72% reduction in nuisance complaints.

“

*As a 71-year old non-smoker, with allergic asthma and bronchitis, I thank you for the no smoking policy that will provide relief to tenants and visitors alike.*

”

## SMOKE FREE PUBLIC HOUSING

With the signing of Act 91, Session Laws of Hawaii 2014, all tenants who live in HPHA managed properties will be protected from the dangers of secondhand smoke thanks to the new “No Smoking” law.

Although the “No Smoking” law will take some getting used to, the HPHA received tremendous support from many tenants, the Department of Health, and HUD, which is encouraging public housing agencies to adopt smoke-free policies.

## COMBATTING FRAUD

Earlier this year, the HPHA teamed up with other agencies and worked to target individuals who were ineligible to participate in the HPHA’s federal public housing and Section 8 programs. After investigations revealed that several families had knowingly allowed ineligible individuals to live in their housing units, the HPHA immediately terminated their benefits.



## BED BUGS

Across the nation, apartments, hotels, and even luxury condos are dealing with bed bug problems. In order to respond properly to this growing epidemic, the HPHA has provided mandatory training for all maintenance staff and provided pest control services at its properties.

## ***Construction Management Branch***

**Rebuilding Communities.** During the fiscal period, the HPHA fully encumbered the \$91 million of the Biennium 2011-2013 CIP appropriation by the June 30, 2014 deadline. This was in addition to also fully obligating \$9.5 million of Federal Capital Funds by the March 11, 2014 deadline and fully expending \$12.4 million of Federal Capital Funds by the July 14, 2014 deadline.

All 17 elevators in the Federal and State Public Housing properties were renovated or repaired and operating under maintenance contracts to prolong the life of the improvements and assure continued proper operations.

**Meeting Federal Mandates.** All 253 Large Capacity Cesspools were closed as required by the Environmental Protection Agency (EPA). The new wastewater systems have been placed under maintenance contracts to assure continued compliance with the Department of Health and to keep them all in good working order.

As required by HUD, a new Green Physical Needs Assessment and Energy Audit was conducted on all 85 Federal public housing properties. HPHA is in the process of assessing all 14 State public housing properties. When complete, the information will be used to prepare and prioritize capital improvement projects and areas and opportunities for energy conservation.

Additionally, as required by HUD, the HPHA is preparing to conduct Environmental Assessments on all of its Federal public housing properties to ensure all adverse environmental impacts are being addressed and appropriately mitigated, such as protecting any endangered species, other wildlife, and natural and historic resources.



**Commitment to Accessibility.** The HPHA is committed to providing accessibility features in its properties throughout the State. With each new renovation project, the HPHA continues to evaluate whether there are opportunities to exceed the minimum required ADA accessible units, including improvements to units to make them accessible to the visually and hearing impaired.

**Maintaining our Major Systems.** The HPHA is also working to repair or replace all major building systems (boilers, generators, booster pumps, exhaust fans, etc.) in its aged inventory as well as placing those systems under maintenance contracts to ensure optimum working order and efficiency.



**Promoting Energy Efficiency.** Every year, the HPHA updates its utility allowances. This year, tenants will receive utility allowances for their specific property. Under this HUD approved utility allowance structure, tenants will receive a reasonable allowance for utilities and the HPHA will promote energy efficiency to avoid wasting taxpayer's money on excessive utilities. To complement this effort, the HPHA continues to require the use of energy star appliances, low-flow kitchen and bathroom fixtures, fluorescent light fixtures, solar hot water heating systems, and photovoltaic site lighting.

# Construction Management Branch

## HPHA Providing Transparency: Funding as of June 30, 2014:

### In Contract:

\$30,824,758 – Federal funds (Capital Fund Program, CFP)

\$71,958,351 – State funds (Capital Improvement Projects, CIP)

**\$102,783,109 – Total in Contract**

### Budgeted:

\$50,353,103 – Federal CFP funds appropriated and budgeted

\$205,307,102 – State CIP funds appropriated and budgeted

**\$255,660,205 – Total Budgeted**

### New Contracts in FY 2014:

14 New Consultant Contracts

31 New Construction Contracts

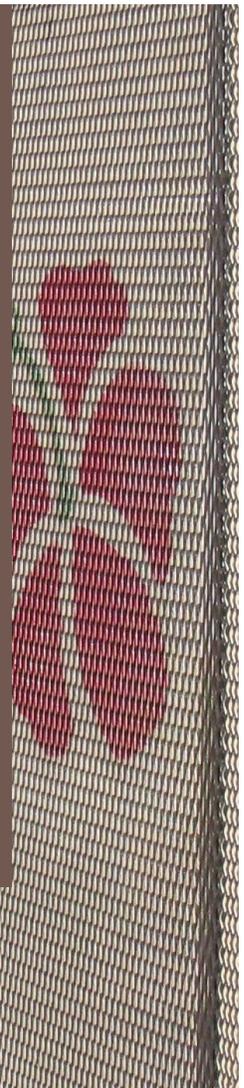
12 In-house Design

**45 Total New Contracts** (plus 11 in-house design)

\$8,236,741 in New Consultant Contracts

\$19,099,571 in New Construction Contracts

**\$27,336,312 Total New Contracts**



### **Elevator Replacements:**

HPHA completed a \$1.4M elevator modernization at three Elderly projects on Oahu with a Capital Improvement Program appropriation from the State.



### Summary of Completed Construction Projects for FY 2014:

\$1,266,924 in CIP for Design  
 \$7,457,869 in CIP for Construction  
 \$541,440 in CFP for Construction

**\$9,266,233 Total Construction**

### Completed Construction Projects FY 2014

*The HPHA's Construction Management Branch specializes in housing and manages dozens of ongoing design and construction projects. Below are completed projects for the fiscal year.*

Lokahi Removal of Large Capacity Cesspools	Design: \$32,809, Construction: \$491,140 CIP
Lokahi Type C Vacant Units	Design: <i>in-house</i> , Construction: \$58,000 CIP
Kapa`a Type C Vacant Units	Design: <i>in-house</i> , Construction: \$315,424 CFP
Ke Kumu Ekolu Type C Units	Design: <i>in-house</i> , Construction: \$14,000 CFP
Ke Kumu Ekolu and Elua Exterior Mod.	Design: \$358,972 CIP, Construction: \$1,463,562 KPT
low rise Electrical Upgrade	Design: <i>in-house</i> , Construction: \$4,930 CFP
Kuhio Homes Type C Vacant Units	Design: <i>in-house</i> , Construction: \$83,359 CIP
Hale Ho`olulu Site & Dwelling Improvements	Design: \$209,355 CIP, Construction: \$729,318 CIP
Mayor Wright Homes Sidewalk Repair	Design: <i>in-house</i> , Construction: 152,777 CIP
Kalaheo Major Modernization	Design: \$234,214 CIP, Const: \$1,486,195 CIP
Pu`uwai Momi Roof Repairs	Design: <i>in-house</i> , Construction: \$81,000 CIP
Kaimalino Type C Vacant Units	Design: <i>in-house</i> , Construction: \$38,500 CIP
Puahala Homes Resurface Parking Lot	Design: <i>in-house</i> , Construction: \$47,906 CIP
Kauai'okalani Type C Vacant Units	Design: \$53,315 CIP, Construction: \$394,116 CIP
Kupuna Home O Waialua Vacant Units	Design: \$54,452 CIP, Construction: \$97,031 CFP
School Street/Puahala Homes Sewer Repair	Design: \$13,508 CIP, Construction: \$147,739 CIP
Makamae Modernization of Elevators	Design: \$9,666 CIP, Construction: \$261,780 CIP
Nanakuli Homes Type C Vacant Units	Design: <i>in-house</i> , Construction: \$239,855 CIP
Waimaha Sunflower Type C Vacant Units	Design: \$46,897, Construction: \$305,667 CIP
Salt Lake Elevator Modernization	Design: \$263,402, Construction: \$1,445,204 CIP
Ka'ahumanu Homes & Kamehameha Homes	Design: <i>in-house</i> , Construction: \$148,500 CIP
Kauai'okalani Type C Vacant Units	Design: <i>in-house</i> , Construction: \$110,055 CFP
Lokahi Removal of Overhead Utility Lines	Construction: \$48,000 CIP
Lokahi Removal of Large Capacity Cesspools	Design: \$32,809 CIP, Construction: \$491,140 CIP
Lokahi Type C Vacant Units	Design: <i>in-house</i> , Construction: \$58,000 CIP
Pumehana Mod. and Maint. of Elevators	Design: \$29,260 CIP, Construction: \$581,693 CIP
Punchbowl Homes Elevators Modernization	Design: \$9,670 CIP, Construction: \$487,451 CIP

## Section 8 Subsidy Programs Branch

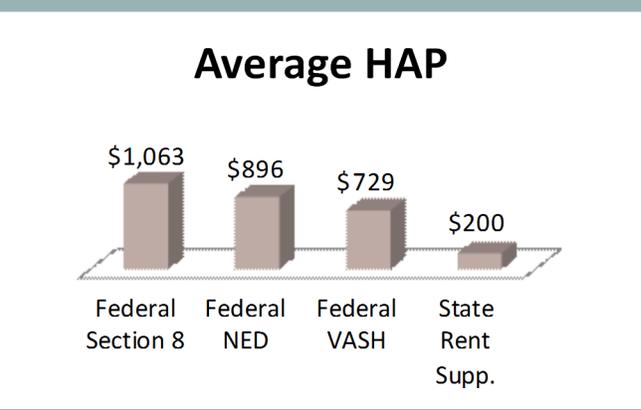
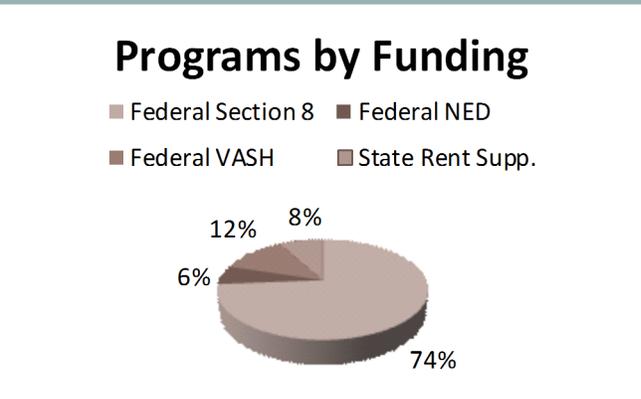
**FEDERAL AND STATE RENTAL SUBSIDIES.** The Hawaii Public Housing Authority manages 7 different types of rental assistance or subsidy programs. The Section 8 Housing Choice Voucher (HCV) Program, commonly known as “Section 8”, is a HUD program established to provide rental subsidies for units that are chosen by the tenant in the private market with assistance provided through tenant-based vouchers. It is the largest of the HPHA’s rental subsidy programs and is administered on Oahu only. The HPHA also administers Non-elderly Disabled vouchers, Veteran’s Affairs Supportive Housing vouchers, Performance Based Contract Administration (project based) vouchers, tenant protection vouchers, and Section 8 project based vouchers. The State of Hawai’i provides the HPHA with limited funding for a Rent Supplement program that is administered similar to the federal program providing shallow rent subsidies for units statewide.

PROGRAM STATISTICS OVER 2,500 FAMILIES SERVED	
<b>1,921</b>	HUD Housing Choice Vouchers, Avg. Housing Assistance Payment (HAP) = <b>\$1,063</b> per month
<b>163</b>	Non-Elderly Disabled Vouchers (NED) Average HAP = <b>\$896</b> month
<b>310</b>	Veterans Affairs Supportive Housing (VASH) , Avg. HAP = <b>\$729</b> month
<b>190</b>	State Rent Supplement Program Avg. payment of <b>\$200</b> per household



*Thomas and Serwina Walter and Case Manager Emily with their escrow check after completing their FSS program goals.*

**FAMILY SELF-SUFFICIENCY PROGRAM**  
The HPHA administers the Family Self-Sufficiency Program via a contract with the City and County



of Honolulu. FSS participants are linked to social services to help them gain economic independence from government assistance. Participants sign a FSS contract which sets out goals for their progress. As part of the program, an interest-bearing FSS escrow account is established by the HPHA for each participating family. As their income grows, the funds are deposited into the escrow account for the family who is eligible to receive the funds at the completion of their contract.

**U.S. Department of Housing and Urban Development—SEMAP**

The Section Eight Management Assessment Program (SEMAP) measures the performance of housing agencies that administer the Housing Choice Voucher program in 14 key areas. SEMAP helps HUD target monitoring and assistance to PHAs that need improvement. This fiscal year, the HPHA was rated a “**High Performer**” for the third consecutive year under the SEMAP.

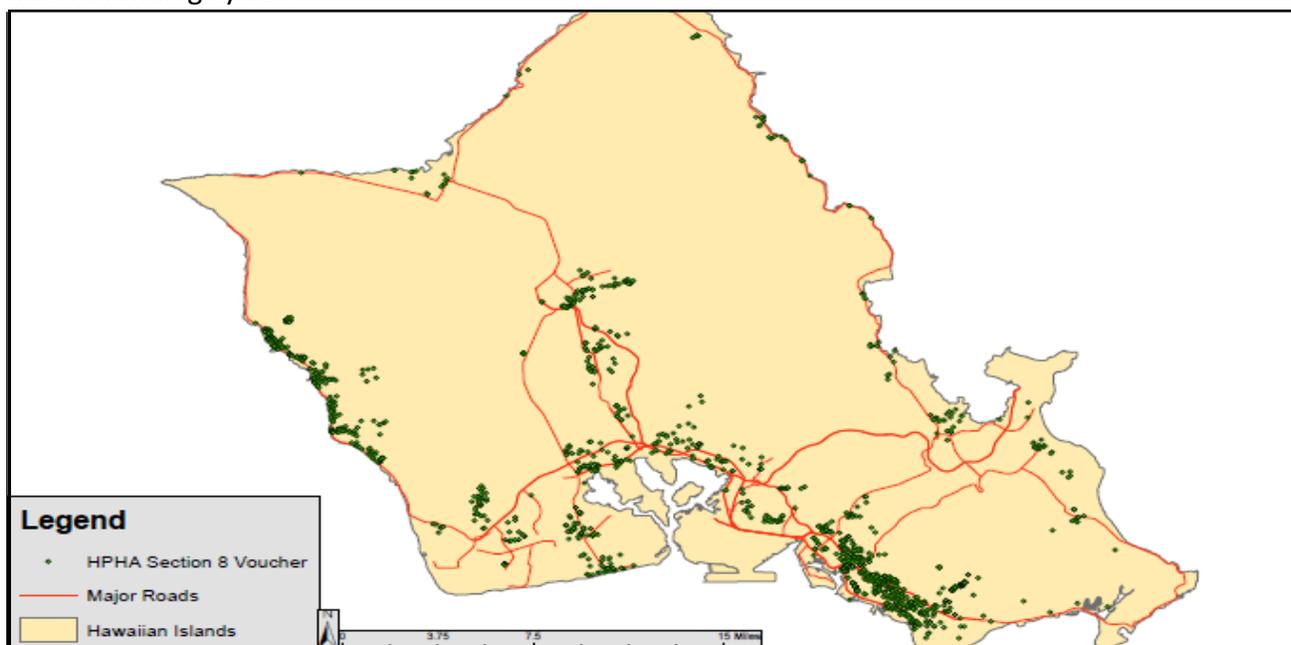
Program	Number of Families	Number of Individuals	Average Family Size	Average Tenant Payment
<b>Section 8</b>	1,921	5,346	3.24	\$328
<b>NED</b>	163	296	1.82	\$246
<b>VASH</b>	310	403	1.30	\$192
<b>Total Federal</b>	2,394	6,045	3.10	
<b>State Rent Supp.</b>	190	278	1.46	\$532
<b>Total Recipients</b>	2,584	6,323	2.92	

**SERVICING NEW FAMILIES**

Although the Section 8 waitlist has been closed since 2006, the HPHA has recently expedited serving waitlist applicants. During the year, the HPHA Board of Directors adopted a policy change to close the waitlist for the Palolo Project Based Section 8 property due to the long waitlist. HPHA will continue to work on updating the Section 8 Administrative Plan to continue to improve services.

**LEVERAGING OUR RESOURCES**

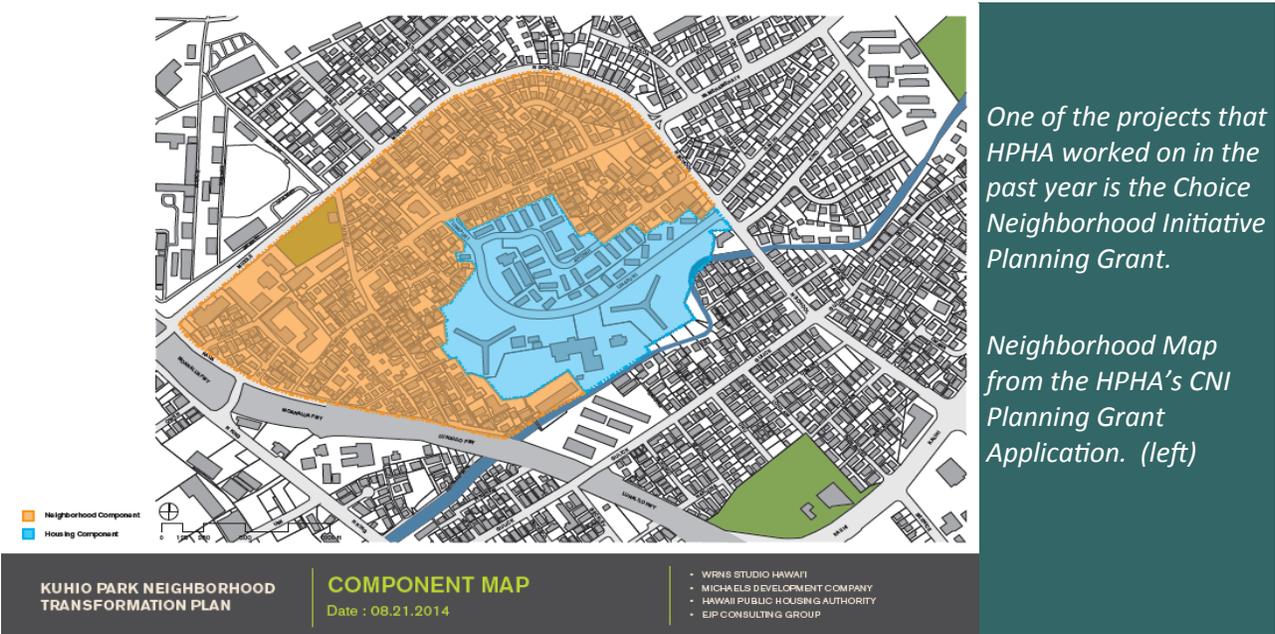
The HPHA continues to work with HUD on strategies to stretch the federal dollars, including encouraging voucher holders to rent in tax credit properties. By moving into new units where rents are capped, HPHA will have more money to fund additional vouchers. HPHA will also continue to work with HUD on strategies to leverage State funds to earn additional federal Section 8 funds in future funding cycles.



# Administrative Functions

## PLANNING AND EVALUATION OFFICE

The HPHA's Planning and Evaluation Office (PEO) performs overall planning evaluation and research activities for programs administered by the HPHA, and coordinates legislative activities for the HPHA. PEO formulates, assists and periodically updates long and short-range functional plans to meet the HPHA's program objectives and HUD requirements. Additionally, PEO compiles, reviews and analyzes statistical, demographic and market data to identify specific levels and types of housing needs within the State, works with the other branches in determining how these needs may best be met and works with government agencies, developers, advocacy groups and others to assess needs and identify strategies. PEO develops and updates administrative rule-making of the HPHA and works with legislators to develop state funding and policies to better fulfill the goals of the HPHA.



**CHOICE NEIGHBORHOODS** is one of the signature programs of the Obama Administration's Neighborhood Revitalization Initiative, which is designed to support holistic strategies that bring public and private partners together to help break the cycle of poverty. In addition to supporting affordable housing, the Choice Neighborhoods grant programs seek to encourage collaboration among housing developers, educators, the criminal justice system, cities, states, and nonprofit organizations to create sustainable, mixed-income neighborhoods with quality housing, high performing schools and safe streets.

The HPHA and its partners successfully applied for and received a Choice Neighborhoods Initiative Planning Grant award for \$300,000 from the U.S. Department of Housing and Urban Development for the Kuhio Homes public housing community.

The State Legislature was a key partner in submitting a competitive application: Senate Resolution 38, S.D. 1 was included in the application documenting the state's support; and Act 106, Session Laws of Hawaii 2012 (the State Budget) appropriated \$600,000 in CIP funds that fulfilled the 100% match requirement.

**COMMUNITY PLANNING** Throughout the past two years, regular meetings were held to gather input from the surrounding Kalihi neighborhood and Kuhio Park residents.

Housing, People, Neighborhood and Education Task forces were formed with community stakeholders to develop a robust Transformation Plan to support an application for an approximately \$30 Million Implementation Grant.

**Community Charrette Process** WRNS Studio was chosen as the Master Planner and employed a "charrette" process to engage the residents and community members in the design of the master plan. The design charrettes involved Kuhio Park low-income public housing and surrounding neighborhood residents, adjacent landowners, elected and administrative representatives of the State of Hawaii and the City and County of Honolulu, and local service providers. Community members were given direct access to the master planning team and were encouraged to express their concerns and aspirations for the Kuhio Park Neighborhood.

For more information: <http://www.hpha.hawaii.gov/cni/>

**OUTLINING OUR VISION** The final deliverable was submitted to the U.S. Department of Housing and Urban Development (HUD). The "Kuhio Park Neighborhood Transformation Plan" contains information regarding the Kuhio Park neighborhood, the future vision and strategies that were determined with all of the data that has been collected over the first half of the Choice Neighborhoods Planning Grant Initiative. If you would like to review the "Transformation Plan", you can view it on the HPHA website.



# HPHA's Administrative Functions

## CONTRACT & PROCUREMENT OFFICE

The Contract and Procurement Office is responsible for the procurement of goods, services, construction and health and human services for the Hawaii Public Housing Authority (HPHA). The Contract and Procurement Office strives to provide a procurement system of quality and integrity to ensure that purchasing actions are in full compliance with applicable federal, state, and local laws. The Contract and Procurement Office also monitors mandatory training requirements for all HPHA staff and conducts audits on small purchases conducted by the various offices.



*Procurement Officer Rick Sogawa (middle) with Governor Neil Abercrombie and Executive Director Hakim Ouansafi pose for photos after receiving the HPHA's 2014 Chief of the Year Award.*

The HPHA receives federal and state funds for the procurement of a variety of goods and services such as capital improvement projects, repair and maintenance services, and refuse collection services to name a few.

During the fiscal year, the HPHA executed 141 contracts/supplemental contracts/change orders in the amount of \$26,213,675.00 (state funds) and \$19,941,960.00 (federal funds) for a sum total of \$46,155,635.00.

## HEARINGS OFFICE

In 2014, the Hearings Office set up the use of video conferencing with the Neighbor Island offices to conduct grievance and eviction hearings as authorized under Section 356D-92, Hawaii Revised Statutes and 17-2020, Hawaii Administrative Rules. Using this new technology will lower costs for the Hearing Office.

The Hearing Office is also responsible for tracking rent delinquencies to help assist the AMPs in making timely referrals for eviction.

The HPHA continues to seek qualified members to maintain the required quorum for its eviction boards. Interested individuals can contact the HPHA's Hearings Office for more information.



### Hearings Office Statistics

153	Hearing referrals for rent in arrears and for non rent (criminal or drug cases)
62	families evicted for this period.
41	families put on conditions or vacated their units willingly.
6	cases were dismissed

## COMPLIANCE OFFICE

The Compliance Office provides oversight to ensure that programs and activities operate according to Federal and State requirements, agency policies, fair housing laws and regulations. The Chief Compliance Officer also serves as the lead staff on litigation involving the HPHA.

During Fiscal Year 2014, the Compliance Office coordinated training on Fair Housing, Language Access, Violence against Women's Act (VAWA), Confirmatory Letters, Uniform Relocation Act, PHAS, Rent Calculation/Occupancy, and Reasonable Accommodations for HPHA staff and private property management contractors. The Compliance Office processed approximately 600 tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act.

To ensure that the HPHA complies with the U.S. Housing Act of 1937 which requires all public housing agencies to record current Declarations of Trust against all property that receives federal funding, the Compliance Office worked with HUD Honolulu Field Office and the Department of the Attorney General to procure title reports and record confirmations of ownership for all properties.

### PROMOTING LANGUAGE ACCESS

One of HPHA's major goals is for all tenants to have equal access to important information. All monthly tenant newsletters include reminders about available translation and interpreter services. Below are samples from some of the major languages represented in the HPHA's programs.

- Chinese:** 如果需要中文翻譯，請聯繫您的住房經理
- Korean:** 한국어 번역이 필요한 경우, 주택 관리자에게 연락하십시오
- Samoan:** Afai e mana'omia ona fa'aliliuina ile fa'a-Samoa, fa'amolemole fa'afeso'ota'i le Pule o Fale (Housing Manager)
- Vietnamese:** Neáu cần phieân dòch sang tieáng Vieät, xin lieân laïc vòui Quaûn Lyù Gia Cồ cuûa quyù vò
- Chuukese:** Ika pwe ke mochen chiaku non Fosun Chuuk, kokori noum we housing manager.
- Marshallese:** Ne kwoj aikuij am drukkuk non kajin Majol, joij im ba non Eo im ej bok Eddo in Mwokko (Housing Manager).

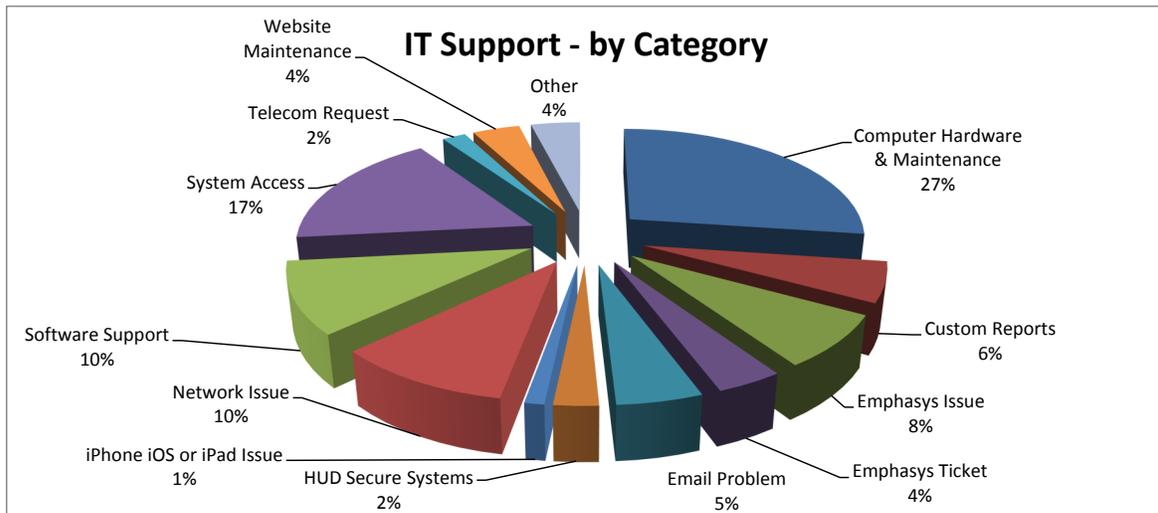
The total agency-wide expenditure for interpretation and translation costs was approximately \$60,000 for over 1,200 LEP encounters in 19 different languages, for both oral interpretation services and for written translations.



# Administrative Functions

## INFORMATION TECHNOLOGY OFFICE

Based upon figures from its internal support ticket system, the Information Technology Office (ITO) fielded more than 2,000 computer and telecom related trouble calls from HPHA offices statewide this year. These included requests for assistance with hardware, software, and network issues. ITO supports HPHA's employees and the staff of contractors managing HPHA's properties statewide that use the agency's computer resources.



### Upgrades to Emphasys Elite Software

The Emphasys Elite Public Housing software system was upgraded to the very latest version (1.9.3 MR3), which resolves many previously reported issues. The Elite software is regularly updated and under a maintenance agreement to fix bugs and stay compliant with the latest HUD requirements.



### Network Upgrades

Throughout the year, ITO continued to upgrade the network infrastructure connecting all AMPs statewide which increased operational efficiencies. Besides providing faster and more reliable connections, the increased bandwidth now makes it possible to have video conferencing for eviction hearings and grievances, thereby reducing the need and cost for interisland travel.



## Dashboard Indicators

Staff from ITO assisted the HUD contractor with mapping the data in the Emphasys Elite system to work with their Excel based dashboard indicator system. Each month, ITO staff refreshes this data to update the results. AMP staff can then view their status on several key program indicators, including occupancy, rent collections, unit turnarounds, move-ins/outs, and more.

3. Move-Ins, Move-Outs, and Unit Turnaround Time															
										Unacceptable	Needs Improvement	Acceptable			
Average Down Time										27 days	1 to 3 days	Total			
7. Rent Collections		(c)/(a) % Gross Occupancy					(c)/(b) % Adjusted Occupancy					d	e	f	
Unit Type	1 brm	2 brm	3 brm	4 brm	5 brm	Total	1 brm	2 brm	3 brm	4 brm	5 brm	Total	Average Make Ready	Average Lease-up	Total Turnaround Time
Prior Year															
July	100.0%	98.2%	99.4%	96.0%	100.0%	98.6%	100.0%	98.2%	99.4%	98.0%	100.0%	98.9%			462.37
August	100.0%	96.5%	100.0%	96.0%	100.0%	98.4%	100.0%	96.5%	100.0%	98.0%	100.0%	98.6%			444.96
September	100.0%	96.5%	100.0%	92.0%	100.0%	97.8%	100.0%	96.5%	100.0%	99.9%	100.0%	98.1%			594.26
October	100.0%	97.4%	98.2%	96.0%	100.0%	97.8%	100.0%	97.4%	98.2%	98.0%	100.0%	98.1%			437.72
November	95.8%	98.2%	97.6%	96.0%	100.0%	97.5%	95.8%	98.2%	97.6%	98.0%	100.0%	97.8%			555.06
December	100.0%	100.0%	98.8%	94.0%	100.0%	98.6%	100.0%	98.8%	95.9%	100.0%	100.0%	98.9%			618.51
January	100.0%	100.0%	99.4%	94.0%	100.0%	98.9%	100.0%	100.0%	99.4%	95.9%	100.0%	99.2%			568.46
February	100.0%	100.0%	99.4%	94.0%	100.0%	98.9%	100.0%	100.0%	99.4%	95.9%	100.0%	99.2%			742.04
March	100.0%	99.1%	98.2%	94.0%	100.0%	98.1%	100.0%	99.1%	98.2%	95.9%	100.0%	98.3%			553.68
April	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			847.07
May	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			633.05
June	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			522.25
Year to Date	99.2%	98.6%	99.1%	94.5%	100.0%	98.4%	99.2%	98.6%	99.1%	96.5%	100.0%	98.6%			462.37

## Exempt Employment & Volunteer Report

The HPHA employed 297 full time employees in a variety of civil service and non-civil service capacities statewide as of June 30, 2014. Pursuant to Section 356D-2, HRS, the HPHA provides the following report on the employment of non-civil service positions. All positions are considered critical to agency operations and do not have a civil service equivalent or were hired under Act 159.

*Like many groups and individuals across the HPHA's inventory, families at the Kapaa property on Kauai showed their community pride and volunteered to repaint the bus stop near their property.*



### MAHALO TO THE VOLUNTEERS!

Pursuant to Section 90-5, HRS, the HPHA provides the following report on the use of Volunteers:

**Total Number of Volunteers Utilized:  
Approximately 140**

**Total No. of Service Hours Logged:  
Over 1,900 hours**

## Financial Data and Auditor's Report

The HPHA's Fiscal Management Office (FMO) oversees all budgeting and accounting needs of the housing authority. During Fiscal Year 2014, the FMO converted its accounting system to an upgraded software program called Emphasys Elite, underwent financial training sponsored by HUD, improved operations, and closed the fiscal year successfully. The FMO will continue to improve by further streamlining operations, attending professional training sessions, and carrying out various federal and state reporting requirements.

**Hawaii Public Housing Authority**  
**Condensed Statements of Net Position**  
**For the Fiscal Year Ended June 30, 2014**  
**(in thousands of dollars)**

	<b>Governmental Activities</b>	<b>Business Activities</b>	<b>Total</b>
Current and Other Assets	\$ 129,689	\$ 68,316	\$ 198,005
Capital Assets	4,720	298,227	302,947
Other Assets	-	8,716	8,716
Total Assets	<u>\$ 134,409</u>	<u>\$ 375,259</u>	<u>\$ 509,668</u>
Current and Other Liabilities	\$ 3,178	\$ 6,788	\$ 9,966
Long-term Liabilities	89	16,611	16,700
Total Liabilities	<u>3,267</u>	<u>23,399</u>	<u>26,666</u>
Net Position:			
Invested in Capital Assets, Net of Related	4,720	298,226	302,946
Restricted	2,276	-	2,276
Unrestricted	124,146	53,634	177,780
Total Net Position	<u>131,142</u>	<u>351,860</u>	<u>483,002</u>
Total Liabilities & Net Position	<u>\$ 134,409</u>	<u>\$ 375,259</u>	<u>\$ 509,668</u>

The most recent financial and audit information is available on the HPHA website:

<http://www.hpha.hawaii.gov/reportsstudies/index.htm>

Hawaii Public Housing Authority  
Government-Wide Statement of Activities  
For the Fiscal Year Ended June 30, 2014  
(in thousands of dollars)

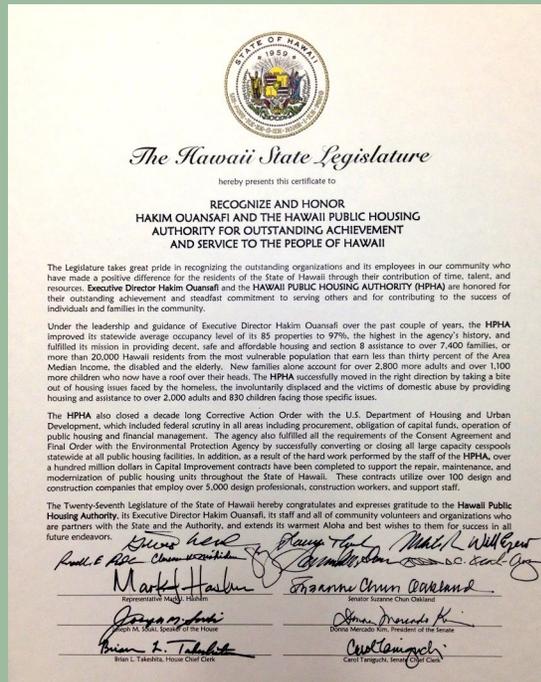
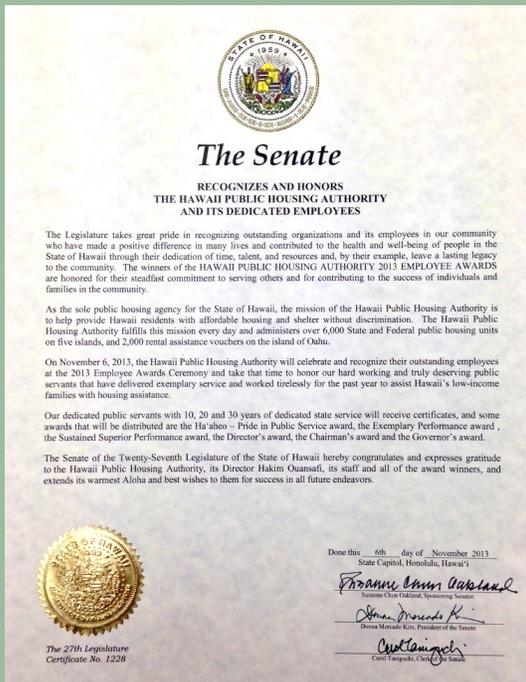
Revenues	<b>Governmental Activities</b>	<b>Business Activities</b>	<b>Total</b>
Program Revenues			
Charges for Services	\$ -	\$ 19,315	\$ 19,315
Operating Grants and Contributions	52,662	20,358	73,020
Capital Grants and Contributions	-	13,869	13,869
Other Income		47	47
General Revenues:			
State Allotted Appropriations, Net of Lapsed Funds	49,630	-	49,630
<b>Total Revenue</b>	<b>102,292</b>	<b>53,589</b>	<b>155,881</b>
 Expenses			
Government Activities			
Rental Assistance Program	69,590	-	69,590
Business Type Activities			
Rental Assistance Program	-	58,285	58,285
Housing Development program	-	8,591	8,591
Other	-	3,109	3,109
<b>Total Government-wide Expenses</b>	<b>69,590</b>	<b>69,985</b>	<b>139,575</b>
Excess (deficiency) of Revenues Over (under) Expenses	32,702	(16,396)	16,306
Capital Contributions	-	14,479	14,479
Transfers	(6,682)	6,682	-
<b>CHANGES IN NET POSITION</b>	<b>26,020</b>	<b>4,765</b>	<b>30,785</b>
Total net position, beginning of the year	105,122	347,095	452,217
<b>Total net position, end of the year</b>	<b>\$ 131,142</b>	<b>\$ 351,860</b>	<b>\$ 483,002</b>

# 2014 Legislative Acts

In 2014, the following two bills that affect the HPHA were enacted, and are currently in the process of being implemented.

Act	Title/Intent	Description
Act 91 (S.B. No. 651 SD2, HD2, CD1)	Relating to Health	Prohibits smoking in and around public housing projects and state low-income housing projects under the jurisdiction of the Hawaii Public Housing Authority and in and around elder or elderly households.
Act 178 (H.B. No. 1539 HD1, SD2, CD1)	Relating to the Hawaii Public Housing Authority's Administration of the Housing Choice Voucher Program	Requires the return of a housing choice voucher to the Hawaii Public Housing Authority upon the death or removal from assistance of the last original household member or upon the youngest minor of the family reaching the age of twenty-one or twenty-three if the minor is a full-time student. Prohibits adding legal guardians to the household unless the legal guardian is also eligible for participation in the program.

**Legislative and Administration Support for HPHA.** *The HPHA is appreciative of the continued support from the Legislature and the Administration and looks forward to another productive session in 2015.*



## 2015 Legislative Proposals

Looking forward, the HPHA tentatively intends to pursue the following legislative proposal in 2015 to further improve and streamline its operations to better serve its tenants and program applicants. This portion of the report is required under Section 356D-20(3)(B), Hawaii Revised Statutes.

Title / Intent	Bill Purpose	DHS No.
Relating to Capital Improvement Projects	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.	HMS-1
Relating to the Hawaii Public Housing Authority—ATG Exemption	To authorize the Hawaii Public Housing Authority to hire in-house legal counsel while retaining the ability to request and secure legal services from the Attorney General and the Department of the Attorney General.	HMS-2
Relating to the Hawaii Public Housing Authority—Exemption from Art Assessment	To exempt the Hawaii Public Housing Authority from the required transfer of one per cent of capital improvement appropriations to the works of art fund.	HMS-6
Relating to the Hawaii Public Housing Authority—Disposition of Personal Property	To expand the Hawaii Public Housing Authority's authority to dispose of property seized, abandoned or remaining upon eviction in and around federal, elder or elderly or state low-income housing projects.	HMS-7
Relating to the Hawaii Public Housing Authority—Trespass	To clarify trespassing in the second degree at public housing properties.	HMS-8

# Federal and State Public Housing Properties



## OAHU PROPERTIES

PROPERTY NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	DATE OF INITIAL OCCUPANCY
<b>Asset Management Project 30</b>					
Puuwai Momi	99-132 Kohomua St.	Aiea	96701	260	07/15/69
Hale Laulima	1184 Waimano Home Rd.	Pearl City	96782	36	03/24/81
Salt Lake	2907 Ala Ilima St.	Honolulu	96818	28	06/25/82
Waipahu I	94-111 Pupuoale St.	Waipahu	96797	19	04/20/70
Waipahu II	94-132 Pupupuhi St.	Waipahu	96797	20	01/05/70
<b>Asset Management Project 31</b>					
Kalihi Valley Homes	2250 Kalena Dr.	Honolulu	96819	373	08/25/53
Hauiki Homes	Meyers St.	Honolulu	96819	46	06/09/64
Puahala Homes I	Ahiahia Pl. & Hala Dr.	Honolulu	96817	28	04/19/52
Puahala Homes II	Ahiahia Pl.	Honolulu	96817	20	04/19/52
Puahala Homes III	Ahiahia Pl.	Honolulu	96817	40	07/15/59
Puahala Homes IV	School St. & Lanakila Ave.	Honolulu	96817	40	07/15/59
<b>Asset Management Project 32</b>					
Mayor Wright Homes	521 N. Kukui St	Honolulu	96817	364	10/27/52
<b>Asset Management Project 33</b>					
Kaahumanu Homes	Alokele & Kaiwiula St	Honolulu	96817	152	10/26/58
Kamehameha Homes	1541 Haka Dr.	Honolulu	96817	221	08/26/97
<b>Asset Management Project 34</b>					
Kalakaua Homes	1545 Kalakaua Ave.	Honolulu	96826	221	12/05/83
Makua Alii (E)	1541 Kalakaua Ave.	Honolulu	96826	211	12/06/67
Paoakalani (E)	1583 Kalakaua Ave.	Honolulu	96826	151	12/21/70
<b>Asset Management Project 35</b>					
Punchbowl Homes (E)	730 Captain Cooke Ave.	Honolulu	96813	156	12/27/60
Kalanihua (E)	1220 Aala St.	Honolulu	96817	151	01/16/69
Makamae (E)	21 S. Kuakini St.	Honolulu	96813	124	06/08/71
Spencer House	1035 Spencer St.	Honolulu	96822	17	11/16/86
Pumehana (E)	1212 Kinau St.	Honolulu	96814	139	04/04/72
<b>Asset Management Project 40</b>					
Kuhio Homes	Ahonui St./Linapuni St.	Honolulu	96819	134	11/16/53
<b>Oahu Management Unit 42</b>					
Hale Po'ai (E)	1001 N. School St.	Honolulu	96817	206	06/01/89
La'iolu (E)	1 & 15 Ihoiho Pl.	Wahiawa	96786	108	10/01/91
Kamalu (E)	94-941 Kau'olu Pl.	Waipahu	96797	109	12/01/93
Ho'olulu (E)	94-943 Kau'olu Pl.	Waipahu	96797	112	02/02/95
Halia Hale (E)	851 N. School St.	Honolulu	96817	41	10/20/95

# Federal and State Public Housing Properties

## Asset Management Project 44

Waimaha-Sunflower	85-186 McArthur St.	Waianae	96792	130	07/01/80
Kau'iokalani	85-658 Farrington Hwy.	Waianae	96792	50	07/26/95
Maili I	Maliona St.	Waianae	96792	20	01/28/69
Maili II	Keliikipi St.	Waianae	96792	24	11/12/99
Nanakuli Homes	Lualei Pl. & Farrington Hwy.	Waianae	96792	36	11/24/69

## Asset Management Project 45

Koolau Village	45-1027 Kamau Pl.	Kaneohe	96744	80	11/05/69
Hookipa Kahaluu	47-330 Ahuimanu Rd.	Kaneohe	96744	56	08/18/83
Kaneohe Apartments	45-507 & 45-513 Pahia Rd.	Kaneohe	96744	24	04/19/84
Kauhale O'hana	41-1260 Kalaniana'ole Hwy.	Waimanalo	96795	25	04/06/95
Waimanalo Homes	Humuniki St. & Humuna Pl.	Waimanalo	96795	19	05/02/01
Waimanalo Homes II	Humuniki St. & Humuna Pl.	Waimanalo	96795	22	05/02/01

## Asset Management Project 49

Kauhale Nani	310 North Cane St.	Wahiawa	96786	50	07/10/80
Wahiawa Terrace	337 Palm St.	Wahiawa	96786	60	10/01/66
Kupuna Home O'Waialua (E)	67-088 Goodale Ave.	Waialua	96791	40	02/01/77

## Asset Management Project 50

Palolo Valley Homes	2107 Ahe Street	Honolulu	96816	118	06/30/57
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## Asset Management Project 52

Kuhio Park Terrace	1475 Linapuni St.	Honolulu	96819	347	02/02/65
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## HAWAII PROPERTIES

NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	DATE OF INITIAL OCCUPANCY
<b>Asset Management Project 37 (East Hawaii)</b>					
Lanakila Homes I	600 Wailoa St	Hilo	96720	78	02/29/00
Lanakila Homes II	600 Wailoa St.	Hilo	96720	44	02/29/00
Lanakila Homes III	600 Wailoa St.	Hilo	96720	40	09/14/62
Lanakila Homes IV	600 Wailoa St.	Hilo	96720	48	04/26/05
Hale Aloha O Puna (E)	16-189 Pili Mua St.	Keaau	96749	30	11/08/77
Hale Olaloa (E)	144 Kamana St.	Hilo	96720	50	07/08/76
Kauhale O'Hanakahi	19 Pamala St.	Hilo	96720	20	02/28/97
Lokahi	Lokahi Circle	Hilo	96720	30	05/01/62
Pahala (E)	96-1169 Kou St.	Pahala	96777	24	06/14/72
Pomaikai Homes (E)	929 Ululani St.	Hilo	96720	20	04/06/67

# Federal and State Public Housing Properties

## HAWAII PROPERTIES



### Asset Management Project 43 (West Hawaii)

Ka Hale Kahaluu	78-6725 Makolea St.	Kailua-Kona	96740	50	08/13/81
Hale Hookipa (E)	81-1038 Nani Kupuna Place	Kealakekua	96750	32	06/01/76
Kaimalino	74-5060 Kealakaa St.	Kailua-Kona	96740	40	06/28/71
Kealakehe	74-991 Manawale'a St.	Kailua-Kona	96740	48	08/28/85
Nani Olu (E)	81-1011 Nani Kupuna Place	Kealakekua	96750	32	08/31/81

### Asset Management Project 46 (North Hawaii)

Noelani II	65-1191 Opelo Rd.	Kamuela	96743	24	11/07/88
Hale Hauoli (E)	45-540 Koniaka Pl.	Honokaa	96727	40	03/04/70
Ke Kumu 'Ekolu	68-3385 Ke Kumu Pl.	Waikoloa	96738	20	02/28/97
Ke Kumu Elua	68-3367 Ke Kumu Pl.	Waikoloa	96738	26	10/22/95
Noelani I	65-1189 Opelo Rd.	Kamuela	96743	19	04/15/83



## KAUAI PROPERTIES

### Asset Management Project 38 (Kauai)

Kapaa	4726 Malu Rd.	Kapaa	96746	36	07/19/66
Hale Hoolulu (E)	4264 Ala Muku Pl.	Kilauea	96754	12	04/02/74
Hale Nana Kai O Kea (E)	4850 Kawaihau Rd.	Kapaa	96746	38	10/15/77
Hui O Hanamaulu	Laukona St.	Hanamaulu	96715	46	05/18/66
Kalaheo	Puu Rd.	Kalaheo	96741	8	04/03/67
Kawailehua -State	5220 Paanau Rd.	Koloa	96756	26	11/23/93
Kekaha Ha'aheo	8238 Iwipolena Rd.	Kekaha	96752	78	10/12/82
Eleele Homes	Ahe St.	Eleele	96705	24	06/17/66
Hale Hoonanea (E) (Port Allen)	4401 Waialo Rd.	Eleele	96705	40	07/06/76
Home Nani (E)	Moana & Laau Rd.	Waimea	96796	14	07/07/70
Kawailehua - Federal	5230 Paanau Rd.	Koloa	96756	25	10/15/93



## MAUI / MOLOKAI PROPERTIES

### Asset Management Project 39 (Maui / Molokai)

Kahekili Terrace [a & b]	2015 Holowai Pl..	Wailuku	96793	82	05/01/66
David Malo Circle	Mill St	Lahaina	96761	18	06/01/66
Makani Kai Hale	35 Koapaka Ln.	Waiehu	96793	25	09/11/95
Piilani Homes (E)	1028 Wainee St.	Lahaina	96761	42	08/17/70
Makani Kai Hale II	35 Koapaka Ln.	Waiehu	96793	4	05/01/98
Kahale Mua - Federal	P.O. Box 30	Maunaloa	96770	25	12/10/93
Kahale Mua - State	Maunaloa, Molokai	Maunaloa	96770	32	04/11/92



EQUAL HOUSING  
OPPORTUNITY



**Hawaii Public Housing Authority**  
**1002 North School Street**  
**Honolulu, Hawaii 96817**  
**(808) 832-4692**  
**[www.hpha.hawaii.gov](http://www.hpha.hawaii.gov)**