Approved by the Executive Director
April 16, 2009

FOR ACTION

SUBJECT: To Approve the Hawaii Public Housing Authority's Five Year and Annual Public Housing Agency Plan for the Fiscal Year Beginning July 1, 2009 to June 30, 2010 and to Authorize the Executive Director to Take Required Actions to Submit the Approved Plan to the U.S. Department Of Housing and Urban Development

I. FACTS

A. The Public Housing Agency (PHA) 5-Year and Annual Plans are a requirement of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the Housing and Economic Recovery Act (HERA) of 2008. All public housing agencies administering federal public housing and Section 8 tenant-based (housing choice voucher) assistance programs must submit their plans to the U.S. Department of Housing and Urban Development (HUD) to be eligible to receive administrative, operating, Capital Fund Program, and Section 8 Housing Choice Voucher assistance monies.

B. The PHA 5-Year plan (2009 – 20014) states the mission of serving the needs of low-income and very low-income families for a five-year period.

C. The Hawaii Public Housing Authority (HPHA) must submit information using a new HUD-developed template for the plans. HPHA must electronically submit the plans and required attachments to the local Honolulu HUD Office no later than April 17, 2009 for their review and subsequent approval.

D. Beginning in July 2008 HPHA staff drafted the 2009 5-Year and Annual Plans and held a series of discussions with the Resident Advisory Board (RAB) members on a monthly basis. The results of those discussions are part of the Plan submission to HUD.

E. On February 19, 2009, the HPHA Board of Directors authorized the required public hearings on the draft HPHA 2009 5-Year and Annual Plans. Notice of the public hearings was subsequently published in newspapers in each county. In the March rent statements, sent to all residents of public housing, there was included a copy of the notice, which also advised residents how and where they could review the draft plan.

II. DISCUSSION

A. Public hearings were scheduled to accept and record public testimony in each county on the evening of April 9, 2009. A summary of the testimony was prepared, and a list developed of the plan sections commented on by members of the public. These documents will be provided at the Board meeting.

B. The draft Public Housing Agency (PHA) 5-Year and Annual Plan for 2009 and required attachments that went to the public prior to the hearings on April 9, 2009, are provided in this packet for review, along with documents which are not part of the Plan, but required by HUD to be available to the public.

C. HPHA staff reviewed and considered all testimony received prior to and at the public hearings, and incorporated such changes as were deemed appropriate. The changes made to the draft plan are described in a separate document "Modifications Proposed to be Included in Final Plan," which will be presented at the board meeting.

D. Changes to the plan as approved by the Board will be incorporated prior to its submission to HUD.

III. RECOMMENDATION

That the HPHA Board of Directors approves HPHA's final Public Housing Agency (PHA) 5-Year and Annual Plans for 2009 and authorizes the Executive Director to submit it along with required documents to the Department of Housing and Urban Development on April 17, 2009.

Prepared by: Alan Sarhan, Planner

Hawaii Public Housing Authority
Annual and Five-Year Plan
Fiscal Years 2010-2014

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0 PHA Information

PHA Name: Hawaii Public Housing Authority

PHA Code: HI001

PHA Type: ☐ Small ☐ High Performing ☒ Standard ☐ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): 07/2009

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of Public Housing Units: 5,331

Number of Housing Choice Voucher units: 3,128

3.0 Submission Type

- ☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission.

The mission of the Hawaii Public Housing authority is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

DRAFT

5.2 Goals and Objectives

A. PHA Goal: Expand the supply of assisted housing
Objectives:
1. Apply for additional rental vouchers if available.
2. Reduce public housing vacancies: Not to exceed 5% vacancy rate.
3. Leverage private or other public funds to create additional housing opportunities: Assess the feasibility of mixed-use private redevelopment.
4. Shelter Plus – 100 units (20 unit per year)

B. PHA Goal: Improve the quality of assisted housing
Objectives:
1. Improve public housing management: (PHAS score)
   - PHAS Physical Condition (REAC) - Passing score of 75 out of 100 points.
   - PHAS Financial Condition- Increase rent collection rate to 95%.
   - PHAS Management Operations -Vacant Unit Turnaround Time: Less than or equal to 20 days; Work Orders: Complete or abate 100% of emergency work orders within 24 hours and complete non-emergency work orders within an average of 25 days; Annual Inspections: Inspected 100% of its units and systems using the Uniform Physical Condition Standard (UPCS).
   - PHAS Resident Survey – refer to "Increase Customer Satisfaction" below.
   - Evaluate and upgrade PHA computer software to increase the efficiency of programs agency-wide.
   - Improve tenant rent collection system through timely evictions for non-payment of rents.
2. Improve voucher management: (SEMAP score) Strive for High-Performer: 90%
   - Maintain lease-up to 95% of budget utilization.
   - Partner with the City and County of Honolulu, Section 8 Housing Choice Voucher Program to develop a rent reasonableness process to improve operational effectiveness.
   - Develop and maintain an effective reporting system to improve operational efficiency.
   - Continue to develop relationships with more partners in the recruitment and retention of landlords.
3. Increase customer satisfaction: Resident Services and Satisfaction Survey - Achieve at least a score of 80% in all categories (maintenance and repair, communication, safety, services and neighborhood appearance).
4. Concentrate on efforts to improve specific management functions:
   - Develop strategies and training for PH managers and staff to improve rating on the Resident Service and Satisfaction Survey.
   - Develop a plan to have Tenant Monitors available when managers are not available.
5. Renovate or modernize public housing units.
6. Demolish or dispose of obsolete public housing and provide replacement housing.
7. Provide replacement vouchers.
8. Leverage Capital Funds to accelerate modernization projects.
9. Study the feasibility of utilizing public/private partnerships for the redevelopment of public housing.

C. PHA Goal: Increase assisted housing choices
Objectives:
1. Conduct outreach efforts to potential voucher landlords.
2. Provide Section 8 voucher mobility counseling.
3. Increase voucher payment standards.

5.2 Goals and Objectives (cont.)

4. Implement voucher homeownership program.
5. Implement public housing or other homeownership programs.
6. Utilize Geographical Wait Lists.
7. Pursue designated housing for elderly-only project(s).

D. PHA Goal: Provide an improved living environment
Objectives:
1. Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments.
2. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
3. Implement public housing security improvements.
4. Designate developments or buildings for particular resident groups (elderly, persons with disabilities).

E. PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
1. Increase the number and percentage of employed persons in assisted families by annually assisting public housing residents to attain their goals for economic self-sufficiency.
2. Attract supportive services to improve assistance recipients' employability.
3. Attract supportive services to increase independence for the elderly or families with disabilities by annually providing or attracting supportive services at 5 public housing sites that service elderly or disabled populations.
4. Provide measures and opportunities to increase the income of residents to complement de-concentration and income targeting.
5. Encourage and support resident participation in an existing Individual Development Account (IDA).

F. PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
4. Continue on-going efforts to educate and provide information to the general population and to landlords.
5. Conduct on-going training to educate staff.
6. Continue to implement the Section 504 and ADA transition plans.
7. Implement the Limited English Proficiency (LEP) plan for applicants and residents of public housing and Section 8 programs.
8. Provide training to non-English speaking and/or Limited English Proficiency speaking groups with an interpreter available on federal and state fair housing laws.
9. Build community ties with private and non-profit organizations to affirmatively further fair housing.
10. Update the Fair Housing Analysis of Impediments in 2009.

5.2 Goals and Objectives (cont.)

G. PHA Goal: Improve the housing delivery system through cost-effective management of federal and State government programs and resources:
   1. Implement project based accounting and management for federal public housing.
   2. Evaluate and upgrade PHA computer software to improve financial accounting and reporting.
   3. Improve tenant rent collection system through updating policies and procedures, timely evictions for non-payment of rents, and timely write offs.

H. PHA Goal: Evaluate the current administration of HPHA's Section 8 Housing Choice Voucher Program.

I. PHA Goal: Due to the recent change in funding levels for the Section 8 HCV Program by HUD, HPHA will be exploring various options to maximize the number of voucher participants within the current HUD funding level, including:

   1. Adjusting the subsidies given to the current voucher holders to increase the number of active vouchers;
   2. Maintaining current subsidy amounts and not open the wait list until HUD funding is increased.

J. PHA Goal: Comply with the Violence Against Women Act to support and assist victims of domestic violence, dating violence, sexual assault, or stalking. To protect certain victims as well as members of the victims' immediate families – from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim.

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission

- Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures.
- Financial Resources
- Rent Determination
- Operations and Management
- Designated Housing for Elderly
- Community Service and Self Sufficiency
- Safety and Crime Prevention

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

Hawaii Public Housing Authority (HPHA)
1002 North School Street, Bldg. E
Honolulu, Hawaii 96817

Lanakila Homes
600 Wailoa Street
Hilo, Hawaii 96720

Ka Hale Kahaluu
78-6725 Makolea Street
Kailua-Kona, Hawaii 96740

Kapaa
4726 Malu Road
Kapaa, Hawaii 96746

Kahekili Terrace
2015 Holowai Place
Wailuku, Hawaii 96793

Also available on the internet at http://www.hpha.hawaii.gov/housingplans/index.htm

THE FOLLOWING POLICIES ARE ALSO AVAILABLE AT THE LOCATIONS ABOVE:
Note: ACOP refers to the Admissions and Continued Occupancy Policy document

1. **Eligibility, Selection and Admissions. and Wait List Policies:** ACOP Chapters 2 through 8
   - HPHA will amend this policy to establish a wait list preference for working families.
2. **De-concentration Policy:** ACOP Chapter 4

   HPHA will betaking two steps to further this policy:
   - amending this policy to establish a wait list preference for working families
   - utilizing public/private partnership mixed-use redevelopment at one or more sites
3. **Statement of Financial Resources**
4. **Rent Determination policy:** ACOP Chapter 6
   - HPHA will change its policy to impose a $25 fee for late rent and dishonored checks.
5. **Operation and Management**
6. **Grievance Procedures:** ACOP Chapter 13

6.0	**(cont.)** 7. **Designated Housing for Elderly and Disabled Families** 8. **Community Service and Self-Sufficiency** 9. **Safety and Crime Prevention** 10. **Pets Policy:** ACOP Chapter 10 11. **Civil Rights Certification** 12. **Fiscal Year Audit** 13. **Asset Management** 14. **Violence Against Women Act (VAWA) activities**
7.0	• **Hope VI or Mixed Finance Modernization or Development:** HPHA is planning a Request for Proposals for a developer/partner mixed income/mixed finance redevelopment project at Kuhio Park Terrace (614 units) and Kuhio Homes (134 units). Timetable: HPHA Board approval.....February 19, 2009 Issuance of RFP.....March, 2009 Notice of award.....August, 2009 • **Demolition and/or Disposition:** No requests are planned at this time. HPHA may consider demolition of a limited number of units should circumstances require. Such action would only occur in consultation and with the approval of Department of Housing and Urban Development. • **Conversion of Public Housing:** None planned for this time period. • **Homeownership Programs:** Waimanalo Homes (HI10P001025) approved 1/10/2000; 28 units affected. No change in status since previous PHA plan. • **Project-based Vouchers.** 305 units at Pololo Homes I and II. Consistent with the HPHA's efforts to sustain and increase the availability of decent, safe, and affordable housing, HPHA plans to continue its utilization of rent subsidy vouchers through the Federal Project-Based Certificate/Voucher Program. The HPHA will earmark up to the maximum allowable vouchers as specified in 24 CFR 983 and will utilize project basing on the counties of Oahu, Kauai, Maui, and Hawaii in accordance with program guidelines and objectives. To maximize utilization and to encourage tenant development, HPHA applied for and received HUD approval on August 8, 2001 to exceed the 25 percent cap for dwelling units in any building to be assisted under a housing assistance payment (HAP) by requiring owners to offer supportive services. To minimize the loss of existing housing inventories, HPHA applied for and received HUD approval on October 4, 2001 to attach Project Based Assistance to State-owned public housing projects in areas, which exceed the 20 percent poverty rate limitation. HPHA will continue to develop these strategies to better address housing needs in Hawaii.

8.1	**Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report,* form HUD-50075.1, for each current and open CFP grant and CFFP financing. ***ATTACHED***
8.2	**Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. ***ATTACHED***
8.3	**Capital Fund Financing Program (CFFP).** ☐ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. *NOT APPLICABLE*

9.0 Housing Needs of Families in the Jurisdiction.

Housing Needs of Families on the Public Housing Waiting List		
	# of families	% of total families
Waiting list total	8,834	
Extremely low income <=30% AMI	7,457	84.41
Very low income (>30% but <=50% AMI)	1,170	13.24
Low income (>50% but <80% AMI)	177	2.0
Families with children	4,504	50.98
Elderly families	1,797	20.34
Families with Disabilities	1,774	20.08
White	1,456	16.48
Hispanic	589	6.67
Black	203	2.3
Am Indian, etc	105	1.19
Asian/Pacific Islander/Other	7,070	80.03
Characteristics by Bedroom Size (Public Housing Only)		
1BR and Studio	3,911	44.27
2 BR	3,277	37.10
3 BR	1,339	15.16
4 BR	227	3.14
5 BR	30	.34
5+ BR	0	

9.0 Housing Needs (cont.)

Housing Needs of Families on the Section 8 Waiting List		
	# of families	% of total families
Waiting list total	4,252	
Extremely low income <=30% AMI	4,016	94.4
Very low income (>30% but <=50% AMI)	205	4.8
Low income (>50% but <80% AMI)	31	.07
Families with children	1,508	35.5
Elderly families	261	6.1
Families with Disabilities	691	16.3
White	786	18.6
Hispanic	358	8.4
Black	109	2.6
Am Indian, etc	51	1.2
Asian/Pacific Islander/Other	3,306	77.8%

The following data is drawn from the Hawaii Housing Policy Study Update, 2006, by SMS Research for Hawaii Housing Finance and Development Corporation (HHFDC).

Shelter costs as percentage of income (Source: 2006 HHFDC Housing Policy Study):

	State of Hawaii	County of Honolulu	County of Hawaii	County of Maui	County of Kauai
Less than 30% household Income	40.7	40.6	43.4	36.5	43.0
30 to 40% of household income	12.8	12.4	12.4	15.8	12.0
More than 40% household income	25.7	25.1	26.1	30.0	24.0
No shelter cost	20.8	21.9	18.1	17.7	20.9

"No shelter cost" includes those renting without payment of cash rent and homeowners with paid-up mortgages.

9.0 Housing Needs (cont.)

Household income data by County (Source: 2006 HHFDC Housing Policy Study)

County	Year	Total Households	Household Income: Less than $15,000	$15,000 to $24,999*	$25,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more	Refused
Honolulu	1992	247,349	N/A	24%	13%	16%	12%	6%	7%	21%
	1997	272,234	9%	9%	12%	16%	15%	9%	6%	24%
	2003	292,003	8%	10%	14%	22%	18%	11%	17%	—
	2006	303,149	13%	7%	12%	14%	22%	12%	21%	—
Maui	1992	34,266	N/A	20%	17%	20%	11%	2%	3%	27%
	1997	39,252	10%	8%	16%	18%	15%	7%	6%	20%
	2003	43,687	9%	13%	13%	22%	19%	14%	11%	—
	2006	49,484	11%	8%	11%	18%	20%	15%	17%	—
Hawaii	1992	39,789	N/A	24%	19%	20%	11%	3%	4%	20%
	1997	46,271	14%	14%	15%	15%	12%	4%	4%	22%
	2003	54,644	14%	12%	17%	22%	17%	9%	9%	—
	2006	61,213	13%	10%	13%	16%	22%	10%	16%	—
Kauai	1992	16,981	N/A	20%	14%	22%	10%	5%	3%	26%
	1997	18,817	11%	13%	15%	16%	15%	5%	3%	23%
	2003	20,460	13%	12%	16%	21%	18%	9%	12%	—
	2006	21,971	10%	10%	12%	15%	23%	11%	19%	—
Total	1992	338,385	N/A	24%	14%	17%	12%	5%	6%	22%
	1997	376,574	10%	10%	13%	16%	15%	8%	6%	24%
	2003	410,794	10%	10%	14%	21%	19%	10%	15%	—
	2006	435,818	13%	7%	12%	15%	21%	12%	20%	—

Housing Cost by County (Source: 2006 HHFDC Housing Policy Study)

	Year	Total Households	Average Monthly Mortgage Payment: Total	Single-family	Multi-family	Average Monthly Rent: Total	2-bedroom apartment
Honolulu	1992	247,349	$821	$915	$832	$864	
	1997	272,234	$1,430	$1,369	$1,335	$928	$923
	2003	292,003	$1,548	$1,650	$1,239	$1,014	$1,072
	2006	303,149	$1,142	$1,173	$1,029	$1,300	$1,393
Maui	1992	34,266	$778	$831	$719	$730	
	1997	39,252	$1,210	$1,664	$789	$850	$1,138
	2003	43,687	$1,310	$1,346	$1,104	$979	$1,072
	2006	49,484	$1,461	$1,451	$1,458	$1,256	$1,253
Hawaii	1992	39,789	$851	$891	$579	$556	
	1997	46,271	$954	$1,069	$840	$697	$644
	2003	54,644	$1,072	$1,078	$919	$859	$843
	2006	61,213	$1,057	$1,039	$1,407	$1,146	$1,152
Kauai	1992*	16,981	$728	$773	$612	$807	
	1997	18,817	$1,151	$1,290	$881	$830	$860
	2003	20,460	$1,284	$1,306	$1,014	$983	$885
	2006	21,971	$1,165	$1,178	$974	$1,230	$1,271
Total	1992	338,385	$800	$863	$813	$793	
	1997	376,574	$1,319	$1,330	$1,286	$897	
	2003	410,794	$1,433	$1,488	$1,213	$992	$1,037
	2006	435,818	$1,167	$1,183	$1,081	$1,274	$1,346

9.0

Housing Needs (cont.)

Shelter to Income Ratios (Source: 2006 HHFDC Housing Policy Study)

County	Year	Total Households	Monthly Shelter Payment as a Percent of Monthly Household Income			
			Under 30 percent	30 to 40 percent	Over 40 percent	Not enough information
Honolulu	1992	247,349	55.7%	14.1%	20.2%	10.0%
	1997	272,234	55.1%	18.9%	18.4%	7.5%
	2003	292,003	55.7%	18.5%	18.0%	7.8%
	2006	303,149	54.8%	10.9%	22.0%	12.0%
Maui	1992	34,266	59.3%	18.1%	15.8%	6.7%
	1997	39,252	47.9%	16.0%	19.8%	16.4%
	2003	43,687	52.2%	18.3%	15.7%	15.9%
	2006	49,484	49.1%	14.3%	27.1%	9.4%
Hawaii	1992	39,789	70.2%	12.4%	11.5%	5.9%
	1997	46,271	51.8%	18.1%	20.4%	9.7%
	2003	54,644	52.5%	19.1%	15.9%	12.4%
	2006	61,213	54.9%	11.1%	22.0%	12.0%
Kauai	1992*	16,981	60.3%	17.7%	13.7%	8.1%
	1997	18,817	44.9%	18.7%	24.7%	11.7%
	2003	20,460	51.8%	16.8%	18.0%	13.3%
	2006	21,971	57.6%	10.8%	21.6%	10.0%
Total	1992	338,385	58.0%	14.5%	18.4%	9.1%
	1997	376,574	53.5%	18.5%	19.1%	8.9%
	2003	410,794	54.7%	18.5%	17.5%	9.5%
	2006	435,818	54.2%	11.3%	22.7%	11.8%

Includes both rent and mortgage payments.

9.0 Housing Needs (cont.)

Table C-1. Average Rents for Apartments and Houses, 2006 by Type, Bedroom, and Area

County Areas	Average Rents									
	Apartment					House		Townhouse		
	Studio	1	2	Other	Total	3&4	Other	2	3	Other
Honolulu										
Central	$787	$970	$1,253	$1,777	$1,208	$2,264	$1,738	$1,542	$1,977	$1,208
Central Honolulu	$979	$1,240	$2,021	$2,820	$1,657					
East Honolulu	$1,100	$1,735	$2,289	$3,052	$2,257	$3,068	$2,899	$2,021	$2,602	$2,412
Ewa Plain	$800	$1,194	$1,400	$1,500	$1,370	$2,335	$2,270	$1,516	$2,031	$1,290
Leeward	$792	$964	$1,159	$1,390	$1,020	$3,068	$2,899			
Makiki/Manoa	$952	$1,120	$1,659	$2,421	$1,372	$2,857	$1,868			
Pearl City/Aiea	$926	$1,228	$1,515	$1,908	$1,321	$2,252	$1,542	$1,610	$1,950	$1,543
Salt Lake	$939	$1,152	$1,531	$1,960	$1,427					
Waialae/Kahala						$3,541	$ 2,982			
Waikiki	905.9	1415.5	2053.4	2772.3	$1,572					
Windward	1202	1453.3	1632.94	2105.2	$1,618	$2,685	$ 2,066	$1,838	$2,344	$ 2,032
Other	1090	1487.8	2016.45	2002.4	$1,698	$2,388	$1,809	$1,312	$2,022	$2,348
Total	$960	$1,263	$1,798	$2,464	$1,552	$2,467	$1,939	$1,574	$2,133	$1,522

County Areas	Average Rents									
	Apartment					House				
	Studio	1	2	Other	Total	Cottage	2	3 & 4	Other	Total
Maui										
Central	$777	$1,075	$1,345	$1,809	$1,236	$1,008	$1,361	$1,987	$2,580	$1,599
South	$1,217	$1,206	$1,460	$1,840	$1,433	$1,150	$1,580	$2,576	$3,083	$1,858
Upcountry	$750	$1,200	$2,117	$2,000	$1,712	$1,098	$1,494	$2,114	$3,175	$1,613
West	$1,035	$1,478	$1,809	$2,355	$1,788	$1,102	$2,049	$3,016	$1,600	$2,330
Total	$984	$1,223	$1,498	$2,075	$1,461	$1,096	$1,508	$2,254	$2,892	$1,711
Hawaii										
East Hawaii	$745	$806	$969	$1,303	$886	$853	$1,042	$1,256	$1,642	$1,181
Kona-Keauhou	$970	$1,100	$1,529	$1,984	$1,422	$1,184	$1,812	$2,100	$3,200	$1,947
Capt. Cook-Kealakekua	$900	$1,025	$1,354		$1,262	$1,008	$1,433	$1,661	$2,400	$1,563
Waikoloa	$913	$2,274	$1,653	$2,494	$1,810	$1,225	$1,694	$2,158		$1,977
Waimea-Kohala	$838	$983	$1,683	$1,800	$1,085	$1,178	$1,700	$2,047	$2,150	$1,813
Other	$969	$958	$1,575	$2,018	$1,175	$992	$1,289	$1,630	$1,767	$1,455
Total	$855	$1,027	$1,409	$1,880	$1,306	$966	$1,303	$1,504	$1,803	$1,508
Kauai										
West		$950	$750		$850	$1,231	$1,354	$1,611		$1,477
Lihue	$988	$925	$1,462	$1,909	$1,427	$890	$1,679	$1,971		$1,797
Wailua-Anahola	$781	$1,080	$1,371	$1,733	$1,090	$1,435	$1,494	$1,859	$2,200	$1,679
Poipu-Kalaheo	$1,028	$1,200	$1,400	$1,692	$1,254	$1,273	$1,487	$1,968	$2,200	$1,713
North Shore	$1,097	$1,408	$1,553	$2,238	$1,622	$1,199	$2,106	$2,608	$3,250	$2,332
Other		$850	$1,850	$1,950	$1,690	$795	$1,950	$2,299	$2,100	$2,006
Total	$929	$1,092	$1,469	$1,992	$1,357	$1,272	$1,600	$2,017	$2,533	$1,801
Total Oahu	$960	$1,263	$1,798	$2,464	$1,552					$ 2,110
Total Other Islands	$876	$1,077	$1,442	$1,942	$ 1,347					$ 1,617
Total All Hawaii	$929	$1,218	$1,693	$2,235	$ 1,490					$ 1,641

Source: Rental Survey January 1 through November 30, 2006. See Technical Report for details. Sample sizes for small areas and for Kauai were affected by low ad counts and may be affected by small sample sizes.

9.1 Strategy for Addressing Housing Needs.

A. Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units by outsourcing where appropriate.
- Seek replacement of public housing units lost to the inventory through mixed finance development.
- Maintain or increase section 8 lease-up rates by establishing payment standards

  that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

Strategy 2: Increase the number of affordable housing units:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

B. Need: Specific Family Types: Families at or below 30% of median

Strategy: Target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Adopt rent policies to support and encourage work

9.1	**Strategy for Addressing Housing Needs (cont.)** **C. Need: Specific Family Types: Families at or below 50% of median** **Strategy: Target available assistance to families at or below 50% of AMI** • Employ admissions preferences aimed at families who are working • Adopt rent policies to support and encourage work **D. Need: Specific Family Types: The Elderly** **Strategy: Target available assistance to the elderly:** • Seek designation of public housing for the elderly • Apply for special-purpose vouchers targeted to the elderly, should they become available **E. Need: Specific Family Types: Families with Disabilities** **Strategy: Target available assistance to Families with Disabilities:** • Carry out the modifications needed in public housing based on the Needs Assessment for Public Housing • Apply for special-purpose vouchers targeted to families with disabilities, should they become available • Affirmatively market to local non-profit agencies that assist families with disabilities **F. Need: Specific Family Types: Races or ethnicities with disproportionate housing needs** **Strategy: Conduct activities to affirmatively further fair housing** • Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units • Market the section 8 program to owners outside of areas of poverty /minority concentrations • Provide training to housing providers and to residents with limited English proficiency. **Reasons for Selecting Strategies** • Funding constraints • Staffing constraints • Limited availability of sites for assisted housing

9.1	**Reasons for Selecting Strategies (cont.)** • Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA • Influence of the housing market on PHA programs • Community priorities regarding housing assistance • Results of consultation with local or state government • Results of consultation with residents and the Resident Advisory Board • Results of consultation with advocacy groups

10.0 **Additional Information**. (a) Progress in Meeting Mission and Goals in the previous 5- Year Plan (FY 2005-2009)

1. **PHA Goal: Expand the supply of assisted housing**
   A. Apply for additional rental subsidies: *Applications for HUD Specific Section 8 Housing Choice Vouchers will be submitted provided that HUD specific funding is available and HPHA meets the criteria for the specific funding..*

   B. Reduce public housing vacancies, not to exceed 5% vacancy rate.
      - *Of the 537 units vacant as of June 30, 2008, 345 have been repaired.*
      - *The remaining 192 units are scheduled to be repaired or under contract for repairs by June 30, 2009.*
      - *Current occupancy rate is 94%*

2. **PHA Goal: Improve the quality of assisted housing**

   A. Improve public housing management: (PHAS score) 90.0: *The 2008 PHAS score is 75% (standard performer)*

   B. Attain SEMAP score of 90% or better: *The 2007-2008 final assessment SEMAP score ranks HPHA as a "Standard Performer."*

   C. Increase customer satisfaction: *The HPHA scored 9 out 10 in the Resident Satisfaction Assessment Sub-System (RASS) for the fiscal year ending June 30, 2007.*

   D. Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) *Implemented strategies and training for public housing managers and their staff in order to obtain a high rating on the Resident Service and Satisfaction Survey.*

   E. Renovate or modernize public housing units: *the following have had substantial rehabilitation*

      - *Kalihi Valley Homes Phase II (63 units); Pumehana (7 Units); and Lanakila Homes Development Phase IIa and 2b (48 Units).*
      - *Modernization at Kalihi Valley Homes Phase IIIa (45 units.*
      - *Modernization of Ka Hale Kahaluu (50 Units) completed November 2007.*
      - *Kalihi Valley Homes Phase IIIb (27 Units) will be completed by April 30, 2009..*
      - *Minor renovation at Noelani I and II (43 Units).*
      - *Pumehana, Kalanihuia, and Makamae exterior structure (414 Units).*

10.0 Progress in Meeting Mission and Goals (cont.)

F. Provide replacement public housing:

- *48 new units were developed at Lanakila Homes in Phases IIa and IIb to replace demolished units.*
- *20 new units currently in design and will be developed at Lanakila Homes in Phase IIIa to replace demolished units.*

3. PHA Goal: Increase assisted housing choices

- Geographical Wait List*: Administrative rules implemented in December 2001.*
- Conduct ongoing outreach efforts to potential voucher landlords*: Outreach activities to attract new voucher landlords began in March, 2005, including owners of accessible units, and is ongoing on an annual basis.*

4. PHA Goal: Provide an improved living environment

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments*: HPHA is considering a waiting list preference for families with income, and is investigating mixed-use redevelopment for one or more sites.*
- Implement public housing security improvements*: HPHA coordinated Neighborhood Watch and Voluntary Tenant Patrol programs in fourteen public housing sites and supported the Boys and Girls Club of Maui to provide after school youth program in public housing.*

5. PHA Goal: Promote self-sufficiency and asset development of assisted households

- Increase the number and percentage of employed persons in assisted families: *the following has been provided to federal public housing residents*
  - *a) 40 Tenant Aide Positions filled, 19 hours per week*
  - *b) Individual Training Service Plans for 155 people*
  - *c) Case management and Congregate activities for361 elderly residents*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities: *Under the Resident Opportunities and Self-Sufficiency Program, case management and congregate services are being provided at Kalakaua Homes, Makua Alii, Paoakalan; services at, Punchbowl Homes, Pumehana, Kalahuia and Makamae were provided until the grant expired June, 2008.*
- *Submitted and awarded a 2006 Resident Opportunities and self-sufficiency (ROSS) grant application for $450,000 over three years at Kalakaua Homes, Makua Alii and Paoakalani. Partnering with child and Family Services/Honolulu Gerontology to provide case management/services to assist elderly residents to age in place.*

10.0 Progress in Meeting Mission and Goals (cont.)

- *Submitted and awarded 2006 and 2007 Resident Opportunities and Self-sufficiency (ROSS) grant applications for a Family Self-sufficiency Coordinator.*
- *Submitted and awarded a 2006 Resident Opportunities and Self-sufficiency (ROSS) grant application for $388,522 to assist residents with psychiatric disabilities at Kalakaua Homes, Makua Alii, and Paoakalani to live in their homes independently, safely and to minimize potential negative interactions*

6. PHA Goal: Ensure equal opportunity and affirmatively further fair housing

- *Policy and procedures for reasonable accommodation/modification are being implemented throughout HPHA offices.*
- *Complaint process has been established for the HPHA.*
- *On-going education on Fair Housing is being provided to include, but not limited to workshops, publications, etc.*
- *The HPHA has established a partnership with the counties, Hawaii Civil Rights Commission, and the Legal Aid Society of Hawaii.*
- *DHS Limited English Proficiency (LEP) plan has been adopted to affirmatively further fair housing.*
- *Ongoing effort to post fair housing posters at all projects and offices sites; all project management offices have posters. Main office has the posters displayed.*
- *On-going efforts to educate the public and landlords: free workshops have been conducted for anyone wishing to attend.*
- *On-going training to educate staff: in coordination with several counties, workshops were offered to all staff members.*
- *Provide information to the public: The HPHA in conjunction with the counties as coordinated training for the public, landlords, and employees on fair housing laws.*
- *Implement the Section 504 and ADA transition plans: plans for carrying out the transition plans have commenced; accessibility issues are being addressed at each project as they are scheduled.*

7. PHA Goal: Improve the housing delivery system through cost-effective management of federal and State government programs and resources:

- *Automating major operational components such as public housing and Section 8 wait list data, work order processing and tracking, materials inventory, public housing and Section 8 inspections. The computer system was upgraded to provide electronic transmission of HUD's 50058 Forms for public housing and Section 8 programs.*
- *Proceeding to upgrading the computer network infrastructure to increase productivity. Personal computers are in the process of being upgraded with new models, to provide faster response time for users. HPHA is in the process of developing a hardware and network plan, including upgrading the personal computers, cabling, and switches to provide faster response time for users.*
- *Ongoing SEMAP and PHAS training is being provided to HPHA staff.*

10.0	**Additional Information**. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are used: Substantial Deviation: A substantial change in the goals identified in the Five-Year Plan. For example, making a formal decision not to pursue a listed goal; or substituting an entirely different set of activities to achieve the goal. Significant Amendment/Modification: Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out.
11.0	**Required Submission for HUD Field Office Review**. In addition to the PHA Plan template (HUD-50075), HPHA will submit the following attachments: (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Elements of the Plan which were challenged in public hearings. (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
Hawaii Public Housing Authority	Capital Fund Program Grant No: HI08P00150107 Replacement Housing Factor Grant No:	2007

[ ] Original Annual Statement as of 12/31/06
[ ] Performance and Evaluation Report for Period Ending:
[ ] Reserve for Disasters/Emergencies
[X] Revised Annual Statement (revision no: 2) 2/26/2009

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Initial Budget	$0.00	$0.00	$0.00	$0.00
2	1406 Operations	$2,578,478.60	$2,578,478.60	$0.00	$0.00
3	1408 Management Improvements	$650,000.00	$650,000.00	$0.00	$0.00
4	1410 Administration	$1,289,239.30	$1,289,239.30	$0.00	$0.00
5	1411 Audit	$3,376.00	$3,376.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$182,245.84	$1,061,238.00	$182,245.84	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$1,585,525.70	$1,220,694.00	$7,484.00	$0.00
10	1460 Dwelling Structures	$3,951,890.63	$5,177,473.87	$377,473.87	$0.00
11	1465 Dwelling Equipment - Nonexpendable	$252,145.48	$0.00	$0.00	$0.00
12	1470 Nondwelling Structures	$0.00	$0.00	$0.00	$0.00
13	1475 Nondwelling Equipment	$0.00	$0.00	$0.00	$0.00
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1490 Replacement Reserve	$0.00	$0.00	$0.00	$0.00
16	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
17	1495 Relocation Costs	$0.00	$0.00	$0.00	$0.00
18	1499 Development Activities	$2,399,491.45	$911,893.23	$0.00	$0.00
19	1502 Contingency	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	$12,892,393.00	$12,892,393.00	$567,203.71	$0.00
21	Amount of line 20 Related to LBP Activities	$191,975.00	$191,975.00	$0.00	$0.00
22	Amount of line 20 Related to Section 504 Complinace	$63,991.00	$63,991.00	$0.00	$0.00
23	Amount of Line 20 Related to Security -Soft Costs	$12,798.00	$12,798.00	$0.00	$0.00
24	Amount of Line 20 Related to Security- Hard Costs	$31,996.00	$31,996.00	$0.00	$0.00
25	Amount of Line 20 Related to Energy Conservation	$51,193.00	$51,193.00	$0.00	$0.00
26	Collaterlization Expenses or Debt Service	$0.00	$0.00	$0.00	$0.00

Signature of Executive Director: 2/24/09 CT ~~[illegible]~~ Date (mm/dd/yyyy)

Signature of Public Housing Director Date (mm/dd/yyyy)

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Hawaii Public Housing Authority**

Grant Type and Number: Replacement Housing Factor Grant No: **HI08P00150107**

Federal FY of Grant: **2007**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Operations	Operations	1406		2,578,478.60	2,578,478.60	0.00	0.00	
	HA-Wide Operations Total			2,578,478.60	2,578,478.60	0.00	0.00	
HA-Wide Mgmt.	Management Deficiencies	1408						
	Economic Development	1408						
	Resident Training	1408						
	Drug/Crime Prevention	1408						
	Computer Upgrade - Emphasys Elite	1408						
	HA-Wide Mgmt. Impr. Total			650,000.00	650,000.00	0.00	0.00	
HA-Wide Admin.	Non-Tech Salaries (1410.01)	1410						
	Tech Salaries (1410.02)	1410						
	Fringe Benefits (1410.09)	1410						
	Travel (1410.10)	1410						
	Sundry (1410.19)	1410						
	HA-Wide Admin. Total			1,289,239.30	1,289,239.30	0.00	0.00	
HA-Wide Audit	Audit Costs	1411		3,376.00	3,376.00	0.00	0.00	
	HA-Wide Audit Total			3,376.00	3,376.00	0.00	0.00	
HA-Wide Fees and Costs	A&E Services (1430.01) HA 1-05 Site & Dwelling Improvement Phase V (Design)	1430		400,000.00	600,000.00	182,245.84	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Hawaii Public Housing Authority**

Grant Type and Number: Replacement Housing Factor Grant No: **HI08P00150107**

Federal FY of Grant: **2007**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	A&E Services (1430.01) HA 1-12 Structural Investigation & Repairs (Design)	1430		0.00	361,238.00	0.00	0.00	
	A&E Services (1430.01) HA 1-16 David Malo Circle Exterior Improvements (Design)			0.00	100,000.00			
	Inspection Costs (1430.07)	1430		25,000.00	0.00	0.00	0.00	
	Travel (1430.19)	1430		50,000.00	0.00	0.00	0.00	
	Sundry (1430.19)	1430		25,000.00	0.00	0.00	0.00	
	HA-Wide Fees and Costs Total			182,245.84	1,061,238.00	182,245.84	0.00	
HA-Wide	Extraordinary Maintenance	1450		0.00	0.00	0.00	0.00	
	Extraordinary Maintenance (Kaimalino, Nanui Olu, Hale Hookipa, Kealakehe, Noelani I & II, Paoakalani, Mayor Wrights - Emergency Health & Safety Units)	1460		1,305,437.60	0.00	0.00	0.00	
	Non-Routine Vacancy Prep - Type C Units	1460		0.00	0.00	0.00	0.00	
	Non-Routine PM Repairs - Type C Units	1460				0.00	0.00	
	Appliances	1465		0.00	0.00	0.00	0.00	
	Computers, vehicles and other equipment	1475		0.00	0.00	0.00	0.00	
	HA-Wide Totals			1,305,437.60	0.00	0.00	0.00	
HA-Wide Demolition	Demolition	1485		0.00	0.00	0.00	0.00	
HA-Wide Relocation	Relocation Expenses ($1500/unit and applicable staff time for coordination)	1495		0.00	0.00	0.00	0.00	
HA-Wide Development	Development Activities	1499		2,399,491.45	911,893.23	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Hawaii Public Housing Authority**

Grant Type and Number: Replacement Housing Factor Grant No: **HI08P00150107**

Federal FY of Grant: **2007**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA1-03 Mayor Wright Homes Bath and Kitchen	Bath and Kitchen Renovation							Planning Phase
	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		2,000,000.00	0.00	0.00	0.00	
	Dwelling Equipment: Appliances, H-VAC, Emergency Systems	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Mayor Wright Homes Bath & Kitchen Total			2,000,000.00	0.00	0.00	0.00	
HA1-05 Kalihi Valley Homes Phase 3b	Site: Infrastructure walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainange, improvements, accessibility	1450		0.00	1,200,000.00	0.00	0.00	
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		0.00	800,000.00	0.00	0.00	
	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kalhi Valley Homes Ph3bTotal			0.00	2,000,000.00	0.00	0.00	
HA 1-10	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		0.00	0.00	0.00	0.00	
Kuhio Park	Dwelling Equipment	1465		252,145.48	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Hawaii Public Housing Authority**

Grant Type and Number: Replacement Housing Factor Grant No: **HI08P00150107**

Federal FY of Grant: **2007**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Terrace Trash Chutes	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	KPT Trash Chutes Total			252,145.48	0.00	0.00	0.00	
HA 1-10	Site:							
	Dwelling Structures:	1450		0.00	0.00	0.00	0.00	
Kuhio Park Terrace Fire Alarm	Dwelling Equipment	1460		283,948.87	283,948.87	283,948.87	0.00	
	Non-Dwelling Structures	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1470		0.00	0.00	0.00	0.00	
		1475		0.00	0.00	0.00	0.00	
	KPT Fire Alarm System Total			283,948.87	283,948.87	283,948.87	0.00	
HA 1-10	Site:							
	Dwelling Structures:	1450		0.00	0.00	0.00	0.00	
Kuhio Park Terrace Type "C" Vacant Low Rise	Dwelling Equipment	1460		48,775.00	48,775.00	48,775.00	0.00	
	Non-Dwelling Structures	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1470		0.00	0.00	0.00	0.00	
		1475		0.00	0.00	0.00	0.00	
	KPT Type "C" Vacant Low Rise Total			48,775.00	48,775.00	48,775.00	0.00	
HA 1-36 Paoakalani	Site:							
	Dwelling Structures:	1450		0.00	0.00	0.00	0.00	
	Dwelling Equipment	1460		44,750.00	44,750.00	44,750.00	0.00	
	Non-Dwelling Structures	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1470		0.00	0.00	0.00	0.00	
		1475		0.00	0.00	0.00	0.00	
	Paoakalani Total			44,750.00	44,750.00	44,750.00	0.00	
HA 1-46 Makamae	Site:							
	Dwelling Structures:	1450		0.00	0.00	0.00	0.00	
		1460		0.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Hawaii Public Housing Authority**

Grant Type and Number: HI08P00150107

Replacement Housing Factor Grant No:

Federal FY of Grant: 2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Makamae Total			0.00	0.00	0.00	0.00	
A 1-61 Kahale Kahal	Site:	1450		0.00	0.00	0.00	0.00	Bid Phase
	Dwelling Structures:	1460		0.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kahale Kahaluu Total			0.00	0.00	0.00	0.00	
HA 1-26	Site:	1450		1,578,041.70	0.00	0.00	0.00	Planning Phase
	Dwelling Structures:	1460		0.00	4,000,000.00	0.00	0.00	
Puuwai Momi	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Puuwai Momi Total			1,578,041.70	4,000,000.00	0.00	0.00	
HA 1-32	Site:	1450		7,484.00	20,694.00	7,484.00	0.00	
	Dwelling Structures:	1460		0.00	0.00	0.00	0.00	
Kaimalino	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
Large Capacity	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
Cesspools	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kaimalino Large Capacity Cesspool Total			7,484.00	20,694.00	7,484.00	0.00	
HA 1-53	Site:	1450		0.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Hawaii Public Housing Authority	Grant Type and Number: HI08P00150107	Federal FY of Grant: 2007
	Replacement Housing Factor Grant No:	

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Hale Hookipa Roof Repair	Dwelling Structures:	1460		268,979.16	0.00	0.00	0.00	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Hale Hookipa Total			268,979.16	0.00	0.00	0.00	
	Grand Total			12,892,393.00	12,892,393.00	567,203.71	0.00	

2007-Part2

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Hawaii Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: HI08P00150107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Mgmt. Imprvmnts.	9/17/2007			9/17/2009			
HA-WIDE Administration	9/17/2007			9/17/2009			
HA-WIDE Fees & Costs	9/17/2007			9/17/2009			
HA-WIDE Audit	9/17/2007			9/17/2009			
HA-WIDE Relocation Expenses	9/17/2007			9/17/2009			
HA-WIDE Development Expenses	9/17/2007			9/17/2009			
HA-WIDE Extraordinary Maintenance	9/17/2007			9/17/2009			
HA 1-03 Mayor Wright Homes	9/17/2007			9/17/2009			
HA 1-05 Kalihi Valley Homes 3	9/17/2007			9/17/2009			
HA 1-10 Kuhio Park Terrace	9/17/2007			9/17/2009			
HA 1-26 Puuwai Momi	9/17/2007			9/17/2009			
HA 1-32 Kaimalino	9/17/2007			9/17/2009			
HA 1-36 Paoakalani	9/17/2007			9/17/2009			
HA 1-46 Makamae	9/17/2007			9/17/2009			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Hawaii Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: HI08P00150107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
HA 1-53 Hale Hookipa	9/17/2007			9/17/2009			
HA 1-61 Kahale Kahaluu	9/17/2007			9/17/2009			

2007-Part 3

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:	Grant Type and Number		Federal FY of Grant:
Hawaii Public Housing Authority	Capital Fund Program Grant No:	HI08P00150108	2008
	Replacement Housing Factor Grant No:		

[ ] Original Annual Statement as of 12/31/07
[ ] Performance and Evaluation Report for Period Ending:
[ ] Reserve for Disasters/Emergencies
[X] Revised Annual Statement (revision no: 2) 2/26/2009

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Initial Budget	$0.00	$0.00	$0.00	$0.00
2	1406 Operations	$2,522,746.60	$2,522,746.60	$0.00	$0.00
3	1408 Management Improvements	$856,657.29	$856,657.29	$0.00	$0.00
4	1410 Administration	$1,211,985.62	$1,211,985.62	$0.00	$0.00
5	1411 Audit	$3,376.00	$3,376.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$500,000.00	$1,022,000.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$400,000.00	$1,860,000.00	$0.00	$0.00
10	1460 Dwelling Structures	$6,822,359.71	$4,840,359.71	$0.00	$0.00
11	1465 Dwelling Equipment - Nonexpendable	$0.00	$0.00	$0.00	$0.00
12	1470 Nondwelling Structures	$0.00	$0.00	$0.00	$0.00
13	1475 Nondwelling Equipment	$0.00	$0.00	$0.00	$0.00
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1490 Replacement Reserve	$0.00	$0.00	$0.00	$0.00
16	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
17	1495 Relocation Costs	$0.00	$0.00	$0.00	$0.00
18	1499 Development Activities	$296,607.78	$296,607.78	$0.00	$0.00
19	1501 Collaterization or Debt Service	$0.00	$0.00	$0.00	$0.00
19	1502 Contingency	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	$12,613,733.00	$12,613,733.00	$0.00	$0.00
21	Amount of line 20 Related to LBP Activities	$191,975.00	$191,975.00	$0.00	$0.00
22	Amount of line 20 Related to Section 504 Complinace	$63,991.00	$63,991.00	$0.00	$0.00
23	Amount of Line 20 Related to Security -Soft Costs	$12,798.00	$12,798.00	$0.00	$0.00
24	Amount of Line 20 Related to Security- Hard Costs	$31,996.00	$31,996.00	$0.00	$0.00
25	Amount of Line 20 Related to Energy Conservation	$51,193.00	$51,193.00	$0.00	$0.00
26	Collaterization Expenses or Debt Service	$0.00	$0.00	$0.00	$0.00

Executive Director [signature] Date (mm/dd/yyyy) 2/24/09 Signature of Public Housing Director Date (mm/dd/yyyy)

Attachment L

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Hawaii Public Housing Authority	Grant Type and Number: Capital Fund Program Grant No: HI08P00150108; Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Operations	Operations	1406		2,522,746.60	2,522,746.60	0.00	0.00	
	HA-Wide Operations Total			2,522,746.60	2,522,746.60	0.00	0.00	
Management Improvements ALL AMPS	Management Deficiencies	1408						
	Economic Development	1408						
	Resident Training	1408						
	Drug/Crime Prevention	1408						
	Computer Upgrade	1408						
	Management Improvements-ALL AMPS			856,657.29	856,657.29	0.00	0.00	
Admin-COCC	Non-Tech Salaries (1410.01)	1410						
	Tech Salaries (1410.02)	1410						
	Fringe Benefits (1410.09)	1410						
	Travel (1410.10)	1410						
	Sundry (1410.19)	1410						
	Admin-COCC Total			1,211,985.62	1,211,985.62	0.00	0.00	
Audit-ALL AMPS	Audit Costs	1411		3,376.00	3,376.00	0.00	0.00	
	Audit-ALL AMPS			3,376.00	3,376.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Hawaii Public Housing Authority	Grant Type and Number: Capital Fund Program Grant No: HI08P00150108; Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Fees & Costs	A&E Services - AMP 50-Palolo Valley Homes	1430		425,000.00	1,000,000.00	0.00	0.00	
	44/1091 Kau'iokalani Roof Design	1430		0.00	22,000.00	0.00	0.00	
	Inspection Costs (1430.07)	1430		50,000.00	0.00	0.00	0.00	
	Travel (1430.19)	1430		15,000.00	0.00	0.00	0.00	
	Sundry (1430.19)	1430		10,000.00	0.00	0.00	0.00	
	Fees and Costs Total			500,000.00	1,022,000.00	0.00	0.00	
	Extraordinary Maintenance	1450				0.00	0.00	
	Extraordinary Maintenance (Kaimalino, Nani Olu, Hale Hookipa, Kealakehe, Noelani I & II, Paoakalani, Mayor Wrights - Emergency health & safety units)	1460		385,759.63	41,915.71	0.00	0.00	
	Non-Routine Vacancy Prep - Type C Units	1460						
	Non-Routine PM Repairs - Type C Units	1460						
	Appliances	1465						
	Computers, vehicles and other equipment	1475		0.00	0.00	0.00	0.00	
	Total			385,759.63	41,915.71	0.00	0.00	
Demolition	Demolition	1485		0.00	0.00	0.00	0.00	
Relocation	Relocation Expenses ($1500/unit and applicable staff time for coordination)	1495		0.00	0.00	0.00	0.00	
Development Lanakila 3B	Development Activities	1499		296,607.78	296,607.78	0.00	0.00	
	HA-Wide Development			296,607.78	296,607.78	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Hawaii Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: HI08P00150108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Collaterization or Debt Service	Collaterization or Debt Service	1501		0.00	0.00	0.00	0.00	
	HA-Wide Collaterization or Debt Service Totals			0.00	0.00			
AMP 30 - HA1-26	Electrical Disbribution							
	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling:	1460		921,958.30	0.00	0.00	0.00	
Puuwai Momi	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Puuwai Momi Total			921,958.30	0.00	0.00	0.00	
AMP 31	Site: Infrastructure walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainange, improvements, accessibility	1450		0.00	1,860,000.00	0.00	0.00	
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		0.00	1,240,000.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Hawaii Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: HI08P00150108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA1-05 Kalihi Valley Homes	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kalhi Valley Homes Total			0.00	3,100,000.00	0.00	0.00	
AMP 32 - HA1-03	Bathrooms & Window Replacement							
	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling:	1460		2,807,972.00	0.00	0.00	0.00	
Mayor Wright Homes	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470				0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Mayor Wright Homes Total			2,807,972.00	0.00	0.00	0.00	
AMP 33 - HA1-09	Elevators, Fire Systems, Trash Chutes							
	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling:	1460		0.00	1,150,000.00	0.00	0.00	
Kaahumanu Homes	Dwelling Equipment: Telephones, Trash Chutes, Fire Systems, Elevators	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kuhio Park Terrace Total			0.00	1,150,000.00	0.00	0.00	
AMP 40 - HA1-10	Elevators, Fire Systems, Trash Chutes							
	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling: Reroofing (Const.)	1460		0.00	924,000.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Hawaii Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: HI08P00150108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Kuhio Park Terrace	Trash Chutes	1460		0.00	884,444.00			
	Dwelling Equipment: Telephones, Trash Chutes, Fire Systems, Elevators	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kuhio Park Terrace Total			0.00	1,808,444.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Hawaii Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: HI08P00150108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 43 -	Site	1450		400,000.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		400,000.00	0.00	0.00	0.00	
HA1-63 Nani Olu	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
Exterior repairs	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
& sidewalks	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Nani Olu Total			800,000.00	0.00			
AMP 43 -	Site	1450		0.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		706,669.78	0.00	0.00	0.00	
HA1-70	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
Kealakehe	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
Roof & exterior	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
repairs	**Kealakehe Total**			706,669.78	0.00			
AMP 43 -	Site	1450		0.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		1,600,000.00	0.00	0.00	0.00	
HA1-53 Hale	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
Hookipa	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
Roof & exterior	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
repairs	**Hale Hookipa Total**			**1,600,000.00**	**0.00**	**0.00**	**0.00**	
AMP 49 -	Site	1450		0.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		0.00	600,000.00	0.00	0.00	
HA1-15	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
Wahiawa	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
Terrace	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
Roof & exterior repairs	**Hale Hookipa Total**			**0.00**	**600,000.00**	**0.00**	**0.00**	
	Grand Total			12,613,733.00	12,613,733.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HAWAII PUBLIC HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: HI08P00150108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Mgmt. Imprvmnts.	9/17/2008			9/17/2010			
1. Management Deficiencies	9/17/2008			9/17/2010			
2. Economic Development	9/17/2008			9/17/2010			
HA-WIDE Administration	9/17/2008			9/17/2010			
HA-WIDE Fees & Costs	9/17/2008			9/17/2010			
HA-WIDE Audit	9/17/2008			9/17/2010			
HA-WIDE Relocation Expenses	9/17/2008			9/17/2010			
HA-WIDE Extraordinary Maintenance	9/17/2008			9/17/2010			
HA-WIDE Development	9/17/2008			9/17/2010			
AMP 30 - Puuwai Momi							
AMP 31 - Kalihi Valley Homes	9/17/2008			9/17/2010			
AMP 32 - Mayor Wright Homes	9/17/2008			9/17/2010			
AMP 40 - Kuhio Park Terrace	9/17/2008			9/17/2010			

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
Hawaii Public Housing Authority	Capital Fund Program Grant No: HI08P00150109 Replacement Housing Factor Grant No:	2009

[ ] Original Annual Statement as of 12/31/08
[ ] Performance and Evaluation Report for Period Ending:
[ ] Reserve for Disasters/Emergencies
[X] Revised Annual Statement (revision no: 1) 2/26/2009

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Initial Budget	$0.00	$0.00	$0.00	$0.00
2	1406 Operations	$2,522,746.60	$2,522,746.60	$0.00	$0.00
3	1408 Management Improvements	$1,000,000.00	$500,000.00	$0.00	$0.00
4	1410 Administration	$1,211,985.62	$1,211,985.62	$0.00	$0.00
5	1411 Audit	$3,376.00	$3,376.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$500,000.00	$500,000.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$367,500.00	$0.00	$0.00	$0.00
10	1460 Dwelling Structures	$5,736,562.78	$7,875,624.78	$0.00	$0.00
11	1465 Dwelling Equipment - Nonexpendable	$1,000,000.00	$0.00	$0.00	$0.00
12	1470 Nondwelling Structures	$271,562.00	$0.00	$0.00	$0.00
13	1475 Nondwelling Equipment	$0.00	$0.00	$0.00	$0.00
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1490 Replacement Reserve	$0.00	$0.00	$0.00	$0.00
16	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
17	1495 Relocation Costs	$0.00	$0.00	$0.00	$0.00
18	1499 Development Activities	$0.00	$0.00	$0.00	$0.00
19	1501 Collaterization or Debt Service	$0.00	$0.00	$0.00	$0.00
19	1502 Contingency	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	$12,613,733.00	$12,613,733.00	$0.00	$0.00
21	Amount of line 20 Related to LBP Activities	$191,975.00	$191,975.00	$0.00	$0.00
22	Amount of line 20 Related to Section 504 Complinace	$63,991.00	$63,991.00	$0.00	$0.00
23	Amount of Line 20 Related to Security -Soft Costs	$12,798.00	$12,798.00	$0.00	$0.00
24	Amount of Line 20 Related to Security- Hard Costs	$31,996.00	$31,996.00	$0.00	$0.00
25	Amount of Line 20 Related to Energy Conservation	$51,193.00	$51,193.00	$0.00	$0.00
26	Collaterlization Expenses or Debt Service	$0.00	$0.00	$0.00	$0.00

Executive Director [signature] Date (mm/dd/yyyy) 2/24/09 Signature of Public Housing Director Date (mm/dd/yyyy)

Attachment L

Capital Fund Programs Table

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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Hawaii Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: HI08P00150108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Operations	Operations	1406		2,522,746.60	2,522,746.60	0.00	0.00	
	HA-Wide Operations Total			2,522,746.60	2,522,746.60	0.00	0.00	
Management Improvements ALL AMPS	Management Deficiencies	1408						
	Economic Development	1408						
	Resident Training	1408						
	Drug/Crime Prevention	1408						
	Computer Upgrade	1408						
	Management Improvements-ALL AMPS			1,000,000.00	500,000.00	0.00	0.00	
Admin-COCC	Non-Tech Salaries (1410.01)	1410						
	Tech Salaries (1410.02)	1410						
	Fringe Benefits (1410.09)	1410						
	Travel (1410.10)	1410						
	Sundry (1410.19)	1410						
	Admin-COCC Total			1,211,985.62	1,211,985.62	0.00	0.00	
Audit-ALL AMPS	Audit Costs	1411		3,376.00	3,376.00	0.00	0.00	
	Audit-ALL AMPS			3,376.00	3,376.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Hawaii Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: HI08P00150108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Fees & Costs	A&E Services -	1430		425,000.00	425,000.00	0.00	0.00	
	Inspection Costs (1430.07)	1430		50,000.00	50,000.00	0.00	0.00	
	Travel (1430.19)	1430		15,000.00	15,000.00	0.00	0.00	
	Sundry (1430.19)	1430		10,000.00	10,000.00	0.00	0.00	
	Fees and Costs Total			500,000.00	500,000.00	0.00	0.00	
	Extraordinary Maintenance	1450				0.00	0.00	
	Extraordinary Maintenance (Kaimalino, Nani Olu, Hale Hookipa, Kealakehe, Noelani I & II, Paoakalani, Mayor Wrights - Emergency health & safety units)	1460				0.00	0.00	
	Non-Routine Vacancy Prep - Type C Units	1460			1,000,000.00			
	Non-Routine PM Repairs - Type C Units	1460						
	Appliances	1465						
	Computers, vehicles and other equipment	1475		0.00	0.00	0.00	0.00	
	Total			0.00	1,000,000.00	0.00	0.00	
Demolition	Demolition	1485		0.00	0.00	0.00	0.00	
Relocation	Relocation Expenses ($1500/unit and applicable staff time for coordination)	1495				0.00	0.00	
Development	Development Activities	1499		0.00	0.00	0.00	0.00	
	HA-Wide Development			0.00	0.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Hawaii Public Housing Authority	Grant Type and Number: Capital Fund Program Grant No: HI08P00150108; Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Collaterization or Debt Service	Collaterization or Debt Service	1501		0.00	0.00	0.00	0.00	
	HA-Wide Collaterization or Debt Service Totals			0.00	0.00			
AMP 30 - HA1-26	Electrical Disbribution							
	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling:	1460		0.00	0.00	0.00	0.00	
Puuwai Momi	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470				0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Puuwai Momi Total			0.00	0.00	0.00	0.00	
AMP 31	Site: Infrastructure walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainange, improvements, accessibility	1450		0.00	0.00	0.00	0.00	
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		982,704.85	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Hawaii Public Housing Authority	Grant Type and Number: Capital Fund Program Grant No: HI08P00150108; Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA1-05 Kalihi Valley Homes	Dwelling Equipment:	1465		500,000.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		271,562.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kalhi Valley Homes Total			1,754,266.85	0.00	0.00	0.00	
AMP 32 - HA1-03	Bathrooms & Window Replacement							
	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling:	1460		2,721,357.93	0.00	0.00	0.00	
Mayor Wright Homes	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470				0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Mayor Wright Homes Total			2,721,357.93	0.00	0.00	0.00	
AMP 34 - HA1-12	Structural & Spall Repairs (Const)							
	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling:	1460		0.00	6,075,624.78	0.00	0.00	
Makua Alii	Dwelling Equipment: Telephones, Trash Chutes, Fire Systems, Elevators	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470				0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kuhio Park Terrace Total			0.00	6,075,624.78	0.00	0.00	
AMP 39 - HA1-16	Elevators, Fire Systems, Trash Chutes							
	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling:	1460		0.00	800,000.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Hawaii Public Housing Authority	Grant Type and Number: Capital Fund Program Grant No: HI08P00150108; Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
David Malo Circle	Dwelling Equipment: Telephones, Trash Chutes, Fire Systems, Elevators	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470				0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kuhio Park Terrace Total			0.00	800,000.00	0.00	0.00	
AMP 40 - HA1-10	Elevators, Fire Systems, Trash Chutes							
	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling:	1460		0.00	0.00	0.00	0.00	
Kuhio Park Terrace	Dwelling Equipment: Telephones, Trash Chutes, Fire Systems, Elevators	1465		500,000.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470				0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kuhio Park Terrace Total			500,000.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Hawaii Public Housing Authority	Grant Type and Number: Capital Fund Program Grant No: HI08P00150108; Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 43 - HA1-63 Nani Olu Exterior repairs & sidewalks	Site	1450		367,500.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		367,500.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Nani Olu Total			735,000.00	0.00			
AMP 43 - HA1-70 Kealakehe Roof & exterior repairs	Site	1450		0.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		538,500.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kealakehe Total			538,500.00	0.00			
AMP 43 - HA1-53 Hale Hookipa Roof & exterior repairs	Site	1450		0.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		1,126,500.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Hale Hookipa Total			**1,126,500.00**	**0.00**	**0.00**	**0.00**	
	Grand Total			12,613,733.00	12,613,733.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HAWAII PUBLIC HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: HI08P00150109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009

Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Mgmt. Imprvmnts.	9/17/2009			9/17/2011			
1. Management Deficiencies	9/17/2009			9/17/2011			
2. Economic Development	9/17/2009			9/17/2011			
HA-WIDE Administration	9/17/2009			9/17/2011			
HA-WIDE Fees & Costs	9/17/2009			9/17/2011			
HA-WIDE Audit	9/17/2009			9/17/2011			
HA-WIDE Relocation Expenses	9/17/2009			9/17/2011			
HA-WIDE Extraordinary Maintenance	9/17/2009			9/17/2011			
HA-WIDE Development	9/17/2009			9/17/2011			
AMP 30 - Puuwai Momi	9/17/2009			9/17/2011			
AMP 31 - Kalihi Valley Homes	9/17/2009			9/17/2011			
AMP 32 - Mayor Wright Homes	9/17/2009			9/17/2011			
AMP 40 - Kuhio Park Terrace	9/17/2009			9/17/2011			

Capital Fund Programs Table

Part I: Summary

PHA Name/Number			Locality (City/County & State)		☒Original 5-Year Plan ☐Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
B.	Physical Improvements Subtotal	**Annual Statement $7,875,624.78**	$7,875,624.78	$7,875,624.78	$7,875,624.78	$7,875,624.78
C.	Management Improvements	**$500,000.00**	$500,000.00	$500,000.00	$500,000.00	$500,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment	**$0.00**	$0.00	$0.00	$0.00	$0.00
E.	Administration	**$1,211,985.62**	$1,211,985.62	$1,211,985.62	$1,211,985.62	$1,211,985.62
F.	Other	**$503,376.00**	$503,376.00	$503,376.00	$503,376.00	$503,376.00
G.	Operations	**$2,522,746.60**	$2,522,746.60	$2,522,746.60	$2,522,746.60	$2,522,746.60
H.	Demolition	**$0.00**	$0.00	$0.00	$0.00	$0.00
I.	Development	**$0.00**	$0.00	$0.00	$0.00	$0.00
J.	Capital Fund Financing – Debt Service	**$0.00**	$0.00	$0.00	$0.00	$0.00
K.	Total CFP Funds	**$12,613,733.00**	$12,613,733.00	$12,613,733.00	$12,613,733.00	$12,613,733.00
L.	Total Non-CFP Funds					
M.	Grand Total	**$12,613,733.00**	$12,613,733.00	$12,613,733.00	$12,613,733.00	$12,613,733.00

Part I: Summary (Continuation)

PHA Name/Number			Locality (City/county & State)		☐Original 5-Year Plan	☐Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
		Annual Statement				
AMP 30						
1026	Puuwai Momi	**$0.00**	$0.00	$0.00	$0.00	$0.00
1027	Hale Laulima	**$0.00**	$0.00	$0.00	$0.00	$0.00
1038	Waipahu I	**$0.00**	$0.00	$0.00	$0.00	$0.00
1039	Waipahu II	**$0.00**	$0.00	$0.00	$0.00	$0.00
1066	Salt Lake	**$0.00**	$0.00	$0.00	$0.00	$2,500,000.00
AMP 31						
1005	Kalihi Valley Homes	**$0.00**	$0.00	$0.00	$4,302,499.12	$2,697,500.88
AMP 32						
1003	Mayor Wright Homes	**$0.00**	$0.00	$0.00	$0.00	$0.00
AMP 33						
1009	Kaahumanu Homes	**$0.00**	$0.00	$0.00	$0.00	$0.00
1099	Kamehameha Homes	**$0.00**	$0.00	$0.00	$0.00	$0.00
AMP 34						
1012	Makua Alii	**$6,075,624.78**	$924,375.22	$0.00	$0.00	$0.00
1036	Paoakalani	**$0.00**	$0.00	$0.00	$0.00	$0.00
1062	Kalakaua Homes	**$0.00**	$0.00	$0.00	$0.00	$0.00
AMP 35						
1011	Punchbowl Homes	**$0.00**	$0.00	$0.00	$0.00	$0.00
1024	Kalanihuia	**$0.00**	$0.00	$0.00	$0.00	$0.00
1046	Makamae	**$0.00**	$0.00	$0.00	$0.00	$0.00
1047	Pumehana	**$0.00**	$0.00	$0.00	$0.00	$0.00
1073	Spencer House	**$0.00**	$0.00	$0.00	$0.00	$0.00
AMP37						
1004	Lanakila Homes I	**$0.00**	$0.00	$0.00	$0.00	$0.00
1013	Lanakila Homes II	**$0.00**	$0.00	$0.00	$0.00	$0.00
1014	Lanakila Homes III	**$0.00**	$0.00	$0.00	$0.00	$0.00
1028	Punahele Homes	**$0.00**	$0.00	$0.00	$0.00	$0.00

1029	Pomaikai Homes	**$0.00**	$1,000,000.00	$1,000,000.00	$0.00	$0.00
1045	Pahala	**$0.00**	$1,000,000.00	$0.00	$0.00	$0.00
1051	Hale Aloha O'Puna	**$0.00**	$1,000,000.00	$0.00	$0.00	$0.00
1052	Hale Olaloa	**$0.00**	$0.00	$0.00	$0.00	$0.00
1097	Kauhale O'Hanakahi	**$0.00**	$0.00	$0.00	$0.00	$0.00
1104	Lanakila Homes IV	**$0.00**	$0.00	$0.00	$0.00	$0.00
AMP 38						
1018	Kapaa	**$0.00**	$0.00	$0.00	$0.00	$0.00
1019	Hale Hoolulu	**$0.00**	$0.00	$0.00	$0.00	$0.00
1020	Eleele Homes	**$0.00**	$0.00	$0.00	$0.00	$0.00
1021	Hui O'Hanamaulu	**$0.00**	$0.00	$0.00	$0.00	$0.00
1022	Kalaheo	**$0.00**	$0.00	$0.00	$0.00	$0.00
1023	Home Nani	**$0.00**	$0.00	$0.00	$0.00	$0.00
1054	Hale Nana Kai O'Kea	**$0.00**	$0.00	$0.00	$0.00	$0.00
1055	Hale Hoonanea	**$0.00**	$0.00	$0.00	$0.00	$0.00
1064	Kekaha Haaheo	**$0.00**	$0.00	$0.00	$0.00	$0.00
1086	Kawailehua – Federal	**$0.00**	$0.00	$0.00	$0.00	$0.00
AMP 39						
1016	David Malo Circle	**$800,000**	$0.00	$0.00	$0.00	$0.00
1017	Kahekili Terrace	**$0.00**	$0.00	$0.00	$0.00	$0.00
1044	Piilani Homes	**$0.00**	$0.00	$0.00	$1,400,000.00	$0.00
1088	Kahale Mua	**$0.00**	$0.00	$0.00	$0.00	$0.00
1092	Makani Kai Hale I	**$0.00**	$0.00	$0.00	$0.00	$0.00
1098	Makani Kai Hale II	**$0.00**	$0.00	$0.00	$0.00	$0.00
AMP 40						
1007	Kuhio Homes	**$0.00**	$0.00	$0.00	$0.00	$0.00
1010	Kuhio Park Terrace	**$0.00**	$0.00	$0.00	$0.00	$0.00
AMP 43						
1032	Kaimalino	**$0.00**	$0.00	$0.00	$0.00	$0.00
1053	Hale Hookipa	**$0.00**	$0.00	$0.00	$0.00	$0.00
1061	Ka Hale Kahaluu	**$0.00**	$0.00	$0.00	$0.00	$0.00
1063	Nani Olu	**$0.00**	$0.00	$0.00	$0.00	$0.00
1070	Kealakehe	**$0.00**	$0.00	$0.00	$0.00	$0.00
AMP 44						
1033	Maile I	**$0.00**	$0.00	$0.00	$0.00	$0.00
1035	Nanakuli Homes	**$0.00**	$0.00	$0.00	$0.00	$0.00
1057	Waimaha Sunflower	**$0.00**	$0.00	$0.00	$0.00	$0.00
1091	Kauiokalani	**$0.00**	$0.00	$0.00	$0.00	$0.00

1108	Maile II	**$0.00**	$0.00	$0.00	$0.00	$0.00
AMP 45						
1025	Waimanalo Homes	**$0.00**	$0.00	$0.00	$0.00	$0.00
1030	Koolau Village	**$0.00**	$0.00	$0.00	$0.00	$0.00
1069	Kaneohe Apartments	**$0.00**	$0.00	$0.00	$0.00	$0.00
1072	Hookipa Kahaluu	**$0.00**	$0.00	$0.00	$0.00	$0.00
1090	Kauhale O'Hana	**$0.00**	$0.00	$0.00	$0.00	$0.00
1107	Waimanalo Homes II	**$0.00**	$0.00	$0.00	$0.00	$0.00
AMP 46						
1031	Hale Hauoli	**$0.00**	$0.00	$0.00	$0.00	$0.00
1071	Noelani I	**$0.00**	$0.00	$0.00	$0.00	$0.00
1078	Noelani II	**$0.00**	$0.00	$0.00	$0.00	$0.00
1096	Ke Kumu Ekolu	**$0.00**	$0.00	$0.00	$0.00	$0.00
AMP 49						
1015	Wahiawa Terrace	**$0.00**	$0.00	$0.00	$0.00	$0.00
1050	Kupuna O'Hana	**$0.00**	$0.00	$0.00	$0.00	$0.00
1056	Kauhale Nani	**$0.00**	$0.00	$0.00	$0.00	$0.00
AMP 50						
1008	Palolo Valley Homes	**$0.00**	$1,951,249.56	$3,875,624.78	$2,173,125.66	$2,678,123.90
	ADA Compliance	**$0.00**	$2,000,000.00	$2,000,000.00	$0.00	$0.00
	Type C Units	**$1,000,000.00**	$0.00	$1,000,000.00	$0.00	$0.00
	Extraordinary Maintenance	**$0.00**	$0.00	$0.00	$0.00	$0.00
	Operations	**$2,522,746.60**	$2,522,746.60	$2,522,746.60	$2,522,746.60	$2,522,746.60
	Administration	**$1,211,985.62**	$1,211,985.62	$1,211,985.62	$1,211,985.62	$1,211,985.62
	Fees & Costs	**$500,000.00**	$500,000.00	$500,000.00	$500,000.00	$500,000.00
	Relocation	**$0.00**	$0.00	$0.00	$0.00	$0.00
	Development Activities	**$0.00**	$0.00	$0.00	$0.00	$0.00
	Management Improvements	**$500,000.00**	$500,000.00	$500,000.00	$500,000.00	$500,000.00
	Audit	**$3,376.00**	$3,376.00	$3,376.00	$3,376.00	$3,376.00
	Total CFP Funds (Est.)	**$12,613,733.00**	$12,613,733.00	$12,613,733.00	$12,613,733.00	$12,613,733.00
	Total Replacement Housing Factor Funds					

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2010 FFY _____			Work Statement for Year: 2011 FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**Various Projects**			**Various Projects**		
	ADA Compliance (Construction)		$2,000,000.00	ADA Compliance (Construction)		$2,000,000.00
	34/1012 Makua Alii			Type C Units (Construction)		$1,000,000.00
	Structural & Spalling Repairs (Construction)		$924,375.22	**37/1029 Pomaikai Homes**		
	37/1029 Pomaikai Homes			ADA Units & Modernization (Construction)		$1,000,000.00
	ADA Units & Modernization (Construction)		$1,000,000.00	**50/1008 Palolo Valley Homes**		
	37/1045 Pahala			Physical Improvements Phase I (Construction)		$1,298,750.44
	ADA Units & Modernization (Construction)		$1,000,000.00	Physical Improvements Phase II (Construction)		$2,576,874.34
	37/1051 Hale Aloha O'Puna					
	Unit Renovations & Re-Roofing (Construction)		$1,000,000.00			
	50/1008 Palolo Valley Homes					
	Physical Improvements Phase I (Construction)		$1,951,249.56			
	Subtotal of Estimated Cost		$7,875,624.78	Subtotal of Estimated Cost		$7,875,624.78

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY _____	Work Statement for Year 2012 FFY _____			Work Statement for Year: 2013 FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**31/1005 Kalihi Valley Homes**			**30/1066 Salt Lake**		
	Site & Dwelling Improvement Phase V (Construction)		$4,302,499.12	Building Improvements (Construction)		$2,500,000.00
	39/1044 Piilani Homes			**31/1005 Kalihi Valley Homes**		
	ADA Physical Improvements (Construction)		$1,400,000.00	Site & Dwelling Improvement Phase V (Construction)		$2,697,500.88
	50/1008 Palolo Valley Homes			**50/1008 Palolo Valley Homes**		
	Physical Improvements Phase II (Construction)		$673,125.66	Physical Improvements Phase III (Construction)		$1,750,000.00
	Physical Improvements Phase III (Construction)		$1,500,000.00	Physical Improvements Phase IV (Construction)		$928,123.90
	Subtotal of Estimated Cost		$7,875,624.78	Subtotal of Estimated Cost		$7,875,624.78

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-*Year and Annual* PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and Annual PHA Plan for the PHA fiscal year beginning July 1, 2009, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Hawaii Public Housing Authority	H1001
PHA Name	PHA Number/HA Code

___X__ 5-Year PHA Plan for Fiscal Years 2010 - 2014

___X__ Annual PHA Plan for Fiscal Years 2009 - 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Travis O. Thompson	Title Chairperson
Signature	Date

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Hawaii Public Housing Authority

Program/Activity Receiving Federal Grant Funding

Federal Low-Income Public Housing; Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

See attached

Check here [ ] if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Chad K. Taniguchi	Executive Director
Signature	**Date**
X	April 16, 2009

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

HAWAII PUBLIC HOUSING AUTHORITY
INVENTORY as of February 18, 2009 (Modified w/ federal projects only)

NAME	HPHA NO.	ADDRESS	CITY	ZIP	PHONE NUMBER	TOTAL UNITS	UNIT TYPE 0	1	2	3	4	5	DATE OF INITIAL OCCUPANCY	
HPHA Administrative Offices		1002 North School Street	Honolulu	96817	832-4694									
Asset Management Project 30														
Robyn Valluzzi - Manager		**Ph: 483-2550 Fax: 483-2552**				**363**								
Puuwai Momi	1026	**99-132 Kohomua St.**	Aiea	96701	483-2550	260	0	48	86	88	38	0	07/15/69	
Hale Laulima	1027	1184 Waimano Home Rd.	Pearl City	96782	483-2550	36	0	0	20	16	0	0	03/24/81	
Salt Lake	1066	2907 Ala Ilima St.	Honolulu	96818	483-2550	28	0	28	0	0	0	0	06/25/82	Built 1969
Waipahu I	1038	94-111 Pupuole St.	Waipahu	96797	483-2550	19	0	0	13	6	0	0	04/20/70	
Waipahu II	1039	94-132 Pupupuhi St.	Waipahu	96797	483-2550	20	0	0	16	4	0	0	01/05/70	
Asset Management Project 31														
Gerald Kita - Manager		**Ph: 832-3336 Fax: 832-3385**				**373**								
Kalihi Valley Homes	1005	**2250 Kalena Dr.**	Honolulu	96819	832-3336	373	0	52	60	123	112	26	08/25/53	
Asset Management Project 32														
Joanna Chaves - Manager		**Ph: 832-3153 Fax: 832-3188**				**364**								
Mayor Wright Homes	1003	**521 N. Kukui St**	Honolulu	96817	832-3153	364	0	24	114	168	50	8	10/27/52	
Asset Management Project 33														
Joanna Chaves - Manager		**Ph: 832-3153 Fax: 832-3188**				**373**								
Kaahumanu Homes	1009	Alokele & Kaiwiula St	Honolulu	96817	832-3153	152	0	0	116	36	0	0	10/26/58	
Kamehameha Homes	1099	1541 Haka Dr.	Honolulu	96817	832-3153	221	0	62	123	36	0	0	08/26/97	
Asset Management Project 34														
Janice Mizusawa - Manager		**Ph: 973-0193 Fax: 973-0197**				**583**								
Kalakaua Homes	1062	**1545 Kalakaua Ave.**	Honolulu	96826	973-0193	221	0	127	58	36	0	0	12/05/83	
Makua Alii (E)	1012	1541 Kalakaua Ave.	Honolulu	96826	973-0193	211	0	210	0	1	0	0	12/06/67	
Paoakalani (E)	1036	1583 Kalakaua Ave.	Honolulu	96826	973-0193	151	90	60	0	1	0	0	12/21/70	

HAWAII PUBLIC HOUSING AUTHORITY
INVENTORY as of February 18, 2009 (Modified w/ federal projects only)

NAME	HPHA NO.	ADDRESS	CITY	ZIP	PHONE NUMBER	TOTAL UNITS	UNIT TYPE 0	1	2	3	4	5	DATE OF INITIAL OCCUPANCY	
Asset Management Project 35														
Gail Lee - Manager		**Ph: 586-9724 Fax: 586-9728**				**587**								
Punchbowl Homes (E)	1011	**730 Captain Cooke Ave.**	Honolulu	96813	586-5900	156	0	97	58	1	0	0	12/27/60	
Kalanihuia (E)	1024	**1220 Aala St.**	Honolulu	96817	586-9723	151	60	90	0	1	0	0	01/16/69	
Makamae (E)	1046	21 S. Kuakini St.	Honolulu	96813	586-9723	124	108	16	0	0	0	0	06/08/71	
Spencer House	1073	1035 Spencer St.	Honolulu	96822	586-9723	17	0	0	1	16	0	0	11/16/86	Built 1968
Pumehana (E)	1047	1212 Kinau St.	Honolulu	96814	586-5900	139	98	40	1	0	0	0	04/04/72	
Asset Management Project 37														
Tammy Passmore - Manager		**Ph: 933-0474 Fax: 933-0479**				**364**								
Lanakila Homes I	1004	**600 Wailoa St**	Hilo	96720	933-0474	78	0	6	32	32	8	0	02/29/00	64 old units built in 1951
Lanakila Homes II	1013	600 Wailoa St.	Hilo	96720	933-0474	44	0	4	16	18	6	0	02/29/00	
Lanakila Homes III	1014	600 Wailoa St.	Hilo	96720	933-0474	20	0	0	0	8	12	0	09/14/62	
Lanakila Homes IV	1104	600 Wailoa St.	Hilo	96720	933-0474	48	0	2	18	20	8	0	04/26/05	Replaced units built in 1951
Hale Aloha O Puna (E)	1051	16-189 Pili Mua St.	Keaau	96749	933-0474	30	18	12	0	0	0	0	11/08/77	
Hale Olaloa (E)	1052	144 Kamana St.	Hilo	96720	933-0474	50	30	20	0	0	0	0	07/08/76	
Kauhale O'Hanakahi	1097	19 Pamala St.	Hilo	96720	933-0474	20	0	0	0	20	0	0	02/28/97	
Pahala (E)	1045	96-1169 Kou St.	Pahala	96777	933-0474	24	16	8	0	0	0	0	06/14/72	
Pomaikai Homes (E)	1029	929 Ululani St.	Hilo	96720	933-0474	20	10	10	0	0	0	0	04/06/67	
Punahele Homes	1028	Lokahi Pl.	Hilo	96720	933-0474	30	0	0	30	0	0	0	04/01/67	
Asset Management Project 38														
Sandra Kouchi - Manager		**Ph: 821-4415 Fax: 821-6964**				**140**								
Kapaa	1018	**4726 Malu Rd.**	Kapaa	96746	821-4415	36	0	6	8	12	10	0	07/19/66	
Hale Hoolulu (E)	1019	4264 Ala Muku Pl.	Kilauea	96754	821-4415	12	8	4	0	0	0	0	04/02/74	
Hale Nana Kai O Kea (E)	1054	4850 Kawaihau Rd.	Kapaa	96746	821-4415	38	20	18	0	0	0	0	10/15/77	
Hui O Hanamaulu	1021	Laukona St.	Hanamaulu	96715	821-4415	46	0	6	12	16	12	0	05/18/66	
Kalaheo	1022	Puu Rd.	Kalaheo	96741	821-4415	8	0	0	2	4	2	0	04/03/67	

HAWAII PUBLIC HOUSING AUTHORITY
INVENTORY as of February 18, 2009 (Modified w/ federal projects only)

NAME	HPHA NO.	ADDRESS	CITY	ZIP	PHONE NUMBER	TOTAL UNITS	UNIT TYPE 0	1	2	3	4	5	DATE OF INITIAL OCCUPANCY
Asset Management Project 39													
Ione Godsey - Manager		**Ph: 243-5001 Fax: 243-5147**				**171**							
Kahekili Terrace [a & b]	1017	**2015 Holowai Pl..**	Wailuku	96793	243-5001	82	0	12	22	36	12	0	05/01/66
David Malo Circle	1016	Mill St	Lahaina	96761	243-5001	18	0	2	4	10	2	0	06/01/66
Makani Kai Hale	1092	35 Koapaka Ln.	Waiehu	96793	243-5001	25	0	0	0	25	0	0	09/11/95
Piilani Homes (E)	1044	1028 Wainee St.	Lahaina	96761	243-5001	42	32	10	0	0	0	0	08/17/70
Makani Kai Hale II	1097	35 Koapaka Ln.	Waiehu	96793	243-5001	4	0	0	0	4	0	0	05/01/98
Asset Management Project 40				**Realty Laua LLC**									
Robert Faleafine - Manager		**Ph: 832-6075 Fax: 832-3438**				**748**							
Kuhio Park Terrace	1010	**1475 Linapuni St.**	Honolulu	96819	832-6075	614	0	48	318	206	42	0	02/02/65
Kuhio Homes	1007	Ahonui St.	Honolulu	96819	832-6075	134	0	20	32	37	37	8	11/16/53
West Kauai Management Unit 41 (Asset Management Project 38)				**Management Inc.**									
Scott Cabral - Manager		**Ph: 337-7664 Fax: 337-7666**				**181**							
Kekaha Ha'aheo	1064	**8238 Iwipolena Rd.**	Kekaha	96752	337-7664	78	0	42	12	24	0	0	10/12/82
Eleele Homes	1020	Ahe St.	Eleele	96705	337-7664	24	0	2	6	10	6	0	06/17/66
Hale Hoonanea (E) (Port Al	1055	4401 Waialo Rd.	Eleele	96705	337-7664	40	24	16	0	0	0	0	07/06/76
Home Nani (E)	1023	Moana & Laau Rd.	Waimea	96796	337-7664	14	10	4	0	0	0	0	07/07/70
Kawailehua - Federal	1086	5230 Paanau Rd.	Koloa	96756	337-7664	25	0	0	0	25	0	0	10/15/93

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HAWAII PUBLIC HOUSING AUTHORITY
INVENTORY as of February 18, 2009 (Modified w/ federal projects only)

NAME	HPHA NO.	ADDRESS	CITY	ZIP	PHONE NUMBER	TOTAL UNITS	UNIT TYPE 0	1	2	3	4	5	DATE OF INITIAL OCCUPANCY	
Asset Management Project 43					**Hawaii Affordable Properties, Inc.**									
Paul Sopoaga - Manager		**Ph: 322-1915 Fax: 322-1918**				**202**								
Ka Hale Kahaluu	1061	**78-6725 Makolea St.**	Kailua-Kona	96740	322-8112	50	0	8	12	22	8	0	08/13/81	
Hale Hookipa (E)	1053	81-1038 Nani Kupuna Place	Kealakekua	96750	322-8112	32	20	12	0	0	0	0	06/01/76	
Kaimalino	1032	74-5060 Kealakaa St.	Kailua-Kona	96740	322-8112	40	0	10	14	14	2	0	06/28/71	
Kealakehe	1070	74-991 Manawale'a St.	Kailua-Kona	96740	322-8112	48	0	16	16	16	0	0	08/28/85	
Nani Olu (E)	1063	81-1011 Nani Kupuna Place	Kealakekua	96750	322-8112	32	0	32	0	0	0	0	08/31/81	
Asset Management Project 44					**Ewa Pointe Realty**									
Tom Bentkowski - Manager		**Ph:697-7171 Fax: 697-7174**				**260**								
Waimaha-Sunflower	1057	**85-186 McArthur St.**	Waianae	96792	697-7171	130	0	52	46	32	0	0	07/01/80	Built 1975
Kau'iokalani	1091	85-658 Farrington Hwy.	Waianae	96792	697-7171	50	0	0	0	50	0	0	07/26/95	
Maili I	1033	Maliona St.	Waianae	96792	697-7171	20	0	0	7	13	0	0	01/28/69	
Maili II	1108	Keliikipi St.	Waianae	96792	697-7171	24	0	0	12	0	12	0	11/12/99	replaced units built in 1969
Nanakuli Homes	1035	Lualei Pl. & Farrington Hwy.	Waianae	96792	697-7171	36	0	0	0	36	0	0	11/24/69	
Asset Management Project 45					**Realty Laua LLC**									
Patrick Mauga - Manager		**Ph: 233-3766 Fax: 233-3768**				**226**								
Koolau Village	1030	**45-1027 Kamau Pl.**	Kaneohe	96744	233-3766	80	0	8	24	36	12	0	11/05/69	
Hookipa Kahaluu	1072	47-330 Ahuimanu Rd.	Kaneohe	96744	233-3766	56	0	8	32	16	0	0	08/18/83	
Kaneohe Apartments	1069	45-507 & 45-513 Pahia Rd.	Kaneohe	96744	233-3766	24	0	5	19	0	0	0	04/19/84	Built 1965 & 1972
Kauhale O'hana	1090	41-1260 Kalanianaole Hwy.	Waimanalo	96795	233-3766	25	0	0	0	25	0	0	04/06/95	
Waimanalo Homes	1025	Humuniki St. & Humuna Pl.	Waimanalo	96795	233-3766	19	0	0	5	11	3	0	05/02/01	replaced units built in 1967
Waimanalo Homes II	1107	Humuniki St. & Humuna Pl.	Waimanalo	96795	233-3766	22	0	0	14	7	1	0	05/02/01	replaced units built in 1967

HAWAII PUBLIC HOUSING AUTHORITY
INVENTORY as of February 18, 2009 (Modified w/ federal projects only)

NAME	HPHA NO.	ADDRESS	CITY	ZIP	PHONE NUMBER	TOTAL UNITS	UNIT TYPE 0	1	2	3	4	5	DATE OF INITIAL OCCUPANCY
Asset Management Project 46 (North Hawaii)				**Hawaii Affordable Properties, Inc.**									
Mark Sayers - Manager		**Ph: 887-8130 Fax: 887-8132**				**103**							
Noelani II	1078	**65-1191 Opelo Rd.**	Kamuela	96743	887-8130	24	0	0	0	24	0	0	11/07/88
Hale Hauoli (E)	1031	45-540 Kaniaka Pl.	Honokaa	96727	887-8130	40	24	16	0	0	0	0	03/04/70
Ke Kumu 'Ekolu	1097	68-3385 Ke Kumu Pl.	Waikoloa	96738	887-8130	20	0	0	0	20	0	0	02/28/97
Noelani I	1071	65-1189 Opelo Rd.	Kamuela	96743	887-8130	19	0	7	12	0	0	0	04/15/83
Molokai Management Unit 47 (Asset Management Project 39)													
Ione Godsey - Manager		**Ph: 552-2270 Fax: 552-0061**				**25**							
Kahale Mua - Federal	1088	**P.O. Box 30**	Maunaloa	96770	552-2270	25	0	0	0	25	0	0	12/10/93
Asset Management Project 49				**Realty Laua LLC**									
Lui Faleafine - Manager		**Ph: 622-6360 Fax: 622-6362**				**150**							
Kauhale Nani	1056	**310 North Cane St.**	Wahiawa	96786	622-6360	50	0	14	16	20	0	0	07/10/80
Wahiawa Terrace	1015	300 Palm St.	Wahiawa	96786	622-6360	60	0	12	16	24	8	0	10/01/66
Kupuna Home O'Waialua (E	1050	67-088 Goodale Ave.	Waialua	96791	637-8244	40	24	16	0	0	0	0	02/01/77
Asset Management Project 50													
Janice Mizusawa - Manager		**Ph: 973-0193 Fax: 973-0197**				**118**							
Palolo Valley Homes	1008	**2107 Ahe Street**	Honolulu	96816	733-9113	118	0	8	34	40	32	4	06/30/57

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OMB Approval No. 2577-0157 (Exp. 3/31/2010)

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Applicant Name

Hawaii Public Housing Authority

Program/Activity Receiving Federal Grant Funding

Federal Low Income Public Housing program; Section 8 Housing Choice Voucher Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

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

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Chad K. Taniguchi	Executive Director
Signature	**Date (mm/dd/yyyy)**
	2/19/09

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handboooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: b. a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	**2. Status of Federal Action:** a. a. bid/offer/application b. initial award c. post-award	**3. Report Type:** a. a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: ☒ Prime ☐ Subawardee Hawaii Public Housing Authority P. O. Box 17907 1002 N. School Street Honolulu, Hawaii 96817 **Congressional District**, *if known*:	**5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:** **Congressional District**, *if known*:	
6. Federal Department/Agency: Department of Housing and Urban Development	**7. Federal Program Name/Description:** Public and Indian Housing CFDA Number, *if applicable*: _____	
8. Federal Action Number, *if known*:	**9. Award Amount**, *if known*: $	
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*): None	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*): None	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.	Signature: _____ Print Name: Chad K. Taniguchi Title: Executive Director Telephone No.: 808-832-4694 Date: 3/9/09	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.

6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.

7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.

8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."

9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.

10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

    (b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).

11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

Hawaii Public Housing Authority
Annual and Five-Year Plan
Fiscal Years 2010-2014

RESIDENT ADVISORY BOARD (RAB) RECOMMENDATIONS FOR FY 2010-2014 FIVE YEAR PLAN

The RAB reviewed the Five-Year Plan and supports the proposed goals and objectives.

Annual Plan

1. **Housing Needs**

- The RAB has reviewed Component 1; Housing Needs and has no comments at this time to this section of the PHA Plan

2. **Financial Resources**

- The RAB supports HPHA's proposed late fees charged to residents for late payment on their rent and also fees for bounced checks that are written with the condition that those fees be assessed after the grace period is over and not after the due date. The RAB feels that tenants should be held accountable for payment of their rent on time but the grace period should not be taken away from them in paying their rent.

HPHA Response: HPHA feels that rent should be paid on time and any payment made after the date agreed to on the lease agreement is considered late. As a result the late fee should be assessed right after the 1st of the month.

3. **Polices on Eligibility, Selection and Admissions**

- The RAB supports HPHA's proposed changes of adding the working families as a preference for entrance into public housing, but the RAB strongly feels that before any new applications are accepted, a new list should be generated using the current applicants currently on the waitlist who fall into the working families category. The RAB strongly feels that there needs to be a balance between the preference on the waitlist.

HPHA Response: HPHA is not intending to replace the homeless as a preference. Working families are being added to the preference list in an effort to generate income for the AMP. Among the preferences, applicants will still be put on the waitlist according to time and date.

- The RAB recommends that HPHA monitor applicants more closely. Previous residents of public housing, who owe a back balance to HPHA, should not be allowed to fill out an application for housing until their outstanding balance is paid off.

HPHA Response: The HPHA Applications section accepts ALL applications. Screening of all applications is done by the application unit and denial letters are sent to the applicants who do no qualify due to a balance owing. The outstanding balance will need to be taken care of BEFORE the applicant is put on the waiting list.

4. Rent Determination Policies

- The RAB supports the HPHA proposed change to raising the minimum rent from $0 to $50.00, but a monitoring system needs to be implemented by HPHA to ensure that residents who are able to work are actively seeking employment.

HPHA Response: HPHA supports RAB recommendation to raise the minimum rent to $50.00. This will allow AMP's to receive added revenue.

- The RAB recommends that HPHA implement a standard policy on calculating changes in rent on a timely basis without penalizing the tenant for their hardship. Upon discovery of an error in rent calculation made by HPHA, where the rent was determined to be higher, the tenant should not be retroactively charged. The tenant should only be charged from the time the error was discovered and the tenant should not be faced with eviction for non-payment or delinquency of rent. Upon discovery of an error in rent calculation made by HPHA where the rent was determined to be lower, the tenant should have the option of receiving a lump sum or credit towards monthly rent of the amount owed to the tenant.
- The RAB recommends that interim rents should be done in a timely basis to prevent residents from being penalized should there be an increase in rent.
- **HPHA response: HPHA is currently calculating rent in a timely manner, however, IF there is a delay in receiving salary or employment verification from the employers, this will delay interim rents from being determined for the resident. In the case of re-examinations being done, HPHA starts the re-exam process 3 months prior to the resident's re-exam date. If there is a miscalculation of rent, due to a mistake from management, the tenant is not liable for additional rent owed.**

5. Operations and Management Policies

- The RAB recommends that HPHA do a better job of monitoring management to ensure that general maintenance of the projects is maintained in a timely manner. As an example, lights that are not working in the parking lots haven't been fixed due to lack of manpower or that the truck isn't available. The RAB feels that excuses are being given for maintenance to the projects not being done.
- The HPHA must implement a system to ensure that repairs to units are being done and completed in a timely manner. The RAB recommends that HPHA implement a system to monitor the quality and timeliness of the work.

HPHA Response: There is a current system in place by HPHA to monitor the general maintenance and work orders at the AMP's.

- With the starting of asset management, the RAB recommends that HPHA should create a report card for each project, which should be available to all residents. The report card should clearly show areas where management is deficient in and area where management is doing well.

HPHA Response: HPHA Administration supports the evaluation of the managers on a consistent basis. State Public Housing Managers (SPHM's) have scheduled meetings with the SPHM's in HPHA's efforts to continuously monitor the AMP's overall work performance.

- The RAB recommends hiring residents to serve as on-site managers to deal with on-site situations. The RAB feels that these on-site managers should be a priority in elderly projects but eventually should be branched to all projects. The RAB recommends that on-site managers be a program that is started at ALL public housing projects rather than just being a pilot project for one or two projects.

HPHA Response: HPHA is in the process of implementing the tenant monitor program. HPHA feels that the initial implementation of the program must be started only at ONE property. This will allow HPHA to effectively evaluate the program and see what the financial cost will be to run the program.

- The RAB recommends that utility allowance checks be mailed directly to the utility company, which will prevent people from "double-dipping" and going to non-profits for payments for utilities.

Response: HPHA realizes that the utility check being sent to residents is being used for other purposes. HPHA is in full support of this recommendation although it may take some time to set this system up with the utility companies.

6. <u>Grievance Procedures</u>

- The RAB continues to strongly recommend that the lease agreement and other

important documents such as the grievance procedures be translated into different languages (written form). Having important documents translated will help to ensure that all residents understand their rights, rules, and responsibilities.

- **HPHA Response: HPHA agrees with this recommendation and will work on getting ALL important documents translated for the benefit of the residents.** .

7. Capital Improvement Needs

- The RAB recommends that HPHA monitor more closely contractors who are hired to do capital improvements. Monitoring should be done to prohibit contractors from using shoddy materials and to ensure that projects are completed on time and on budget.

HPHA response: The procurement and bid process includes building and material specifications that are required for the job being bid on. Throughout the contract, HPHA continuously monitors the contractor's quality of work done by the contractors.

8. Demolition and Disposition

- The RAB recommends that HPHA put more thought to which building(s) they will be demolishing. The RAB feels that HPHA has made decisions in the past to demolish units in specific projects, but have later changed their minds. As a result, HPHA has wasted time waiting for HUD approval to "de-demolish" before they can move forward to renovate the units. (Kalihi Valley Homes and Lanakila Homes)

HPHA Response: HPHA continuously evaluates our housing priorities. With a long waiting list of applicants waiting to move into public housing, some decisions to demolish units had to be reversed.

9. Designation of Housing

- The RAB recommends that HPHA continue to study the problems that arise from the elderly living in the same community with the young disabled residents. There is a growing concern from the RAB and residents statewide about putting the young disabled in the same community as the elderly. RAB suggest that HPHA look into the possibility of placing the young disabled in a different property from the elderly residents, which will alleviate a lot of problems.

HPHA Response: HPHA realizes that there are a lot of problems due to the young handicapped being placed in elderly housing. HPHA is looking into the possibility of designating certain projects to house elderly residents.

- The RAB recommends that as a condition of accepting a unit in public housing, applicants who receive mental health services, shall provide the appropriate assessment certifying that they do not pose a safety risk to their community and are able to live with minimal assistance from outside services. Currently, residents, who require substantial mental health services, have jeopardized the

safety and security of others living in the project by displaying violent and intimidating behavior.

HPHA Response: HPHA will continue to comply with rules of fair housing, including providing housing for people with disabilities.

- The RAB recommends that HPHA do a better job of monitoring elderly projects to ensure that all residents meets the requirement of being 62 years of age. There seems to be residents living in elderly public housing, which do not fit the criteria of living in that specific elderly housing.

HPHA Response: HPHA Application unit continues to ensure that applicants to public housing who are elderly or disabled meet the designated requirements for them to enter public housing.

10. Conversion of Public Housing

- The RAB has reviewed Component 10; Conversion of Public Housing and has no comment at this time to this section of the PHA Plan.

11.Homeownership

- The RAB reviewed Component 11, Home Ownership and has no comment at this time to their section of the PHA Plan.

12. Community Service Programs

- The RAB strongly recommends and supports training and implementation of

resident management corporations to further enhance resident self-sufficiency. HPHA must work with projects that express interest in forming and operating resident management corporations, as strongly encouraged by HUD's CFR vol. 4 part 964.

HPHA Response: HPHA feels that the implementation of management corporations should not be dependent on the housing authority but feels that the responsibility of starting up a management corporation should lie with the residents.

13. Crime and Safety

- The RAB recommends that security programs not only be focused on certain projects. The RAB understands that there are different safety issues at each project, but HPHA should also add some form of a security program at all projects.

HPHA Response: Due to the lack of funding, HPHA is not able to place security programs at every housing site. Without on-site security, HPHA management has great difficulty enforcing the housing rules. HPHA, under the coordination of Mr. Cliff Laboy is in the process of developing a program in partnership with the Honolulu Police Department that would enable HPHA to get information on incidents happening at unsecured properties. The program will be called the HPHA's incident report card program. The implementation of this program is still in progress but the information gathered will then allow HPHA to enforce our house rules and evict any residents that don't follow our house rules.

- The RAB recommends that projects be evaluated for areas that may be detrimental and may cause a problem with crime and safety. The RAB strongly feels that HPHA has not followed through in the installation of adequate lighting and removing all physical barriers at all projects to improve the overall security at the projects.

HPHA Response: HPHA has started "environmental design strategies" at Kamehameha Homes, Makamae Homes and Punchbowl Homes by cutting back shrubs and bushes and other heavily vegetated areas. This has created a better environment and improved visibility for security personnel. HPHA through coordination of Mr. Cliff Laboy, is trying to fund volunteer groups that could help with performing the physical labor needed to cut down the vegetation. HPHA's installation of adequate lighting at the projects is being affected by funding.

- The RAB recommends that HPHA provide proper training to all associations interested in starting a community patrol/security watches. Without proper training, community patrol/security watches will not be effective in their community.

HPHA Reponse: HPHA agrees with this recommendation. The Honolulu Police Department is available to conduct training to any group interested in doing a community patrol/security watch at their project.

- The RAB recommends hiring residents to serve as on-site managers to deal with on-site situations to deal all sites but priority given to elderly projects. The RAB recommends that on-site managers be started at ALL public housing rather than just being a pilot project for one or two projects.

HPHA Response: HPHA is in the process of implementing the tenant monitor program. HPHA feels that the initial implementation of the program must be started only at ONE property. This will allow HPHA to effectively evaluate the program and see what the financial cost will be to run the program.

14. Pet Policy

- The RAB recommends that HPHA be consistent in the enforcement of pet policy rules and guidelines. There are many residents that should be referred to evictions due to the breaking of the pet policy. In addition, the size of the animal may be a safety issue on the property, which may lead to pending lawsuits by residents should someone get hurt.
  HPHA response: HPHA will continue to work with all AMP's to consistently enforce the rules and guidelines of the pet policy statewide.

15. Civil Rights Certifications (included with PHA Plan Certifications)

- The RAB reviewed Component 15, Civil Rights Certification and has no comment at this time to their section of the PHA Plan.

16. Audit

- The RAB reviewed Component 16, Financial Audit and has no comment at this time to their section of the PHA Plan.

17. Asset Management

- The RAB reviewed Component 17, Asset Management and has no comment at this time to their section of the PHA Plan.

18. Other Information

- The RAB reviewed Component 18, Other Information and has no comment at this time to their section of the PHA Plan.

19. Definition of "Substantial Deviation" and "Significant Amendment Or Modification"

- The RAB reviewed the definition of substantial deviation and significant amendment or modification and has no comment at this time to this section of PHA Plan.

20. Additional Comments

- The RAB strongly feels that in order to make comments and/or recommendations to HPHA's proposed changes, the PMMSB Chief or designated representative must be available to attend all RAB meetings so that RAB members can ask questions first hand as to what the changes are and who it will involve. RAB members will then have a better understanding of what those changes are and can communicate them to the residents in their geographic area.

HPHA Response: HPHA will continue to have appropriate staff attend meetings

NOTICE OF PUBLIC HEARING

This notice is to inform you that, pursuant to 24 CFR Part 903.17, the Hawaii Public Housing Authority (HPHA), Department of Human Services, State of Hawaii will hold public hearings as specified below on the Public Housing Agency (PHA) 5-Year and Annual Plans.

Background. The HPHA is currently developing its Fiscal Year 2009 PHA 5-Year and Annual Plans as required by the Quality Housing and Work Responsibility Act (QHWRA) of 1998. The QHWRA was enacted to revitalize and improve federal public housing and tenant-based assistance programs and makes significant changes to federal and Section 8 tenant-based programs. The 5-Year Plan states the HPHA's mission, goals, and objectives for serving the needs of low-income and very low-income families during the next five years. The Annual Plan details the operations and management of federal public housing and Section 8 tenant-based assistance programs. Through these plans, HPHA will advise the U.S. Department of Housing and Urban Development (HUD), its residents, and members of the public on its strategy in addressing the needs of residents in federal public housing and recipients of Section 8 tenant-based assistance.

Copies of the draft 5-Year and Annual Plans will be available for public viewing or picked up at management offices and the following locations between 7:45 a.m. to 4:30 p.m.

Hawaii Public Housing Authority (HPHA)
1002 North School Street, Bldg. E
Honolulu, Hawaii 96817

Lanakila Homes
600 Wailoa Street
Hilo, Hawaii 96720

Ka Hale Kahaluu
78-6725 Makolea Street
Kailua-Kona, Hawaii 96740

Kapaa
4726 Malu Road
Kapaa, Hawaii 96746

Kahekili Terrace
2015 Holowai Place
Wailuku, Hawaii 96793

The draft of the 5-Year and Annual Plans will be posted on the HPHA web site at http://www.hpha.hawaii.gov

The public hearings will be held on Thursday, April 9, at 6:00 p.m. at the following locations, with the exception of the public hearing at Kealakehe Intermediate School Cafeteria, which will be at 6:30 p.m.:

Hawaii Public Housing Authority (HPHA)
1002 No. School Street, Bldg. "E"
Honolulu, Hawaii 96817

Kealakehe Intermediate School Cafeteria
74-5062 Onipa'a Street
Kailua-Kona, Hawaii 96740

(Continued on reverse side)

Lanakila Homes Community Center
600 Wailoa Street
Hilo, Hawaii 96720

State Kawailehua Community Hall
5220 Pa`anau Road
Koloa, Hawaii 96756

Makani Kai Hale Community Hall
35 Koapaka Lane
Wailuku, Hawaii 96793

All interested persons are invited to provide comments relating to the FY 2009 PHA 5-Year and Annual Plans either orally or in writing.

If written testimony is presented, five copies should be made available to the presiding officer at the public hearing. All written comments may also be mailed to the Hawaii Public Housing Authority, Property Management and Maintenance Branch, Attention: PHA Plans Coordinator at P.O. Box 17907, Honolulu, Hawaii 96817 or faxed to (808) 832-4679 by 4:30 p.m. on Wednesday, April 8, 2009. Comments can be sent by electronic mail to hpha@hawaii.gov, but must arrive by Wednesday, April 8, 2009. All comments and testimony received will be considered in preparing the PHA Plans.

Any person who may require special needs (i.e., large print, taped materials, sign language interpreter, etc.) shall make all requests to HPHA. That request shall be made at least ten working days prior to the public hearings by written request or on Oahu by calling 832-4686 and for the neighbor islands by calling 1-800-468-4644, ext. 24686.

HPHA does not discriminate against any person because of race, color, religion, sex, disability, familial status, ancestry, age, marital status, or HIV infection.

Chad K. Taniguchi
Executive Director
Hawaii Public Housing Authority
Department of Human Services

February 24, 2009

EQUAL HOUSING OPPORTUNITY

Hawaii Public Housing Authority
Annual and Five-Year Plan
Fiscal Years 2010-2014

CHANGES INCLUDED IN THE DRAFT HPHA PLAN

The following information was presented to the Hawaii Public Housing Authority Board of Directors at its meeting on March 19, 2009.

March 19, 2009

SUBJECT: Policy and Strategy Changes Contained in the Public Housing Agency 5-Year Plan for Fiscal Years 2010 to 2014 and Annual Plan for the Period July 1, 2009 through June 30, 2010.

I. BACKGROUND

A. The Public Housing Agency (PHA) 5-Year and Annual Plans are a requirement of the Quality Housing and Work Responsibility Act of 1998 (QHWRA). All public housing agencies administering federal public housing and Section 8 tenant-based (housing choice voucher) assistance programs must submit their plans to the U.S. Department of Housing and Urban Development (HUD) to be eligible to receive administrative, Capital Fund Program, and Section 8 Housing Choice Voucher assistance monies.

B. The PHA 5-Year plan states the mission of serving the needs of low-income and very low-income families, and how the PHA will address those needs for a five-year period.

C. The Hawaii Public Housing Authority (HPHA) will be submitting information for all required Plan components using a new HUD-developed outline for the plans. The new outline differs in format from the previous template but the components are similar. Some components of the proposed 2009-2014 plan are changes from the HUD-approved 2005-2008 plan.

D. HPHA must electronically submit the new plan and attachments to the local Honolulu HUD office for their review and subsequent approval no later than April 17, 2009.

II. DISCUSSION

The PHA 5-Year and Annual Plan acts as a planning document and application for funding for HPHA and HUD, and as an informational document for tenants and other interested parties. As such, the plan changes over time in response to

changing circumstances. The draft 2009-2014 plan notes the following changes in HPHA policies and goals:

A. The 2005-2008 plan lists "economic hardship" as a waiting list preference. HPHA proposes to eliminate this item and substitute a preference for working families in order to encourage self-sufficiency and improve the mix of incomes in housing projects. This change would also increase rent revenue.

B. The new plan adds mixed use redevelopment by a public/private partnership as a strategy to: increase the supply of affordable housing and improve the existing housing stock; de-concentrate poverty by co-locating households of varying income levels; and leverage scarce HPHA resources by joining them with private investment.

C. In order to further the goals of fair housing and better assist the populations with disproportionate housing needs, HPHA will arrange for training in basic skills, such as housekeeping, for applicants and tenants with acculturation needs, especially those with limited English proficiency.

D. A $25 fee would be imposed for late rent and dishonored checks in order to deter those problems.

E. HPHA will pursue elderly families-only designation for targeted federal public housing projects.

Approved by the Executive Director
April 19, 2009

FOR ACTION

SUBJECT: To Adopt the Hawaii Public Housing Authority's Updated Utility Schedule for the Fiscal Year Beginning July 1, 2009 to June 30, 2010, and Authorize the Executive Director to Publish the Utility Schedule for Public Comment

I. FACTS

A. Volume 24 Code of Federal Regulations, part 965.507 requires that public housing agencies annually review the basis on which tenant paid utility allowances are determined.

B. The Hawaii Public Housing Authority's Administrative Rules specify that the average monthly cost (rate plus fuel adjustment factors) of the various utilities for previous calendar year shall be used to determine utility allowance adjustments for the next fiscal year.

II. DISCUSSION

A. HPHA engaged the services of National Facilities Consultants, Inc. to collect the utility cost data and calculate the tenant paid allowances for the upcoming fiscal year.

B. The Hawaii Administrative Rules require a notice period for public comment before the new allowances are implemented.

C. The new allowances are shown in the attachment.

III. RECOMMENDATION

Staff recommends that the Board of Directors authorize the Executive Director to publish a Notice for Public Comment to changes to tenant paid utility allowances for the Federal Low Rent Program effective July 1, 2009.

Attachment:

Prepared by: Michael J. Hee, Contract Administration Section Chief
Reviewed by: Stephanie Fo, Property Management and Maintenance Services Branch Chief

NOTICE OF PUBLIC COMMENT

HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
REVISED UTILITY RATES AND ALLOWANCES
FOR FEDERAL PUBLIC HOUSING RESIDENTS WHO PURCHASE THEIR OWN UTILITIES, EFFECTIVE FISCAL YEAR BEGINNING JULY 1, 2009

NOTICE IS HEREBY GIVEN that pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, for Fiscal Year beginning July 1, 2009.

The revised rates and allowances as listed below will be made effective on **July 1, 2009**.

Please note that written or oral comments on the revised utility rates or allowances may be submitted until **May 26, 2009** to the:

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

Or, interested persons may call the Property Management and Maintenance Services Branch at 832-5970; Neighbor Island residents may call toll free at the numbers listed below:

Kauai	274-3141, ext. 24691	Hawaii	974-4000, ext. 24691
Maui	984-2400, ext. 24691	Molokai and Lanai	1-800-468-4644, ext. 24691

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

SCHEDULE OF UTILITY ALLOWANCES FOR FISCAL YEAR BEGINNING JULY 1, 2009

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

Project	Current Utility Allowance	Increase in Utility Allowance (Dollar Change)	New Utility Allowance
Eleele Homes *			
1 bedroom	$0	$107	$107
2 bedroom	$0	$118	$118
3 bedroom	$0	$127	$127
4 bedroom	$0	$142	$142

Project	Current Utility Allowance	Increase in Utility Allowance (Dollar Change)	New Utility Allowance
Hale Laulima			
2 bedroom	$124	$57	$181
3 bedroom	$162	$75	$237
Hookipa Kahaluu			
1 bedroom	$105	$47	$152
2 bedroom	$124	$57	$181
3 bedroom	$162	$75	$237
Hui O Hanamaulu			
1 bedroom	$89	$18	$107
2 bedroom	$98	$20	$118
3 bedroom	$105	$22	$127
4 bedroom	$117	$25	$142
Kaahumanu Homes			
2 bedroom	$63	$26	$89
3 bedroom	$67	$29	$96
Ka Hale Kahaluu			
1 bedroom	$111	$24	$135
2 bedroom	$120	$26	$146
3 bedroom	$132	$30	$162
4 bedroom	$144	$32	$176
Kahale Mua - Federal			
3 bedroom	$204	$41	$245
Kaimalino *			
1 bedroom	$0	$105	$105
2 bedroom	$0	$116	$116
3 bedroom	$0	$124	$124
4 bedroom	$0	$139	$139
Kalaheo			
2 bedroom	$98	$20	$118
3 bedroom	$105	$22	$127
4 bedroom	$117	$25	$142
Kalakaua Homes High Rise			
1 bedroom	$73	$32	$105
Kalakaua Homes Low Rise			
1 bedroom	$73	$32	$105
2 bedroom	$79	$34	$113
3 bedroom	$87	$38	$125

Kalihi Valley Homes			
Non-Modernized Units			
1 bedroom	$105	$47	$152
2 bedroom	$124	$57	$181
3 bedroom	$162	$75	$237
4 bedroom	$197	$93	$290
5 bedroom	$230	$109	$339
Kalihi Valley Homes			
Modernized Units			
1 bedroom	$79	$35	$114
2 bedroom	$88	$39	$127
3 bedroom	$103	$46	$149
4 bedroom	$116	$53	$169
5 bedroom	$127	$59	$186
Kamehameha Homes			
1 bedroom	$119	$40	$159
2 bedroom	$136	$46	$182
3 bedroom	$168	$54	$222
Kaneohe Apartments			
1 bedroom	$105	$47	$152
2 bedroom	$124	$57	$181
Kapaa			
1 bedroom	$89	$18	$107
2 bedroom	$98	$20	$118
3 bedroom	$105	$22	$127
4 bedroom	$117	$25	$142
Kauhale Nani			
1 bedroom	$128	$38	$166
2 bedroom	$146	$45	$191
3 bedroom	$181	$54	$235
Kauhale O'Hana			
3 bedroom	$67	$29	$96
Kauhale O'Hana **			
3 bedroom	$67	$168	$235
Kauhale O'Hanakahi			
3 bedroom	$102	$22	$124
Kau'iokalani			
3 bedroom	$96	$67	$29
Kau'iokalani **			
3 bedroom	$96	$126	$168
Kawailehua – Federal			
3 bedroom	$210	$39	$249

Kealakehe			
1 bedroom	$111	$24	$135
2 bedroom	$120	$26	$146
3 bedroom	$132	$30	$162
Kekaha Ha'aheo			
1 bedroom	$113	$21	$134
2 bedroom	$175	$33	$208
3 bedroom	$210	$39	$249
Ke Kumu 'Ekolu			
3 bedroom	$102	$22	$124
Koolau Village			
1 bedroom	$119	$40	$159
2 bedroom	$136	$46	$182
3 bedroom	$168	$54	$222
4 bedroom	$198	$64	$262
Kuhio Homes			
1 bedroom	$57	$24	$81
2 bedroom	$63	$26	$89
3 bedroom	$67	$29	$96
4 bedroom	$75	$32	$107
5 bedroom	$79	$35	$114
Lanakila IV			
1 bedroom	$157	$29	$186
2 bedroom	$179	$33	$212
3 bedroom	$217	$39	$256
4 bedroom	$254	$46	$300
Lanakila Homes I			
1 bedroom	$157	$29	$186
2 bedroom	$179	$33	$212
3 bedroom	$217	$39	$256
4 bedroom	$254	$46	$300
Lanakila Homes II			
1 bedroom	$157	$29	$186
2 bedroom	$179	$33	$212
3 bedroom	$217	$39	$256
4 bedroom	$254	$46	$300
Maili I			
2 bedroom	$88	$39	$127
3 bedroom	$103	$46	$149
Maili II			
2 bedroom	$88	$39	$127
4 bedroom	$116	$53	$169
Makani Kai Hale			
3 bedroom	$88	$24	$112

Makani Kai Hale II			
3 bedroom	$88	$24	$112
Mayor Wright Homes			
1 bedroom	$57	$24	$81
2 bedroom	$63	$26	$89
3 bedroom	$67	$29	$96
4 bedroom	$75	$32	$107
5 bedroom	$79	$35	$114
Nanakuli Homes			
3 bedroom	$103	$46	$149
Nani Olu (E)			
1 bedroom	$160	$36	$196
Noelani I			
1 bedroom	$160	$36	$196
2 bedroom	$191	$44	$235
Noelani II			
3 bedroom	$248	$58	$306
Palolo Homes			
1 bedroom	$112	$44	$156
2 bedroom	$132	$53	$185
3 bedroom	$169	$71	$240
4 bedroom	$205	$88	$293
5 bedroom	$238	$104	$342
Punahele Homes			
2 bedroom	$179	$33	$212
Salt Lake			
1 bedroom	$105	$47	$152
Spencer House			
2 bedroom	$63	$26	$89
3 bedroom	$67	$29	$96
Waimaha-Sunflower Phase I			
1 bedroom	$105	$47	$152
2 bedroom	$124	$57	$181
3 bedroom	$161	$75	$237
Waimaha-Sunflower Phase II			
1 bedroom	$105	$47	$152
2 bedroom	$88	$39	$127
Waimaha-Sunflower Phase III			
1 bedroom	$79	$35	$114
2 bedroom	$88	$39	$127
3 bedroom	$103	$46	$149

Waimanalo Homes			
2 bedroom	$136	$46	$182
3 bedroom	$168	$54	$222
4 bedroom	$198	$64	$262
Waimanalo Homes II			
2 bedroom	$136	$46	$182
3 bedroom	$168	$54	$222
4 bedroom	$198	$64	$262

- *Utility allowance will become effective when electric billing is turned over to tenant.
- ** Utility allowance will become effective when gas billing is turned over to tenant.

ALLOWANCES FOR MEDICAL EQUIPMENT							
Description	**Quantity**					**Hilo**	**Kona**
Air conditioner, window type, 10,000 BTU	229 kwh	$94	$70	$83	$97	$97	$91
Oxygen concentrator, 400W	219 kwh	$90	$67	$79	$92	$87	$87
Nebulizer, 75W	5 kwh	$3	$2	$2	$3	$2	$2
Electric hospital bed, 200W	1 kwh	$1	$1	$1	$1	$1	$1
Alternating pressure pad, 70W	51 kwh	$21	$16	$19	$22	$21	$21
Low air-pressure mattress, 120W	88 kwh	$36	$27	$32	$37	$35	$35
Power wheelchair/ scooter, 360W	67 kwh	$28	$21	$25	$29	$27	$27
Feeding tube, 120w	44 kwh	$18	$14	$16	$19	$18	$18
CPAP machine, 30W	9 kwh	$4	$3	$4	$4	$4	$4
Leg Pump	3 kwh	$2	$1	$1	$2	$1	$1

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

Chad K. Taniguchi
Executive Director
Hawaii Public Housing Authority
Department of Human Services
State of Hawaii

April 23, 2009

EQUAL HOUSING OPPORTUNITY

Approved by the Executive Director
April 16, 2009

FOR ACTION

SUBJECT: To Adopt Resolution No. 16 Authorizing the Disposition Request and Application for A Sewer Easement over Waimanalo Homes, Lot 146, 41-555 Humuna Place, Waimanalo, Oahu, Hawaii

I. FACTS

A. The Department of Hawaiian Home Lands (DHHL) has requested a perpetual, non-excusive sewer easement through Lot 146 at 41-555 Humuna Place, Waimanalo Homes (hereinafter "Lot 146"), to the existing sewer manhole in the Humuna Place cul-de-sac for DHHL's Kumuhau Residential Subdivision, which easement (hereinafter "easement") is proposed to service the Kumuhau Residential Subdivision, and the easement will be transferred to the City and County of Honolulu along with the subdivision's roads and sidewalks when the subdivision is completed.

B. According to the City and County of Honolulu's Department of Environmental Services, the existing sewer lines in the area are sufficient to accommodate the additional flow from the subdivision and will not require any upgrades.

C. The Hawaii Public Housing Authority (HPHA) owns Lot 146 and the Waimanalo Homes project, which receives annual operating subsidies from the U. S. Department of Housing and Human Development (HUD).

D. In accordance with the Annual Contributions Contract and the recorded Declaration of Trust that encumber the Waimanalo Homes project, including Lot 146, HUD approval of the easement is required.

E. On March 20, 2008, the Board approved the For Action for the HPHA to enter into an agreement with the DHHL for the easement. A copy of the approved For Action is attached hereto as Exhibit A.

II. DISCUSSION

A. A meeting with the residents of Waimanalo Homes to inform them of the easement request and to receive comments was scheduled for April 9, 2009, at 6:00 p.m., at the Ko`olau Village Community Center. Comments from residents will be reported at the April 16, 2009 board meeting.

III. RECOMMENDATION

Staff respectfully recommends that the Board:

A. Adopt Resolution No.16, which provides for the submittal of a Disposition Request and Application to HUD for approval of the sewer easement. A copy of said Resolution No. 16 is attached hereto as Exhibit B.

B. Authorize the Executive Director to undertake all tasks necessary to undertake the intent and purposes of this For Action.

Attachments: Exhibit A, For Action approved on March 20, 2008 by the Board
Exhibit B, Resolution No. 16

Prepared by: Marcel A. Audant, Acting Construction Management Branch Chief MA

RESOLUTION NO. 16

RESOLUTION SUPPORTING DISPOSITION REQUEST AND APPLICATION
FOR
HUD REQUEST (SEWER EASEMENT); WAIMANALO HOMES, HA 1025, WAIMANALO, OAHU, HAWAII

WHEREAS, the Department of Hawaiian Home Lands (DHHL) has requested a perpetual, non-excusive sewer easement through Lot 146 at 41-555 Humuna Place, Waimanalo Homes, to the existing sewer manhole in the Humuna Place cul-de-sac for its Kumuhau Residential Subdivision, one of the construction projects to be funded by the American Recovery and Reinvestment Act.

WHEREAS, granting the sewer easement through Waimanalo Homes will allow the Kumuhau Residential Subdivision to connect onto the public sewer line.

WHEREAS, the Hawaii Public Housing Authority (HPHA) owns the subject Lot 146, and the Waimanalo Homes, a HUD project that receives annual operating subsidies.

WHEREAS, the HPHA is required to obtain approval of the U.S. Department of Housing and Urban Development for the sewer easement in accordance with the Annual Contributions Contract and the Declaration of Trust that encumber the Waimanalo Homes project, which includes Lot 146.

WHEREAS, the HPHA held a resident's meeting on April 9, 2009 at Waimanalo Homes concerning the sewer easement through Lot 146, and the residents expressed no objections to granting the easement.

BE IT RESOLVED BY THE BOARD OF DIRECTORS AS FOLLOWS:

That the HPHA Board of Directors adopts Resolution No. 16, expressing support and approval of the disposition request and application to allow the sewer easement through Lot 146, and to authorize the Executive Director to submit said disposition application for Waimanalo Homes to the U. S. Department of Housing and Urban Development.

This Resolution shall take effect immediately.

IN WITNESS WHEREOF, I have hereunto set by hand on _____.

_____
Travis O. Thompson, Chairperson

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Approved by the Executive Director
April 16, 2009

FOR ACTION

SUBJECT: Whether or Not to Pursue the Establishment of Ombudsman Position for Hawaii Public Housing Authority

I. FACTS

A. At the January 15, 2009 meeting the Board of Directors agreed to have HPHA staff report for three months on follow up to complaints made by testifiers at board meetings. HPHA staff have included a log of complaints and actions taken in the February, March, and April Board packets.

B. The State Ombudsman provided a report at the January Board meeting showing approximately 50 such complaints annually. For the great majority of complaints, the Ombudsman's Office that the complaint against the HPHA was unsubstantiated. In the few cases where the errors were substantiated, the HPHA made took corrective actions.

C. In addition, the HPHA sent information to tenants in their monthly rent bill to inform them of the complaint process, including their option to file complaints with the State Ombudsman.

II. DISCUSSION

A. The HPHA also discussed the complaint process at the resident community meetings held from January – March 2009, and handed out the same leaflet.

B. The HPHA staff believes that the combination of reporting to the Board monthly on complaints and the use of the State Ombudsman's office are sufficient safeguards to ensure that resident and other complaints are heard and addressed, in the event that complaint processes at the AMP (including grievance process by an independent third party) and at the Central Office do not satisfy the complaining party.

C. The January 15, 2009 for action document is attached for reference.

III. RECOMMENDATION

That the Board of Directors concur that current complaint processes available to HPHA residents and others provides adequate safeguards that their concerns are addressed and conclude that it is not necessary to establish an internal HPHA ombudsman position.

Prepared by: Barbara E. Arashiro, Executive Assistant _____

Reviewed by: Chad K. Taniguchi, Executive Director_____

Report of the Executive Director Program/Project Updates
April 16, 2009

A. Status of the FY 2010 Budget
Draft budget will be prepared by April 30, 2009.
Meeting will be scheduled with Board Finance Task Force prior to May Board Meeting.
Draft budget will be presented at May Board Meeting.
Final Budget to be presented for approval in June Board Meeting.

B. MD Strum Work Statement and Status
See attached report.

C. Legislative Update
See attached report.

D. Status of the Transfer to State Management on Kauai
The notice to the residents will be mailed to all residents by April 16, 2009. A resident meeting is scheduled for April 29, 2009. 6pm
We are currently recruiting PHS 1 (clerical), and preparing to hire the remainder of positions.

E. FY 2009 Budget to Actual Comparisons
See attached report.

F. Property Branch (see attachments):
1. Rent Collection
2. Island Overview
3. AMP Overview
4. Vacant Units After 7/1/08
5. Vacant Units Before 7/1/08

G. Construction Services Elevator Repairs
See attached report.

H. Federal and State Capital Planning
See attached report.

F. Hearings Office Evictions
See attached report.

G. Contracts & Procurement Office Contracts
See attached report.

H. Section 8 Subsidy Programs Report
See attached report.

I. Homeless Programs Report
See attached report.

J. Personnel Report
See attached report.

HAWAII MANAGEMENT WORK PLAN - Contract Extension Period 013109

	HAWAII PUBLIC HOUSING AUTHORITY FINANCIAL ADVISOR		HAWAII PUBLIC HOUSING AUTHORITY FINANCIAL ADVISOR	MDS Personnel						
Task Index	Task Description	Method's) Used to Perform Task	Work Products/Deliverables		HPHA and/or HUD Staff Member Responsible	Target Date	Actual Date	Status	SOW Task(s) Addressed	Status through 3/31/09
A	**Develop, update and implement financial policy and procedures**	**HPHA Task force consisting of FMO and other staff**	**Policy and Procedures Manual**	**Robert Wilkes**	**FMO Staff**	**6/15/2009**			**(7.1.6); (7.1.9); (7.1.12)**	
A1	HPHA Sr. Management to designate HPHA staff member responsible for completion of tasks				Vanessa Lau	2/9/2009				Completed Vanessa Lau was assigned this task
A2	Review existing policy and procedures					3/15/2009				Completed -Policy and procedures were collected and reviewed. Items we looked at were completeness, easy of use, asset management criteria, etc.
A3	Review existing process maps					3/15/2009				same as A-2
A4	Identify changes needed for implementation of accounting to facilitate HPHA accounting, financial management and reporting and to support asset management					3/15/2009				Identified areas where changes are needed, incorporated changes in questions asked FMO staff
A5	Interview and test how FMO staff are utilizing the policy and procedures manuals					3/15/2009				Initial interviews were held with FMO staff, We reviewed what they do and how they do it.
A6	Review task sheets prepared by EMPHASYS consultant during previous training					3/15/2009				Gathered process sheets were collected and reviewed. Items we looked at were completeness, missing task, etc.
A7	Establish HPHA task force to develop policy and procedures for financial operations					3/15/2009				
A8	Assign responsibilities to HPHA staff with specific areas of responsibilities and work product					3/15/2009				Task were assigned to FMO staff with specific dates and expected results. Vanessa Lau was given responsibility for completing this task.
A9	Test draft procedures for completeness, understandability, reliability, efficiency, effectiveness, etc					4/15/2009				Several procedures have been drafted and are being reviewed and tested. This task is currently on schedule.

Task Index	Task Description	Method's) Used to Perform Task	Work Products/Deliverables		HPHA and/or HUD Staff Member Responsible	Target Date	Actual Date	Status	SOW Task(s) Addressed	Status through 3/31/09
A10	Revise policy and procedures based on test results					4/30/2009				Task A-9 needs to be completed first.
A11	Compile policy and procedure manual					4/30/2009				Task A-9 & 10 need to be completed
A12	Revise process maps.					4/30/2009				Task A-9 & 10 need to be completed
A13	Identify and, as appropriate, recommend additional EMPHASYS training required by FMO staff to effectively perform accounting tasks as outlined					4/30/2009				As the policy and procedures are being written, areas of additional training are being identified.
A14	Issue policy and procedure manual		Signed receipt by HPHA employee			5/15/2009				Not Time
A15	Train HPHA staff on policy and procedures					6/15/2009				Not Time
A16	Develop check lists to ensure compliance.					6/15/2009				Not Time
B	**Unaudited FDS Schedule**	**Collection of financial reports and completion of HUD format**	**Acceptance of unaudited FDS by HUD**	**Philippe Lindsey**	**FMO Staff and HPHA IPA Auditor**	**3/31/2009**			**(7.1.3)**	
B1	HPHA Sr. Management to designate HPHA staff member responsible for completion of tasks				Charles Itliong	2/9/2009				Completed Charles Itliong was identified as HPHA staff member responsible
B2	Train and assist HPHA staff to prepare unaudited FDS schedule according to HUD guidelines					3/5/2009				Completed - a manual was given to HPHA FMO management
B3	Review unaudited FDS schedule with HPHA Sr. Management and IPA					3/10/2009				Completed - meeting was held with Executive Director and FMO Management
B4	Train and assist HPHA staff to submit unaudited FDS schedule to HUD					3/15/2009				provided training and assistance, this is an on-going task
B5	Respond to HUD questions and make necessary corrections and re-submit					As Needed				As needed
B6	Draft procedure for inclusion in the policy and procedure manual					3/31/2009				Draft prepared, this will be an on-going process until HUD completes it's AM reporting model.
C	**Audited FDS Schedule**	**Collection of financial reports and completion of HUD format**	**Acceptance of audited FDS by HUD**	**Philippe Lindsey**	**FMO Staff and HPHA IPA Auditor**	**3/31/2009**			**(7.1.2)**	
C1	HPHA Sr. Management to designate HPHA staff member responsible for completion of tasks				Charles Itliong	2/9/2009				Completed Charles Itliong was identified as HPHA staff member responsible
C2	Train and assist HPHA staff to prepare audited FDS schedule according to HUD guidelines					3/10/2009				Completed - a manual was given to HPHA FMO management

Task Index	Task Description	Method's) Used to Perform Task	Work Products/Deliverables		HPHA and/or HUD Staff Member Responsible	Target Date	Actual Date	Status	SOW Task(s) Addressed	Status through 3/31/09
C3	Review Audited FDS schedule with HPHA Sr. Management and IPA					3/15/2009				Completed - meeting was held with Executive Director and FMO Management
C4	Train and assist HPHA staff to submit audited FDS schedule to HUD					3/20/2009				provided training and assistance, this is an on-going task
C5	IPA approval of FDS schedule to HUD					3/25/2009				IPA signed off 3/30/09
C6	Respond to HUD questions and make necessary corrections and re-submit					As Needed				as needed
C7	Provide supporting documentation to HPHA for FDS submission					3/25/2009				Provided 3/31/09
C8	Draft procedure for inclusion in the policy and procedure manual					3/31/2009				Draft prepared, this will be an on-going process until HUD completes it's AM reporting model.
D	**Conduct Review of 2009 Operating/Capital Budget Revision**	**HPHA Task force consisting of FMO, Sr. management, AMP managers, line management and other staff**	**Board Resolution adopting the 2009 Operating/Capital Budget Revision by February 19, 2009**	**Robert Wilkes**	**FMO and Asset Management Staff**	**2/11/2009**			**(7.1.5)**	
D1	Review current year budget/actual financial data.				Gary Marushige Mark Buflo	2/9/2009				Completed
D2	Make recommendations for changes and/or corrections					2/11/2009				Completed
E	**2010 Operating/Capital Budget**	**HPHA Task force consisting of FMO, Sr. management, AMP managers, line management and other staff**	**Board Resolution adopting the 2010 Operating/Capital Budget by June 30, 2009**	**Robert Wilkes**	**FMO and Asset Management Staff**	**5/31/2009**			**(7.1.5)**	
E1	HPHA Sr. Management to designate HPHA staff member responsible for completion of tasks				Gary Marushige Mark Buflo	2/9/2009				Completed Gary Marushige and Mark Buflo have been assigned this task
E2	Assist in training new Budget Analyst.					Ongoing				Topics have been identified and training material is being developed
E3	Review current year budget					2/11/2009				Completed
E4	Project 2010 operating revenues					2/28/2009				Projection have not been provided to review.
E5	Review HPHA operational goals for 2009 and 2010 and have HPHA update where needed					3/15/2009				2009 goals were given to Gary and Mark to review and update with Executive Director

Task Index	Task Description	Method's) Used to Perform Task	Work Products/Deliverables		HPHA and/or HUD Staff Member Responsible	Target Date	Actual Date	Status	SOW Task(s) Addressed	Status through 3/31/09
E6	Assist in establishing budget process that meets the operational needs of HPHA under asset management					3/31/2009				A timeline was developed and responsibilities were assigned and approved by Executive Director
E7	Assist in establishing budget guidelines for AMPs and operational departments					3/31/2009				Available as budget is completed by HPHA
E8	Assist in establishing supporting documentation for proper budget review and analysis and proper use of the EMPHASYS budget module					3/31/2009				Available as budget is completed by HPHA
E9	Assist in developing policy and procedures for the budget process					3/31/2009				Available as budget is completed by HPHA
E10	Review budgets and recommend acceptance and/or modification					5/31/2009				Not Time

Task Index	Task Description	Method's) Used to Perform Task	Work Products/Deliverables		HPHA and/or HUD Staff Member Responsible	Target Date	Actual Date	Status	SOW Task(s) Addressed	Status through 3/31/09
F	**Internal Financial Reporting & Accounting**	**Review of reports, supporting documentation, interviews, questioning, etc**	**Accrual based reports**	**Robert Wilkes**	**FMO Staff**	**Ongoing**			**(7.1.1); (7.1.5); (7.1.7); (7.1.13); (7.1.14)**	
F1	HPHA Sr. Management to designate HPHA staff member responsible for completion of tasks				Gary Marushige	2/9/2009				Completed - Gray Marushige was assigned responsibility
F2	Review current financial reports for BOC, Sr. Management and line management					Monthly				Reviewed February and March and made recommendations
F3	Determine where HPHA is in establishing accrual base reports					2/28/2009				Completed - major accruals have been included in the financial report.
F4	Identify entries that are still needed for full accrual accounting					2/28/2009				Completed - entries were identified for missing accruals
F5	Review monthly general ledger reconciliations of inter-funds, accounts payables, accounts receivables, cash, state appropriations, etc.					Monthly				HPHA is behind due to the audit and the FDS submission. Plans are being developed to put HPHA back on schedule.
F6	Review selected general ledger transactions and reports					Monthly				Reviewed various trial balances and general ledgers for completeness and accuracy. Made recommendations to FMO management
F7	Advise on completeness of reconciliations, reports, accruals, general ledger, etc and identify any corrections that are required					Monthly				Advise FMO management on steps needed.
F8	Recommend changes to policy and procedures					As Needed				As needed
G	**Staff Development**	**Observation, questioning, interviewing, training sessions, etc.**	**Training and Evaluation**	**Robert Wilkes**	**HUD**	**6/30/2009**			**(7.1.4); (7.1.11); (7.1.12); (7.1.15)**	
G1	HPHA Sr. Management and HUD's Honolulu Field Office to designate HPHA and HUD staff members responsible for completion of tasks					2/9/2009				Completed - Gary Marushige was assigned.

Task Index	Task Description	Method's) Used to Perform Task	Work Products/Deliverables		HPHA and/or HUD Staff Member Responsible	Target Date	Actual Date	Status	SOW Task(s) Addressed	Status through 3/31/09
G2	Develop a training plan that will facilitate the growth and proficiency of the CFMA, FO and Chief Accountant					2/28/2009				Topics have been identified in the areas of Audit, Operating Fund, Capital Fund, etc. Training material is being collected and written. Training will begin in April
G3	Advise the CFMA, FO and Chief Accountant on HUD regulations/guidelines, budget and accounting issues, personnel matters and general supervision of the department					6/30/2009				)n-going - Advised on HUD regulations, PIH notices, accounting and other related topics
G4	Provide training to appropriate staff on the implementation of new policy and procedures					6/15/2009				Not Time
G5	Assist in establishing base line performance measures for the FMO department and individual staff members					6/30/2009				Collecting industry performance measures, developing measures based on HPHA goals

Task Index	Task Description	Method's) Used to Perform Task	Work Products/Deliverables		HPHA and/or HUD Staff Member Responsible	Target Date	Actual Date	Status	SOW Task(s) Addressed	Status through 3/31/09
H	**Financial Analysis**	**In depth review of financial information, analysis, reporting and recommendations**	**Recommendations for Cost Savings and Appropriate Resource Allocation**	**Robert Wilkes**	**FMO Staff**	**4/15/2009**			**(7.1.4); (7.1.8); (7.1.10)**	
H1	Assess allocation of income, expenses and charges to and among business units				Gary Marushige	4/15/2009				Completed - Gary Marushige has been assigned responsibility
H2	Evaluate cost-appropriateness of fees for services					4/15/2009				Reviewed current fee structure, COCC budget to actual, etc. Identified areas where fees were inadequate, developing recommendations
H3	Evaluate productivity on a cost per service unit basis for centralized services					4/15/2009				Not Completed as of 3/31/09
H4	Recommend cost-saving measures					4/15/2009				Not Completed as of 3/31/09
I	**Department Reorganization Plan**	**Review of present operations and staff talent. Compare to department objectives**	**Revised Organizational Chart**	**Robert Wilkes**	**FMO Staff**	**2/28/2009**			**(7.1.6)**	
I1	HPHA Sr. Management to designate HPHA staff member responsible for completion of tasks				Gary Marushige	2/9/2009				Completed - Gary Marushige has been assigned the responsibility
I2	Review initial reorganization plan presented to FMO staff.					2/11/2009				Plan was reviewed with Gary, Vanessa and Charles
I3	Discuss initial plan with FMO personnel					2/13/2009				Plan was reviewed at FMO February staff meeting
I4	Revise initial reorganization plan if needed					2/25/2009				Minor revisions were made with funds assigned to accountants
I5	Recommend new organizational chart for FMO					2/28/2009				Recommendations was made to FMO management
J	**Facilitate Networking with other PHAs**	**Contact other PHA based on previous experience**	**Professional contact developed with other PHA management team members**	**Robert Wilkes**	**FMO Staff**	**6/30/2009**			**(7.1.11); (7.1.12)**	
J1	HPHA Sr. Management to designate HPHA staff member responsible for completion of tasks				Gary Marushige	4/1/2009				Completed - Gary Marushige was assigned responsibility
J2	Review present key staff members needs related to key accounting or financial management issues of the HPHA					4/15/2009				April task
J3	Determine counterparts in other PHAs with similar issues and/or similar automated systems					4/30/2009				April task

Task Index	Task Description	Method's) Used to Perform Task	Work Products/Deliverables		HPHA and/or HUD Staff Member Responsible	Target Date	Actual Date	Status	SOW Task(s) Addressed	Status through 3/31/09
J4	Make initial contact calls or emails					5/30/2009				Task J-3 needs to be completed first
J5	Assist in introductions and initial communications.					6/30/2009				Not Time
K	**Project Planning and Management**	**Defining and coordinating the provision of technical assistance**	**Work Plans, reports, meetings**	**Juan Patterson**		**Ongoing**			**(8.2); (8.5); (8.6)**	
K1	Technical Advisor's Initial Meeting with HUD Field Office	Onsite and telephonic meetings	Internal notes on priorities and status	Rob, Juan	HUD Honolulu Field Office Personnel	1/28/2009				Completed
K2	Technical Advisor's Initial Meetings with HPHA Staff	Onsite and telephonic meetings	Meeting agenda; notes of issues discussed, decisions reached and issues for focused attention	Rob, Juan	HPHA Executive Staff	2/3/2009				Completed
K3	Monthly Contracting Officer Reporting	Review of the status of contract deliverables; preparation of concise report on deliverables	Written Monthly Report	Juan		3rd of Mo.				January, February and March reports were submitted
K4	Monthly Progress Reporting	Review monthly activity and preparation of a concise report	Written Monthly Report of Contract Activities, Observations and Recommendations	Rob		5th of Mo.				January, February and March reports were submitted
K5	Draft of Final Progress Report	Summarization of monthly activity and preparation of concise report summarizing key T/A activities observations and recommendations	Draft Final Progress Report	Rob		6/27/2009				Not Time
K6	Final Progress Report	Revision of the draft final report	Written Final Progress Report	Juan		7/7/2009				Not Time

2009 LEGISLATION (as of April 8, 2009)

HOUSE BILLS

Bill No.	Bill Title	Summary				
	Relating to...		Referral	Referral	Conference	Notes
HB200 HD1 GOV	State Budget	Executive Biennium Budget bill (FB2009-2011)	WAM--PASS AMENDED			
HB1043 HD1	Low-Income Housing Tax Credits	Makes state low-income housing tax credits more valuable by shortening the period over which the credits can be taken from ten years to five years.	EDH 3/23 2:00 PM	WAM--Not Heard		
HB1092 GOV-22(09)	The Transfer of Homeless Programs Within the Department of Human Services	Improves the coordination of homeless programs and services within the Department of Human Services by relocating the state homeless programs from the Hawaii Public Housing Authority to the Benefit, Employment, and Support Services Division.	no crossover			
HB1148 HD1		With respect to notice requirements for a public agency hearing, requires state boards to electronically file meeting notices on the state calendar rather than in the Lt. Governor's office.	monitor only	JGO-PASSED		
HB1187 HD1 Cabanilla	The Homeless	Assists the homeless in reuniting with their families.	HMS 3/20 pass amended	WAM--HELD		
HB1221 HD1 Say	Affordable Housing Projects	Authorizes general obligation bond funds for affordable housing projects. Allows the funds to be used to match federal funds that may be appropriated under any federal fiscal stimulus legislation. (HB1221 HD1)	EDH 3/20 passed amended	WAM--NOT HEARD		
HB1406 HD2 Chang	Community Services and the State Homeless Programs	Allows the Department of Human Services to establish the Office of Homeless and Community Services and transfer the Office of Community Services from the Department of Labor and Industrial Relations and the homeless programs from the Hawaii Public Housing Authority to the new office. (HB1406 HD2)	no crossover			

HB1440 HD1 Cabanilla	Public Housing	Eliminates most procedural requirements preliminary to hearing for eviction of tenants from public housing. Requires evictions to be conducted by hearings officers appointed by the Hawaii public housing authority.	no crossover			
HB1441 Cabanilla	Public Housing	Requires the Hawaii public housing authority to implement policies that reduce vacancies in public housing by 20% each year for the next 4 years. Requires the authority to annually assess tenant income to determine their continued eligibility for public housing. Requires the authority to submit annual reports to the legislature on the number of vacant units in public housing projects and related information.	deferred			
HB1521 Cabanilla	Public Housing	Shortens time for notice, meeting, and grievance requirements for violations with rental agreements, leases, violation of rules, or maintenance in public housing. Streamlines eviction process in public housing.	deferred			
HB1287 HD1		Amends various sections of HRS to comply with Act 253, Session Laws of Hawaii 2000, which places restrictions on the creation of civil service exempt positions. Automatically converts certain civil service exempt positions to civil service positions in three years.	no crossover			
HB1406 HD2		Allows the Department of Human Services to establish the Office of Homeless and Community Services and transfer the Office of Community Services from the Department of Labor and Industrial Relations and the homeless programs from the Hawaii Public Housing Authority to the new office.	no crossover			
HB1692 HD2		1. Restricts state low-income housing leases in certain cases, to no more than 5 years. Effective 07/01/2020.	EDH 3/20/09 pass amended	WAM-PASSED		EDH amend: 5 yr limit applies to (blank) % of units; deletes House lang on no preferences; reqires HPHA study federal programs on ending dependency

HB1694 HD2 Cabanilla	Public Housing	Requires the Hawaii public housing authority to establish a minimum rent schedule. Requires a minimum monthly rent for state public housing units and annual Consumer Price Index adjustment of minimum rent. Prohibits preferences for tenant selection. (HB1694 HD2)	EDH 3/23 Passed--delete "no preferences"	WAM-NOT HEARD		EDH amends: adds common expense assessment to bill; eliminates existing preference but does not prohibit preferences
HB1768 HD1		Raises the ceiling for construction contract bid security requirements from $25,000 to $50,000.	JGO 3/20/09 DEFERRED			
RESOLUTIONS						
HCR0062 Rhoads		REQUESTING THE HAWAII PUBLIC HOUSING AUTHORITY AND THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO CREATE A REDEVELOPMENT MASTER PLAN FOR KUKUI GARDENS AND MAYOR WRIGHT HOMES.	HSG DEFERRED	FIN		
HCR0063 Rhoads		URGING THE GOVERNOR TO INCLUDE THE KUKUI GARDENS AFFORDABLE HOUSING PROJECT IN THE STATE'S LIST OF SHOVEL-READY PROJECTS FOR THE PRESIDENT'S PROPOSED ECONOMIC STIMULUS PLAN.	HSG-PASSED	FIN-NOT HEARD		
HCR94 Say		REQUESTING THE AUDITOR TO CONDUCT A MANAGEMENT AND FINANCIAL AUDIT OF THE HAWAII PUBLIC HOUSING AUTHORITY'S MAINTENANCE CONTRACTS.	HUS 3/16/09 PASS	LMG-PASSED AMENDED		
HCR279	HPHA; Eviction Process; Streamlining	URGING THE HAWAII PUBLIC HOUSING AUTHORITY TO STREAMLINE THE EVICTION PROCESS TO CONFORM TO FEDERAL GUIDELINES	HSG-PASSED	JUD-NOT SCHEDULED		
SENATE BILLS						
Bill No.	**Bill Title**	**Summary**				
	Relating to		Cross Over	2nd	Conference	Ref. to Gov

SB439		Authorizes the Hawaii public housing authority to develop public housing projects under a partnership or development agreement with a private party; provides exemptions from chapters 103 and 103D if not prohibited by federal law or regulation; requires annual report to the legislature. (SD1)	no crossover			
SB455 SD1 Hooser	Public Housing	Requires the Hawaii public housing authority to designate no more than fifty per cent of the units in public housing projects as smoking units; requires designation of smoking areas; prohibits smoking in and around public housing projects except in smoking units and designated smoking areas; establishes penalties. (SD1)	HSG/HLT--NOT SCHEDULED	JUD		
SB456 SD1 Hooser	Discrimination	Prohibits discrimination in real property transactions based on lawful source of income (i.e. Section 8 vouchers).	no crossover			
SB535 Taniguchi	Intoxicating Liquor	Prohibits possession of open liquor containers in public housing common areas and on streets and sidewalks.	HUS 3/16 PASS	JUD-NOT SCHEDULED		
SB553, SD2		Requires use of compact fluorescent light bulbs, light-emitting diode lighting products, and advanced energy-efficient incandescent light bulbs in state buildings.	EEP/EBM Deferred			
SB734 Sakamoto	HPHA	Establishes a special master and an advisory council to develop a comprehensive plan to assist the Hawaii public housing authority in resolving the health and safety violations at public housing projects statewide; appropriates funds from the public housing revolving fund.	no crossover			
SB753 SD1 Sakamoto	HPHA	Appropriates funds for security at public housing projects.	no crossover			
SB757 SD1 Sakamoto	Housing	Authorizes the Hawaii public housing authority to establish a shelter in place pilot program to provide a subsidy, including grants, loans, and no-interest loans, to low- and moderate-income homeowners and renters that are at risk of losing their home or rental due to a job loss or loss of work hours; authorizes the authority to contract the services; appropriates moneys. (SD1)	no crossover			

HAWAII PUBLIC HOUSING AUTHORITY
G/L BUDGET COMPARISON REPORT
MAJOR PROGRAMS
BOD REPORT

	Feb-09				Year-To-Date				Total Year
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget
FEDERAL LOW RENT PROGRAM (Full Accrual)									
Rental Program	1,412,527	1,381,995	(30,532)	98%	11,300,216	11,271,646	(28,570)	100%	16,950,324
State and Federal Subsidy	1,614,756	1,668,448	53,692	103%	12,918,048	13,759,526	841,478	107%	19,377,072
Other Revenue	36,705	36,460	(245)	99%	293,640	303,722	10,082	103%	440,460
Expenses	3,192,147	2,913,462	278,685	91%	25,537,176	22,360,922	3,176,254	88%	38,305,764
NET CHANGE	(128,159)	173,441	301,600	-135%	(1,025,272)	2,973,972	3,999,244	-290%	(1,537,908)
STATE FAMILY PROGRAM (Full Accrual)									
Rental Program	65,981	77,935	11,954	118%	527,848	593,518	65,670	112%	791,772
State Subsidy	0	0	0	--	0	0	0	--	0
Other Revenue	190	15,611	15,421	8216%	1,520	50,112	48,592	3297%	2,280
Expenses	200,204	118,289	81,915	59%	1,601,632	1,245,442	356,190	78%	2,402,448
NET CHANGE	(134,033)	(24,743)	109,290	18%	(1,072,264)	(601,812)	470,452	56%	(1,608,396)
STATE ELDERLY PROGRAM (Full Accrual)									
Rental Program	156,034	163,951	7,917	105%	1,248,272	1,279,937	31,665	103%	1,872,408
State Subsidy	0	0	0	--	0	0	0	--	0
Other Revenue	0	14,228	14,228	--	0	52,113	52,113	--	0
Expenses	200,619	139,467	61,152	70%	1,604,952	1,795,757	(190,805)	112%	2,407,428
NET CHANGE	(44,585)	38,712	83,297	-87%	(356,680)	(463,707)	(107,027)	130%	(535,020)
CENTRAL OFFICE COST CENTER (Full Accrual)									
State and Federal Subsidy	0	0	0	--	0	0	0	--	
Other Revenue (Fees)	482,894	818,763	335,869	170%	3,863,155	3,440,916	(422,239)	89%	5,794,733
Expenses	521,712	613,416	(91,704)	118%	4,173,699	4,784,259	(610,560)	115%	6,260,548
NET CHANGE	(38,818)	205,347	244,165	-529%	(310,543)	(1,343,343)	(1,032,800)	433%	(465,815)
SECTION 8 HOUSING CHOICE VOUCHER (Modifed Accrual)									
Federal Subsidy	1,687,210	1,495,459	(191,751)	89%	13,497,680	12,488,311	(1,009,369)	93%	20,246,520
Other Revenue	188,135	199,117	10,982	106%	1,505,080	1,373,153	(131,927)	91%	2,257,620
Expenses	1,899,114	1,744,653	154,461	92%	15,192,912	13,252,740	1,940,172	87%	22,789,368
NET CHANGE	(23,769)	(50,077)	(26,308)	211%	(190,152)	608,724	798,876	-320%	(285,228)
SECTION 8 PROJECT BASED PROGRAM (Modifed Accrual)									
Federal Subsidy	1,499,994	1,866,679	366,685	124%	11,999,952	14,414,468	2,414,516	120%	17,999,928
Other Revenue	131,441	75,382	(56,059)	57%	1,051,528	943,984	(107,544)	90%	1,577,292
Expenses	1,621,681	2,101,579	(479,898)	130%	12,973,448	15,113,203	(2,139,755)	116%	19,460,172
NET CHANGE	9,754	(159,518)	(169,272)	-1635%	78,032	245,249	167,217	314%	117,048
STATE RENT SUPPLEMENT (Modified Accrual)									
State Subsidy	0	496,682	496,682	--	0	745,023	745,023	--	0
Other Revenue	98,794	119,832	21,038	121%	790,352	179,748	(610,604)	23%	1,185,528
Expenses	103,768	87,848	15,920	85%	830,144	770,895	59,249	93%	1,245,216
NET CHANGE	(4,974)	528,666	533,640	-10629%	(39,792)	153,876	193,668	-387%	(59,688)
HOMELESS PROGRAMS (Modifed Accrual)									
State and Federal Subsidy	1,818,167	1,194,408	(623,759)	66%	14,545,336	14,226,684	(318,652)	98%	21,818,004
Other Revenue	101,155	42	(101,113)	0%	809,240	2,051	(807,189)	0%	1,213,860
Expenses	1,906,496	972,503	933,993	51%	15,251,968	11,107,094	4,144,874	73%	22,877,952
NET CHANGE	12,826	221,947	209,121	1730%	102,608	3,121,640	3,019,032	3042%	153,912
SUB-TOTAL OPERATIONS	(351,758)	933,775	1,285,533	-265%	(2,814,063)	4,694,599	7,508,663	-167%	(4,221,095)
CAPITAL FUND									
State and Federal Subsidy	4,606,353	184,788	(4,421,565)	4%	36,850,824	2,320,014	(34,530,810)	6%	55,276,236
Expenses	4,606,353	358,958	4,247,395	8%	36,850,824	5,565,759	31,285,065	15%	55,276,236
NET CHANGE	0	(174,170)	(174,170)		0	(3,245,744)	(3,245,744)		0
GRAND TOTAL AGENCY	(351,758)	759,605	1,111,363	-216%	(2,814,063)	1,448,855	4,262,918	-51%	(4,221,095)

YTD Financial Variance Report by Program
February 2009

Federal Low Rent Program:

Rental Program revenues show a slightly negative YTD variance to budget of $28K. The major challenge remains AMP 37 (Hilo), which is generating only 42% of its budgeted rental revenues but there are several AMPs such as 31 (Kalihi Valley Homes), 33 (Kaahumanu), 43 (Kona), 45 (Windward Oahu) and 46 (Kamuela) which are exceeding budgeted expectations by over 10%. **Subsidy Income** continues to be ahead of budget by $841K due to the increase in monthly draw-downs for October, November and December 2008 as a result of the change in pro-ration by HUD from 82% to 89% for the prior calendar year and increased subsidies for the first two months of the new calendar year.

Expenses continue to show a positive variance to budget YTD of $3M with all major accruals being recorded in the financials. Wages and benefits are down to budget by $407K due to reduced staffing being in effect. Bad debt expense accruals are down $1.3M to budget as we are only accruing for possible write offs expenses for the current year. There are also savings in PILOT (payment in lieu of taxes) expenses of $733K and extraordinary maintenance expenses of $1.1M. However, these savings are partially offset by increases in utilities expenses of $920K.

The program is operating at a net change improvement to budget of $4M for the first eight months of the fiscal year but as noted below, there are expenses which need to be charged out from the Central Office Cost Center to this Program.

State Family Program:

Rental Program revenue is slightly ahead of budget by $66K. **Expenses** show a $356K positive variance to budget. There is a savings of $404K in bad debt expenses, which is partially offset by a $100K increase in utilities expenses. Despite the positive variance in revenues and expenses to budget, the program is still operating with a year to date structural deficit of $602K. Payroll costs alone are 70% to revenues and this leaves little to cover other operating costs. We would need to relook at the total concept of the operation, as this program has been operating at a deficit from records going back to 2004 and the deficit has been increasing every year.

State Elderly Program:

Rental Program revenues are slightly ahead of budget by $31K. **Expenses** show an increase to budget of $190K due primarily to increases in private management company costs of $190K and utilities expenses of $59K. However, there are savings in various other expenses such as bad debt of $59K, which partially offset these increases. Although the private management company expenses are over budget, they are running at 52% to revenues, which is lower than the State Family program. This State program is also still running at a deficit of $464K.

Central Office Cost Center:

Revenues are down $422K to budget even though all the appropriate regular monthly management, bookkeeping, IT and asset management fees have been charged out to the other funds. Additional amounts need to be charged to the AMPs for the fees for services cost of wages and benefits for the Special Teams group working on the A and B vacant unit turnaround project. We also need to identify certain direct costs for Hearings, Admissions and other sections, which need to be detailed out and billed. We are presently finalizing these costs but are estimating that at least $442K need to be charged to the AMPs for the Special Teams work and Applications section costs to be charged out would be at least $300K year to date. We are targeting to get these direct costs identified and charged out this month.

Expenses show an increase to budget of $610K partially due to increased utilities expenses of $349K and increased contract expenses. We believe these increases are due to payments for AMP expenses, which were incorrectly charged to COCC during the first two months of year. We are presently researching these payments by invoices and will make adjusting entries if needed. Wages and benefits are over budget by $151K due to increased maintenance wages and benefits for the Special Teams.

Section 8 Housing Choice Voucher:

Subsidy Revenue shortfalls total $1M to budget due to decreases in subsidy payments as a result of final 2008 HUD calculations and reduced subsidies for the first quarter of 2009. **Expenses** show a $1.9M positive variance to budget due to decreases in payouts for housing assistance payments of $1.5M as a result of the planned underutilization of vouchers. Voucher utilization is currently at 96% and the resulting savings will be kept in reserve.

We are presently showing a positive program "net change" of $608K for the first eight months of the fiscal year, which is due to the planned under utilization of the vouchers to build a reserve. This was done to provide a contingency to cover the situation that occurred this calendar year when HUD reduced their monthly subsidy from $1,582,899 to $1,495,458 in January 2009. We have been running at a program deficit of around $42K per month for January and February. However, even if this continues until June, we have enough reserves to cover the shortfall.

Section 8 Project Based Program:

Subsidy Revenues show an increase to budget of $2.4M due to increases in subsidy receipts. **Expenses** in total are higher than budget by $2.1M due to increased housing assistance payment expenditures of $2.4M.

State Rent Supplement:

Revenues in total show a $134K net increase to budgeted expectations. **Expenses** show a positive variance to budget of $59K due to a combination of $33K in reduced housing assistance payments and $56K in reduced operating expenses (fees, supplies, utilities, etc.) which were partially offset by a $30K increase in wages and benefits.

Homeless Programs:

Subsidy incomes show a decrease to budget of $318K. **Other Revenues** show a decline of $807K. **Expenses** are down $4.1M due to a reduction in administrative other expenses as a result of timing differences to budget in vendor payments. In addition, wages and benefits are down $266K to budgeted guidelines due to the hiring freeze in effect. Both revenues and expenses will end FY2009 down to budget by $8.5M as one of the programs included in the Homeless budget (Temporary Aid to Needy Families – TANF) was actually to be administered by DHS.

Capital Fund:

Subsidy income of $2.3M partially offsets expenditures of $5.6M. These are not actual operating costs and income and expenses will offset after timing differences are negated. However, current utilization of the available capital funds is point of concern to HPHA and HUD. HPHA has $41M in Federal Capital and Replacement Housing Funds available; $15M has been obligated and $9M has been disbursed. Additionally, of the $41M available in State CIP monies, $6M has been encumbered and $997K expended. Of the $5M available in 2009 State R&M $2M has been encumbered and $1.2M expended. We are expediting projects, in light of the $16M in additional Federal Stimulus funds, which have already been appropriated for HPHA.

The Federal Capital Fund Program funds for 2007, which have an obligation date of September 12, 2009, are on track to be obligated on time. There are eight separate projects being financed by this Fund of which there are two major construction projects. Both of these projects, Kalihi Valley Homes Site and Dwelling Improvements ($3M) and Puuwai Momi Electrical System ($4M) are on schedule to be contracted and obligated to meet the HUD deadline. The Fund also contains appropriations for Operations ($2.6M) and Administration support ($1.2M), which will be drawn down before the end date.

Property Management and Maintenance Services Branch (PMMSB)
Report for the Month Ended March 31, 2009

GOAL: **Fix** units, **Fill** units (95% occupancy) and **Collect** rent (collect 95%).

1. Robyn Valluzzi and team at AMP 30 (Puuwai Momi) achieved 100% occupancy in March 2009. Janice Mizusawa and team at AMP 34 (Kalakaua) achieved 100% rent collections.

2. The tax intercept program collected $3,829.95 of vacated tenant accounts receivable in March of 2009 and $14,480.00 in February 2009.

3. The Special Team completed all 146 vacant units [vacated as of 6/30/08] assigned to them and have started repairing units that became vacant after July 1, 2008.

4. In March 2009, there were 51 families moved in, 45 moved out, and 6 transfers. Sixteen families were "moved out" due to eviction.

5. Repair of 62 vacant units on Maui (55 units) and Molokai (7 units) are going out for bid on or before April 13, 2009; the estimated start date is second week of June. Repairs should be completed within 6 to 8 months after that. PMMSB will assist the AMP with placement to ensure a timely lease up of the units.

6. Correctional Industries began repair work on vacant units at Kalihi Valley Homes on April 2, 2009.

7. Current applications pool consists of the following number of families to ensure ready vacant units are filled within 48 hours.

HONOLULU	**TOTAL**
ELDERLY 0	28
ELDERLY 1	14
ELDERLY 2	1
HONOLULU FAMILY	
1 BEDROOM	27
2 BEDROOM	12
3 BEDROOM	13
4 BEDROOM	23
5 BEDROOM	3
CENTRAL	
ELDERLY 0	4
ELDERLY 1	9

CENTRAL FAMILY	
1 BEDROOM	7
2 BEDROOM	6
3 BEDROOM	5
4 BEDROOM	4
LEEWARD FAMILY	
1 BEDROOM	3
2 BEDROOM	7
3 BEDROOM	9
4 BEDROOM	4
WINDWARD FAMILY	
1 BEDROOM	8
2 BEDROOM	13
3 BEDROOM	5
4 BEDROOM	0
TOTAL:	205
DUPLICATED:	8

Please see chart below for the families referred for eviction and the amount owed in February 2009 and March 2009. Referrals for eviction submitted before February 2009 is not reflected on the chart below. The goal is to refer all families over 90 days delinquent, then move to those 60 days, then 30 days. The principle is "the absolute certainty of timely eviction for those who do not pay rent will cause tenants to pay rent."

	Non Vacated Delinquencies Balance As of March 2009					
AMP	Count of Families	Over 90 Days	Families referred for eviction in Dec 08 & Jan 09	Dollar amount of the cases referred in Dec 08 & Jan 09	Families referred for eviction in Feb & Mar 09	Dollar amount of the cases referred in Feb & March 09
30P-Aiea	10	7,065.31	3	3,746.23	4	5,994.00
31P-KVH	30	328,319.18	1	280.00	10	168,615.89
32P-MWH	15	33,842.50	1	4,254.76	6	4,334.51
33P-Kamehameha/Kaahumanu	10	42,064.52	1	40.65	4	4,655.57
34P-Kalakaua	0	0.00	0	0.00	0	0.00
35P-Kalanihuia	13	39,602.77	3	20,823.15	2	5,403.20
37P-Hilo	14	16,998.48	3	5,266.43	2	11,054.76
38P-Kauai	9	5,363.11	0	0.00	1	2,095.00
39P-Maui	33	61,803.13	0	0.00	13	67,323.44
40P-KPT	59	46,475.47	7	8,263.42	9	13,242.56
43P-Kona	11	35,865.58	3	20,742.15	4	37,758.15
44P-Leeward Oahu	53	190,182.39	3	57,621.56	3	19,789.36
45P-Windward Oahu	18	17,446.69	0	0.00	6	9,369.27
46P-Kamuela	25	37,005.99	0	0.00	0	0.00
49P-Central Oahu	13	25,823.86	0	0.00	2	1,641.42
50P-Palolo	7	11,524.83	0	0.00	0	0.00
	320	$ 899,383.81	25	$ 121,038.35	66	$ 351,277.13

GOAL: Uniform House Rules

Drafted consolidated "House Rules" that will be used statewide by all AMPs. PMMSB will prepare a For Action to take the rules to public hearing by the June 2009 Board Meeting. The uniform house rules will assist the HPHA in enforcing rules consistently across the State. PMMSB will solicit comments from all resident associations.

GOAL: Eliminate Repeat Audit Findings – Resident Files

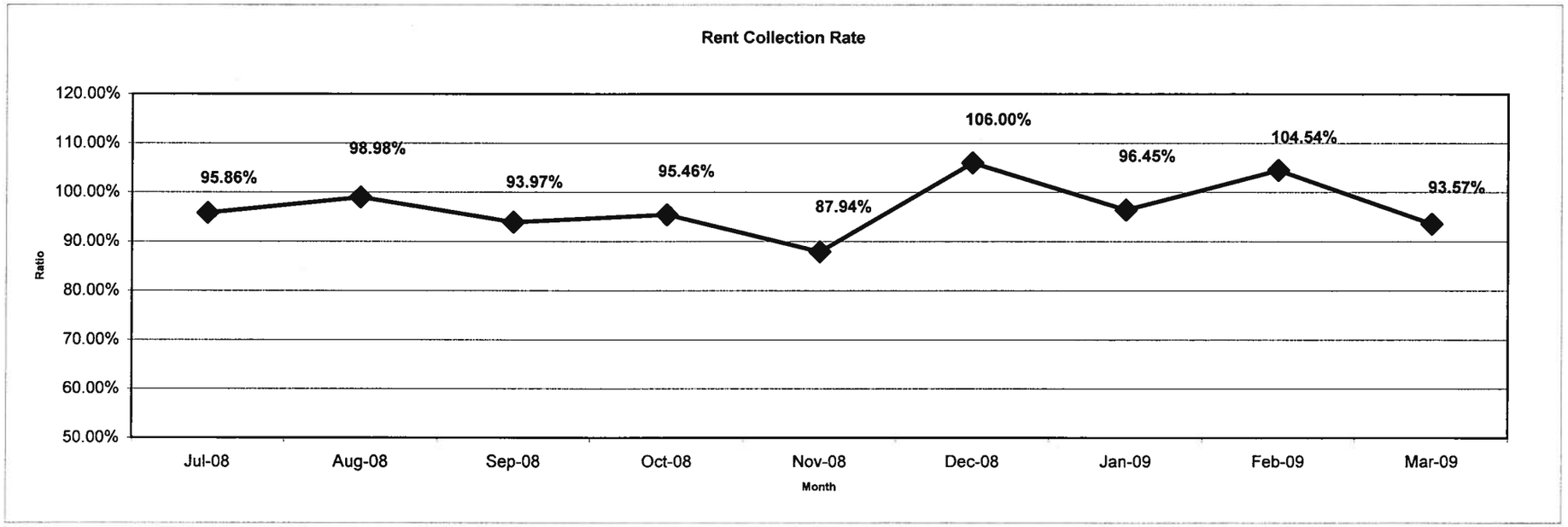
Quarterly meetings of clerical and administrative staff at the AMPs (PHS I & II) will begin in April 2009. Meetings will address audit findings and findings from the monthly Supervisor's Review Reports (given to HUD on a monthly basis).

FEDERAL PUBLIC HOUSING

Rent Collection from 07/01/2008 to 3/31/2009

	Jul-08			Aug-08			Sep-08			Oct-08			Nov-08		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 116,470.00	119,587.73	102.68%	$ 120,477.92	122,760.35	101.89%	$ 125,439.00	118,355.06	94.35%	$ 125,869.00	115,203.51	91.53%	$ 131,048.00	112,866.00	86.13%
Kauai	$ 79,207.00	75,806.25	95.71%	$ 79,485.00	75,502.50	94.99%	$ 75,965.00	86,866.07	114.35%	$ 78,673.00	80,746.73	102.64%	$ 79,849.00	73,720.23	92.32%
Maui	$ 51,024.00	43,783.00	85.81%	$ 49,455.00	45,634.62	92.28%	$ 48,272.00	44,387.54	91.95%	$ 46,012.00	46,125.48	100.25%	$ 47,977.00	39,874.31	83.11%
Oahu	$ 1,197,434.34	1,145,116.97	95.63%	$ 1,197,981.61	1,188,701.58	99.23%	$ 1,200,629.45	1,113,188.62	92.72%	$ 1,204,135.22	1,146,555.38	95.22%	$ 1,214,272.36	1,068,968.52	88.03%
Total	$ 1,444,135.34	$ 1,384,293.95	95.86%	$ 1,447,399.53	$ 1,432,599.05	98.98%	$ 1,450,305.45	$ 1,362,797.29	93.97%	$ 1,454,689.22	$ 1,388,631.10	95.46%	$ 1,473,146.36	$ 1,295,429.06	87.94%

	Dec-08			Jan-09			Feb-09			9-Mar			Total		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 133,281.27	131,073.06	98.34%	$ 133,656.78	$ 115,217.46	86.20%	$ 132,995.09	$ 153,397.87	96.73%	$ 132,936.86	$ 128,036.71	96.31%	$ 1,152,173.92	$ 1,116,497.75	96.90%
Kauai	$ 80,041.00	93,170.62	116.40%	$ 83,368.00	$ 84,101.48	100.88%	$ 84,625.00	$ 83,524.26	88.16%	$ 85,116.00	$ 81,355.63	95.58%	$ 726,329.00	$ 734,793.77	101.17%
Maui	$ 46,632.00	46,921.77	100.62%	$ 47,501.00	$ 44,531.92	93.75%	$ 46,918.00	$ 42,249.03	75.04%	$ 46,955.00	$ 38,073.50	81.09%	$ 430,746.00	$ 391,581.17	90.91%
Oahu	$ 1,221,838.55	1,299,474.08	106.35%	$ 1,225,392.10	$ 1,193,203.47	97.37%	$ 1,220,303.61	$ 1,273,011.42	88.14%	$ 1,223,417.21	$ 1,145,321.53	93.62%	$ 10,905,404.45	$ 10,573,541.57	96.96%
Total	$ 1,481,792.82	$ 1,570,639.53	106.00%	$ 1,489,917.88	$ 1,437,054.33	96.45%	$ 1,484,841.70	$ 1,552,182.58	104.54%	$ 1,488,425.07	$ 1,392,787.37	93.57%	$ 13,214,653.37	$ 12,816,414.26	96.99%



Federal LIPH

HPHA Island Overview Report
As of March 31, 2009

	Occupancy					Monthly Activity				Federal Waiting List*			
Island	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Families	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
Hawaii	592	548	92.57%	44	8	7	6	2	1	1,561	185	2	2
Kauai	315	312	99.05%	3	0	1	2	1	0	113	56	0	1
Maui	156	140	89.74%	16	2	4	4	1	0	170	77	2	1
Oahu	4,013	3,845	95.81%	168	55	30	24	9	5	6,096	1,511	17	6
Total	**5,076**	**4,845**	**95.45%**	**231**	**65**	**42**	**36**	**13**	**6**	**7,778**	**1,799**	**21**	**10**

	Non Vacated Delinquencies**				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	74	$ 59,937.11	50	$ 89,870.05	$ 132,936.86	$ 128,036.71	**96.31%**
Kauai	24	$ 17,108.70	9	$ 5,363.11	$ 85,116.00	$ 81,355.63	**95.58%**
Maui	24	$ 25,414.24	33	$ 61,803.13	$ 46,955.00	$ 38,073.50	**81.09%**
Oahu	426	$ 298,731.44	228	$ 742,347.52	$ 1,223,417.21	$ 1,145,321.53	**93.62%**
Total	**548**	**$ 401,191.49**	**320**	**$ 899,383.81**	**$ 1,488,425.07**	**$ 1,392,787.37**	**93.57%**

* - Please notice WL count does not sum up as applicants may apply on more than 1 listing.
**-Delinquencies and Collections reflect only Rents and Payment Agreements (Bill Code 0001 and 0006).
The collection charges reflect only the dwelling rental collections and Rent Payment Agreements. Excluded are Work Orders, Pet Fees, Monthly Pet Fees, Misc Charges, etc. Prepays are included.
Collections Rate uses the same month for calculations. Example: 11-2008 charges are compared against 11-2008 collected.

Federal LIPH

HPHA Project Overview Report
As of March 31, 2009

	Occupancy					Monthly Activity				Federal Waiting List*			
AMP	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Family	Elderly	Transf. to LIPH Family	Transf. to LIPH-Elderly
30P-Aiea	361	360	99.72%	1	0	0	6	1	1	4540	0	5	0
31P-KVH	328	312	95.12%	16	1	0	2	0	0	4540	0	5	0
32P-MWH	358	348	97.21%	10	3	4	1	1	0	4540	0	5	0
33P-Kam/Kaamanu	371	364	98.11%	7	4	0	1	1	0	4540	0	5	0
34P-Kalakaua	568	555	97.71%	13	5	3	1	0	0	0	1464	0	5
35P-Kalanihuia	585	532	90.94%	53	26	5	1	0	0	4540	1464	5	5
37P-Hilo	291	269	92.44%	22	1	5	6	2	1	749	152	1	2
38P-Kauai	315	312	99.05%	3	0	1	2	1	0	113	56	0	1
39P-Maui	156	140	89.74%	16	2	4	4	1	0	170	77	2	1
40P-KPT	715	691	96.64%	24	5	8	3	2	5	4540	0	5	0
43P-Kona	200	193	96.50%	7	5	0	0	0	0	935	44	1	0
44P-Leeward Oahu	245	221	90.20%	24	7	3	3	3	0	2032	0	8	0
45P-Windward Oahu	226	217	96.02%	9	1	5	3	1	0	1404	0	2	0
46P-Kamuela	101	86	85.15%	15	2	2	0	0	0	935	44	0	0
49P-Central Oahu	142	135	95.07%	7	3	1	3	0	0	1084	176	2	3
50P-Palolo	114	110	96.49%	4	0	1	0	0	0	4540	0	5	0
Total	5,076	4,845	95.45%	231	65	42	36	13	7	7778	1799	21	10

	Non Vacated Delinquencies**				Collection Rate		
AMP	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	30	14,779.64	10	7,065.31	$ 155,824.00	153,627.97	98.59%
31P-KVH	69	64,765.69	30	328,319.18	$ 109,428.00	96,002.88	87.73%
32P-MWH	19	17,191.75	15	33,842.50	$ 115,407.49	111,900.04	96.96%
33P-Kam/Kaamanu	16	10,589.94	10	42,064.52	$ 111,783.75	109,704.99	98.14%
34P-Kalakaua	2	158.00	0	0.00	$ 130,873.78	133,162.48	101.75%
35P-Kalanihuia	18	8,559.18	13	39,602.77	$ 132,177.43	132,095.48	99.94%
37P-Hilo	26	15,716.11	14	16,998.48	$ 63,901.86	63,738.92	99.75%
38P-Kauai	24	17,108.70	9	5,363.11	$ 85,116.00	81,355.63	95.58%
39P-Maui	24	25,414.24	33	61,803.13	$ 46,955.00	38,073.50	81.09%
40P-KPT	124	68,153.67	59	46,475.47	$ 263,031.00	227,716.25	86.57%
43P-Kona	24	23,276.00	11	35,865.58	$ 46,471.00	44,837.91	96.49%
44P-Leeward Oahu	81	56,277.51	53	190,182.39	$ 57,229.00	41,876.04	73.17%
45P-Windward Oahu	36	35,178.21	18	17,446.69	$ 76,588.00	77,750.99	101.52%
46P-Kamuela	24	20,945.00	25	37,005.99	$ 22,564.00	19,459.88	86.24%
49P-Central Oahu	20	14,749.00	13	25,823.86	$ 41,490.00	32,409.30	78.11%
50P-Palolo	11	8,328.85	7	11,524.83	$ 29,584.76	29,075.11	98.28%
	548	$ 401,191.49	320	$ 899,383.81	$ 1,488,425.07	$ 1,392,787.37	93.57%

* - Please notice WL count does not sum up as applicants may apply on more than 1 listing.

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

- The collection charges reflect only the dwelling rental collections and Rent Payment Agreements. Excluded are Work Orders, Pet Fees, Monthly Pet Fees, Misc Charges, etc. Prepays are included.
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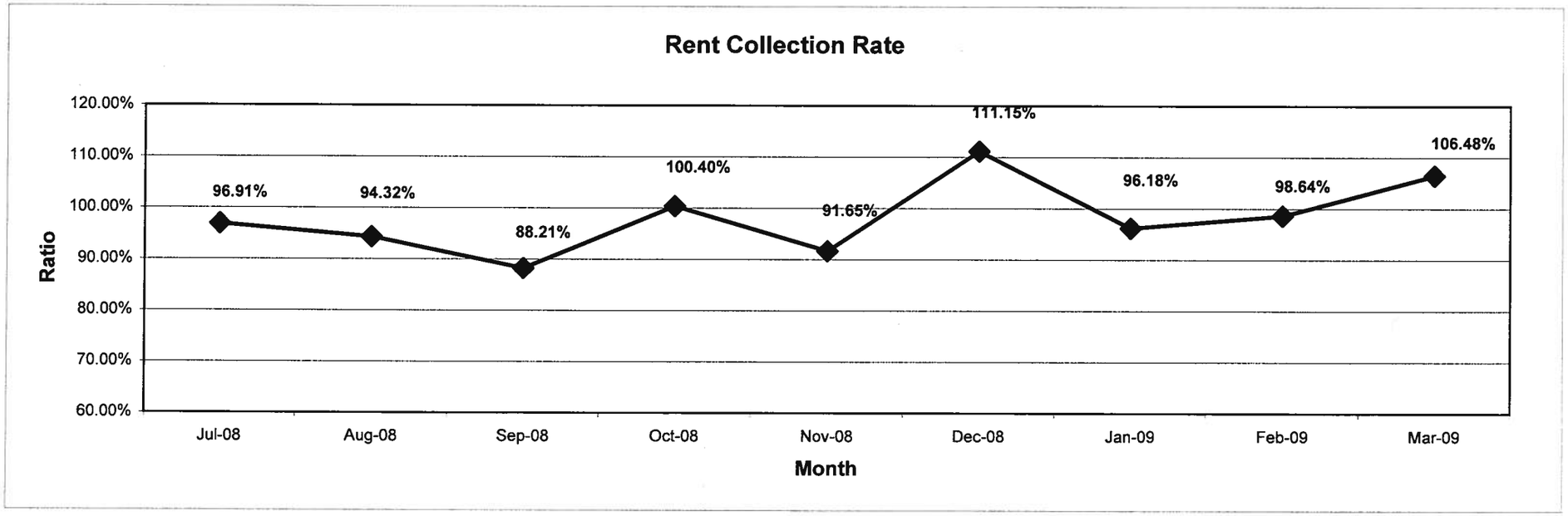
STATE PUBLIC HOUSING

Rent Collection from 07/01/2008 to 3/31/2009

	Jul-08			Aug-08			Sep-08			Oct-08			Nov-08		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 11,693.00	$ 11,134.23	95.22%	$ 11,028.00	$ 8,885.00	80.57%	$ 10,906.00	$ 8,577.00	78.64%	$ 10,906.00	$ 9,454.00	86.69%	$ 11,223.00	$ 7,705.00	68.65%
Kauai	$ 5,861.00	$ 5,247.05	89.52%	$ 6,313.00	$ 6,024.95	95.44%	$ 6,444.00	$ 5,153.00	79.97%	$ 6,279.00	$ 6,063.00	96.56%	$ 6,854.00	$ 5,551.00	80.99%
Maui	$ 4,477.00	$ 3,571.00	79.76%	$ 4,508.00	$ 3,876.94	86.00%	$ 4,556.00	$ 4,686.00	102.85%	$ 4,380.00	$ 2,722.00	62.15%	$ 4,304.00	$ 2,955.00	68.66%
Oahu	$ 210,603.00	$ 205,492.82	97.57%	$ 210,679.00	$ 200,544.75	95.19%	$ 213,530.00	$ 189,272.21	88.64%	$ 213,586.00	$ 217,855.10	102.00%	$ 214,258.00	$ 200,666.89	93.66%
Total	$ 232,634.00	$ 225,445.10	96.91%	$ 232,528.00	$ 219,331.64	94.32%	$ 235,436.00	$ 207,688.21	88.21%	$ 235,151.00	$ 236,094.10	100.40%	$ 236,639.00	$ 216,877.89	91.65%

	Dec-08			Jan-09			Feb-09			Mar-09			Total		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 11,620.00	$ 9,200.00	79.17%	$ 11,429.00	$ 8,152.00	71.33%	$ 11,432.00	$ 12,855.98	101.97%	$ 11,266.00	$ 9,539.04	84.67%	$ 101,503.00	$ 85,502.25	84.24%
Kauai	$ 6,859.00	$ 7,557.00	110.18%	$ 6,290.00	$ 5,416.00	86.10%	$ 6,334.00	$ 6,130.00	76.68%	$ 6,086.00	$ 6,270.07	103.02%	$ 57,320.00	$ 53,412.07	93.18%
Maui	$ 4,203.00	$ 3,124.00	74.33%	$ 4,316.00	$ 4,139.00	95.90%	$ 4,409.00	$ 3,845.00	87.21%	$ 4,122.00	$ 4,470.00	108.44%	$ 39,275.00	$ 33,388.94	85.01%
Oahu	$ 214,175.00	$ 243,383.29	113.64%	$ 218,982.00	$ 214,103.49	97.77%	$ 221,386.00	$ 217,408.54	84.84%	$ 221,295.00	$ 238,215.48	107.65%	$ 1,938,494.00	$ 1,926,942.57	99.40%
Total	$ 236,857.00	$ 263,264.29	111.15%	$ 241,017.00	$ 231,810.49	96.18%	$ 243,561.00	$ 240,239.52	98.64%	$ 242,769.00	$ 258,494.59	106.48%	$ 2,136,592.00	$ 2,099,245.83	98.25%



State LIPH

HPHA Island Overview Report
As of March 31, 2009

	Occupancy					Monthly Activity				State Waiting List*			
Island	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Family	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
Hawaii	56	29	51.79%	27	0	0	0	0	0	1,326	0	1	0
Kauai	26	24	92.31%	2	0	1	1	0	0	43	0	1	0
Maui	32	27	84.38%	5	1	0	1	0	0	34	0	1	0
Oahu	751	716	95.34%	35	7	1	9	2	0	6,628	517	1	5
Total	**865**	**796**	**92.02%**	**69**	**8**	**2**	**11**	**2**	**0**	**7,924**	**517**	**4**	**5**

	Non Vacated Delinquencies**				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	10	$ 9,742.00	13	$ 21,295.47	$ 11,266.00	$ 9,539.04	**84.67%**
Kauai	2	$ 1,869.00	1	$ 409.46	$ 6,086.00	$ 6,270.07	**103.02%**
Maui	7	$ 2,361.00	17	$ 17,025.37	$ 4,122.00	$ 4,470.00	**108.44%**
Oahu	43	$ 37,058.23	68	$ 324,790.32	$ 221,295.00	$ 238,215.48	**107.65%**
Total	**62**	**$ 51,030.23**	**99**	**$ 363,520.62**	**$ 242,769.00**	**$ 258,494.59**	**106.48%**

* - Please notice WL count does not sum up as applicants may apply on more than 1 listing.
**-Delinquencies and Collections reflect only Rents and Payment Agreements (Bill Code 0001 and 0006).
The collection charges reflect only the dwelling rental collections and Rent Payment Agreements. Excluded are Work Orders, Pet Fees, Monthly Pet Fees, Misc Charges, etc. Prepays are included.
Collections Rate uses the same month for calculations. Example: 11-2008 charges are compared against 11-2008 collected.

State LIPH

HPHA Project Overview Report
As of March 31, 2009

	Occupancy *					Monthly Activity				State Waiting List*			
Island	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Family	Elderly	Transf. to LIPH-Family	Transf. to LIPH Elderly
2201-Hauiki	46	44	95.65%	2	0	0	0	0	0	6545	0	2	0
2202-Puahala Homes	128	101	78.91%	27	5	0	2	0	0	447	0	0	0
2204-Kawailehua	26	24	92.31%	2	0	1	1	0	0	43	0	1	0
2205-Kahale Mua	32	27	84.38%	5	1	0	1	0	0	34	0	1	0
2206-Lokahi	30	17	56.67%	13	0	0	0	0	0	710	0	0	0
2207-Ke Kumu Elua	26	12	46.15%	14	0	0	0	0	0	682	0	0	0
2401-Hale Po'ai	206	204	99.03%	2	0	1	3	1	0	0	330	0	2
2402-La'iola	109	107	98.17%	2	0	0	1	0	0	0	80	0	1
2403-Kamalu-Ho'olulu	221	220	99.55%	1	1	0	3	1	0	0	145	0	2
2404-Halia Hale	41	40	97.56%	1	1	0	0	0	0	0	145	0	0
Total	865	796	92.02%	69	8	2	11	2	0	7,924	517	4	5

	Non Vacated Delinquencies**				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	14	$ 16,447.53	19	$ 134,087.64	$ 20,860.00	19,957.17	95.67%
2202-Puahala Homes	22	$ 18,758.70	32	$ 185,215.03	$ 35,785.00	39,101.29	109.27%
2204-Kawailehua	2	$ 1,869.00	1	$ 409.46	$ 6,086.00	6,270.07	103.02%
2205-Kahale Mua	7	$ 2,361.00	17	$ 17,025.37	$ 4,122.00	4,470.00	108.44%
2206-Lokahi	4	$ 3,860.00	4	$ 16,710.50	$ 7,407.00	6,004.04	81.06%
2207-Ke Kumu Elua	6	$ 5,882.00	9	$ 4,584.97	$ 3,859.00	3,535.00	91.60%
2401-Hale Po'ai	0	$ -	5	$ 2,284.00	$ 56,451.00	63,039.00	111.67%
2402-La'iola	2	$ 370.00	9	$ 3,174.26	$ 33,372.00	37,526.00	112.45%
2403-Kamalu-Ho'olulu	3	$ 991.00	3	$ 29.39	$ 62,302.00	66,460.02	106.67%
2404-Halia Hale	2	$ 491.00	0	$ -	$ 12,525.00	12,132.00	96.86%
Total	62	$ 51,030.23	99	$ 363,520.62	$ 242,769.00	$ 258,494.59	106.48%

* - Please notice WL count does not sum up as applicants may apply on more than 1 listing.
**-Delinquencies and Collections reflect only Rents and Payment Agreements (Bill Code 0001 and 0006).
The collection charges reflect only the dwelling rental collections and Rent Payment Agreements. Excluded are Work Orders, Pet Fees, Monthly Pet Fees, Misc Charges, etc. Prepays are included.
Collections Rate uses the same month for calculations. Example: 11-2008 charges are compared against 11-2008 collected.

Vacant Unit Completion Status
Units Vacated After 7/1/08
As of 3/31/09

Project	Total Vacant Units from 7/1/08	Completed	To be completed	Apr '09	May '09	Jun '09	FY 09-10
AMP 30 (Halawa)	38	38	0				
AMP 31 (Kalihi Valley Homes)	28	17	11	3	8		
AMP 32 & 33 (Mayor Wright Homes)	40	33	7	6	1		
AMP 34 (Kalakaua)	25	14	11	1	4	6	
AMP 35 (Punchbowl)	50	18	32	10	10	12	
AMP 37 (Hilo)	43	15	28	8	4	6	10
AMP 38 (Kauai)	26	24	2	2			
AMP 39 (Maui)	31	5	26	2	4	4	16
AMP 40 (Kuhio Park Terrace)	58	37	21	12	6		3
MU 42 (State Elderly)	61	58	3	3			
AMP 43 (Kona)	18	14	4	2	2		
AMP 44 (Leeward Coast)	20	11	9	2	2	1	4
AMP 45 (Windward Oahu)	18	13	5	2	2	1	
AMP 46 (North Hawaii)	8	2	6			3	3
AMP 49 (Wahiawa/Waialua)	23	12	11	2	3		6
AMP 50 (Palolo)	3	0	3	1	2		
State Public Housing	23	8	15			12	3
Totals	**513**	**319**	**194**	**56**	**48**	**45**	**45**

Vacant Units as of 6/30/2008

Vacant Unit Completion Status
4/8/2009

VACANT UNIT REPAIRS

Project	Vacant Units	Completed	To Be Completed	Assigned to AMP, Team, Others	Assigned to CMS	Assigned to CMS/Team	July 2008	Aug. 2008	Sept. 2008	Oct. 2008	Nov. 2008	Dec. 2008	Jan. 2009	Feb. 2009	Mar. 2009	Apr. 2009	May 2009	June 2009 (projected dates pending verification)
	Actual															Projected		
AMP 30 (Halawa)	4	4	0	0	0		3 A		1 A									
AMP 31 (Kalihi Valley Homes)	130	81	49	0	49		1 A 49 C/T	3 T	16 C/T	2 T 10 C/T								49 C (2/10)
AMP 32 (Mayor Wright Homes)	11	4	7	1	6		3 A					1 T				6 C		1 A
AMP 33 (Kaahumanu/Kam)	15	14	1	1	0		7 A	3 A	3 A						1 C		1 C/A	
AMP 34 (Kalakaua)	22	9	13	0	13		1 A 2 C	2 A			4 T							13 C
AMP 35 (Punchbowl)	44	44	0	0	0		1 A			11 A		24 C/T	3 C/T 1 A		4 C			
AMP 37 (Hilo)	51	39	12	0	12			1 A	2 A		16 C	9 T	4 T	4 T	3 T	12 C		
AMP 38 (Kauai)	22	14	8	0	8		6 A	3 A	2 A	1 A			2 A			4 C		4 C
AMP 39 (Maui)	61	39	22	1	21		8 A	5 A 6 C	12 C			5 C	3 C				1 T	21 C
AMP 40 (Kuhio Park Terrace)	32	8	24	0	24		6 A			2 A							1 A/C	23 C
AMP 43 (Kona)	33	32	1	0	1		10 A 18 C							2 C 1 A	1 A			1 C
AMP 44 (Leeward Coast)	25	11	14	5	9		4 A						2 A 5 I			7 C 5 T		2 C
AMP 45 (Windward Oahu)	22	21	1	1	0		2 A 4 C		3 A	1 T/A		8 T/A		1 A	2 A			1 A
AMP 46 (North Hawaii)	31	14	17	4	13		3 A	3 A	2 A	5 A			1 A				2 C	15 C
MU 48 (Waipahu)	15	15	0	0	0		2 A		5 A 7 V			1 T						
AMP 49 (Wahiawa/Waialua)	16	13	3	0	3		9 A					4 T						3 C
AMP 50 (Palolo)	3	2	1	0	1			2 V										1 C
Total	537	364	173	13	160	0	139	28	53	32	20	52	21	8	11	34	5	134

A - AMP **C** - CMS **I** - Inmates (Dept. of Public Safety) **T** - Team **V** - VIP (Volunteers)

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 4/2/09

Note: All dates and costs are subject to change

MODERNIZATION (REBUILDING) OF HPHA ELEVATORS

Name	Housing Type	Elevator No.	Year Elevator Installed	Age of Elevators in Years	Number of Units	Number of Floors	Modernizations Planned		Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Kuhio Park Terrace A	Family	1	1964	44	271	16	3		$4,152,919	To be funded w/ FY08 Elevator CIP	Sep-07	Oct-09	Nov-10
		2	1964	44					Notice to Proceed date 3/19/09		Sep-07	May-10	May-11
		3	1981	27							Sep-07	Apr-09	Apr-10
Kuhio Park Terrace B	Family	4	1964	44	298	16	3		Notice to Proceed date 3/19/09		Sep-07	Apr-09	Apr-10
		5	1964	44							Sep-07	Oct-09	Nov-10
		6	1981	27							Sep-07	May-10	May-11
Kalanihuia	Elderly	1	1968	40	151	15	2		$900,000	To be funded w/ FY09 Elevator CIP	Aug-08	Nov-09	Apr-10
		2	1968	40							Aug-08	Apr-10	Aug-10
Kalakaua Home	Elderly	1	1983	25	221	10	2		$900,000	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-10	Jan-11
		2	1983	25							Aug-08	Jan-12	May-12
Punchbowl Homes	Elderly	1	1961	47	144	7	2		$700,000	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-10	Nov-10
		2	1961	47							Aug-08	Dec-10	Mar-11
Paoakalani	Elderly	1	1970	38	151	17	2		$780,000	To be funded w/ FY09 Elevator CIP	Aug-08	Jun-12	Oct-12
		2	1970	38							Aug-08	Oct-12	Feb-13
Pumehana	Elderly	1	1972	36	139	21	2		$780,000	To be funded w/ FY09 Elevator CIP	Aug-08	Nov-09	Apr-10
		2	1972	36							Aug-08	Apr-10	Aug-10
Makua Alii	Elderly	1	1967	41	211	20	2		$900,000	To be funded w/ FY09 Elevator CIP	Aug-08	Mar-11	Jul-11
		2	1967	41							Aug-08	Aug-11	Dec-11
Salt Lake Apts	Family	1	1970	38	28	8	1		$450,000	To be funded w/ FY09 Elevator CIP	Aug-08	Dec-11	Apr-12

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 4/2/09

Note: All dates and costs are subject to change

MODERNIZATION (REBUILDING) OF HPHA ELEVATORS													
Name	Housing Type	Elevator No.	Year Elevator Installed	Age of Elevators in Years	Number of Units	Number of Floors	Modernizations Planned		Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Makamae	Elderly	1	1971	37	124	4	2		$500,000	To be funded w/ FY09 Elevator CIP	Aug-08	Nov-12	Jan-13
		2	1971	37							Aug-08	Jan-13	Mar-13
Wilikina Apts	Family	1	1977	31	119	9	2		$700,000	To be funded w/ Wilikina Funds	Aug-08	Apr-12	Jul-12
		2	1977	31							Aug-08	Aug-12	Nov-12
Hale Poai	Elderly	1	1989	19	206	7		2	$320,000	Full Modernization not required only installation of safety related items			
		2	1989	19									
Halia Hale	Elderly	1	1995	13	41	5		1	$255,000				
Laiola	Elderly	1	1991	17	108	6		2	$220,000				
		2	1991	17									
Kulaokahua	Homeless	1	1992	16	30	3		1	$60,000				
Ho`olulu Elderly	Elderly	1	1994	14	112	7		2	$245,000				
		2	1994	14									
Kamalu Elderly	Elderly	1	1993	15	109	7		2	$240,000				
		2	1993	15									
Banyan St Manor	Family	1	1977	31	55	3							
	TOTAL	34			2,518	181	23	10	$12,102,919				
	Average age of elevators			31									

Elevator Repair Report: Hawaii Public Housing Authority Elevators reported as of 4/3/09

Name	Type	Elevator No.	Repair	No. and duration of Repairs to Elevator for month of February			No. and duration of Repairs to Elevator between 7/1/07 to 1/31/09			Start Date	Date or Estimated Completion of Major Repair	Total Repair Cost as of Report Date
				Less than one day	2 to 7 days	More than 7 days	Less than one day	2 to 7 days	More than 7 days			
Kuhio Park Terrace A	Family	1		2			30	3	2			$ 114,613.11
		2		6			32	4	2			$ 68,646.00
		3					2					$ 2,475.06
Kuhio Park Terrace B	Family	4	Parts used to repair #5	Cannot be repaired.					1	06/29/07	Cannot be repaired.	
		5		6			12	1	2			$ 138,931.39
		6					47					$ 6,118.74
Paoakalani	Elderly	1		1			4					
		2					1		1			$ 17,038.90
Kalakaua Home	Elderly	1		1			14	1	1			
		2					10	1				$ 14,538.60
Ho`olulu Elderly	Elderly	1							1			$ 12,140.20
		2					3					
Kalanihuia	Elderly	1		2			32	1	1			$ 27,626.25
		2					20					$ 137.50
Kamalu Elderly	Elderly	1					5	2	1			$ 9,467.50
		2					4					
Makamae	Elderly	1					5		1			$ 2,722.51
		2					2					
Makua Alii	Elderly	1		2			14	2	1			$ 137.50
		2					9					
Punchbowl Homes	Elderly	1					11	2				$ 23,350.78
		2					7	1	1			$ 137.50
Banyan St Manor	Family	1					5					$ 20,624.00
Hale Poai	Elderly	1		3			8	2				$ 206.00
		2		1			7					
Halia Hale	Elderly	1					1					$ 3,323.02
Kulaokahua	Homeless	1					8					$ 310.00
Laiola	Elderly	1					1					$ 412.00
		2					4					
Pumehana	Elderly	1		1			7	2				$ 17,726.24
		2		4			5					$ 240.63
Salt Lake Apts	Family	1					2					$ 23,350.78
Wilikina Apts	Family	1					7	1				$ 3,323.02
		2					8					$ 17,038.90
Total		34		29	0	0	327	23	15			
											Total Cost for Repairs to date	$ 524,636.12

RESULTS OF EVICTION REFERRALS

July 2007 – March 2009

	REFERRALS								
	TOTAL	REASON FOR REFERRAL		RESULT OF EVICTION REFERRAL					
MONTH		Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
July 07	21	11	10	9	3	2	0	7	14
Aug 07	12	7	5	2	5	2	1	2	10
Sept 07	13	7	6	6	1	0	0	6	7
Oct 07	13	5	8	6	3	2	0	2	11
Nov 07	21	15	6	12	3	1	1	4	17
Dec 07	3	2	1	1	0	1	1	0	3
Jan 08	10	10	0	5	3	0	0	2	8
Feb 08	10	9	1	3	2	1	0	4	6
Mar 08	7	6	1	2	1	1	0	3	4
Apr 08	30	27	3	9	13	0	1	7	23
May 08	14	11	3	4	6	0	0	4	10
June 08	12	9	3	6	2	0	1	3	9
July 08	0	0	0	0	0	0	0	0	0
Aug 08	13	9	4	5	2	0	1	5	8
Sept 08	14	12	2	4	2	1	3	4	10
Oct 08	22	15	7	5	7	0	2	8	14
Nov 08	14	10	4	9	2	0	1	2	12
Dec 08	11	10	1	7	2	0	0	2	9
Jan 09	5	4	1	3	0	1	0	1	4
Feb09	39	32	7	16	13	0	0	10	29
March09	31	27	4	12	11	3	0	5	26
TOTALS	285	211	73	114	70	12	12	76	208

Total # of Cases Heard for the Month of March 2009: 31
(Oahu & Neighbor Island)

Decisions Rendered:	Rent Violations	Other Violations
Eviction	10	2
Evict w/cond	11	0
10-day cure	1	2
Dismissal	0	0
Continued	5	0
TOTAL	27	4

Delinquent balances for rent cases ordered evicted for month of March 2009:

AMP 31 Kalihi Valley	$73,844.49
AMP 32 Mayor Wright Homes	$6,160.06
AMP 37 Hilo	$1,185.79
AMP 40 Kuhio Park Terrace	$3,243.18
AMP 44 Waianae	$13,214.39
AMP 49 Waianae	$11,418.95
Total:	$109,066.86

Contract & Procurement Office
Monthly Status Report for March 2009

Solicitations Issued in March 2009.

Solicitation No.	Title	Due Date
HPB-2009-24	Emergency Shelter Grant and HOPWA under the American Recovery and Reinvestment Act	April 3, 2009

Contracts Executed in March 2009:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
HPS 09-05	Catholic Charities Hawaii Supportive Housing Program February 1, 2009 to January 31, 2010 *Note: Contract executed to prevent break in service; HUD grant award received; HUD grant agreement not executed; supplemental contract to include compensation to be executed upon execution of HUD grant agreement		*Tbd
ASO 09-01	Emphasys Computer Solutions Conversion to Emphasys Elite software system April 1, 2009 to March 31, 2011		$622,762.84
PMB 09-02	District of Columbia Housing Authority Consultant services to assist with the Kuhio Park Terrace/Kuhio Homes redevelopment request-for-proposals March 9, 2009 to March 8, 2010		$47,750

Status Reports:

1. Sale of Wilikina Apartments

   a. Interested buyer's attorney continues to review the Purchase & Sales agreement (P&S).
   b. The review is anticipated to be complete by the 2nd week of April and given to Alvarez & Marsal (A&M).
   c. A&M to forward the P&S to staff to forward to the Attorney General's Office (AG) for review.
   d. Review of the P&S by the AG is anticipated be complete in 2 - 3 weeks.
   e. Staff to then forward P&S to A&M who will then forward it to the interested buyer for final review.
   f. Staff shall continue to communicate with and monitor A&M's activities to avoid delay of the sale of the property.

2. Sale of Banyan Street Manor

   a. The RFP is available with a proposal deadline of June 2009.
   b. Site inspection of the subject property scheduled for April 2009.
   c. Alavarez & Marsal (A&M) anticipates at least 2 - 3 interested buyers to attend.
   d. Evaluation and recommendation of a buyer to be submitted to staff in June 2009.
   e. Presentation by A&M to be done at the July 2009 HPHA Board of Directors Meeting.
   f. Staff will continue to communicate with and monitor A&M's activities to avoid any delay of the issuance of the RFP.

3. Sale of Vacant Parcel, Hana, Maui:

a. Hana Coast Realty continues to field calls regarding the subject property.
b. PMMSB continues to look for ways to clear the parcel.
c. Staff will continue to communicate with Hana Coast Realty, the real estate broker for the sale of the vacant parcel in Hana.

Section 8 Subsidy Programs Branch
Program Report
As of March 31, 2009

Federal Housing Choice Voucher (Section 8) Program

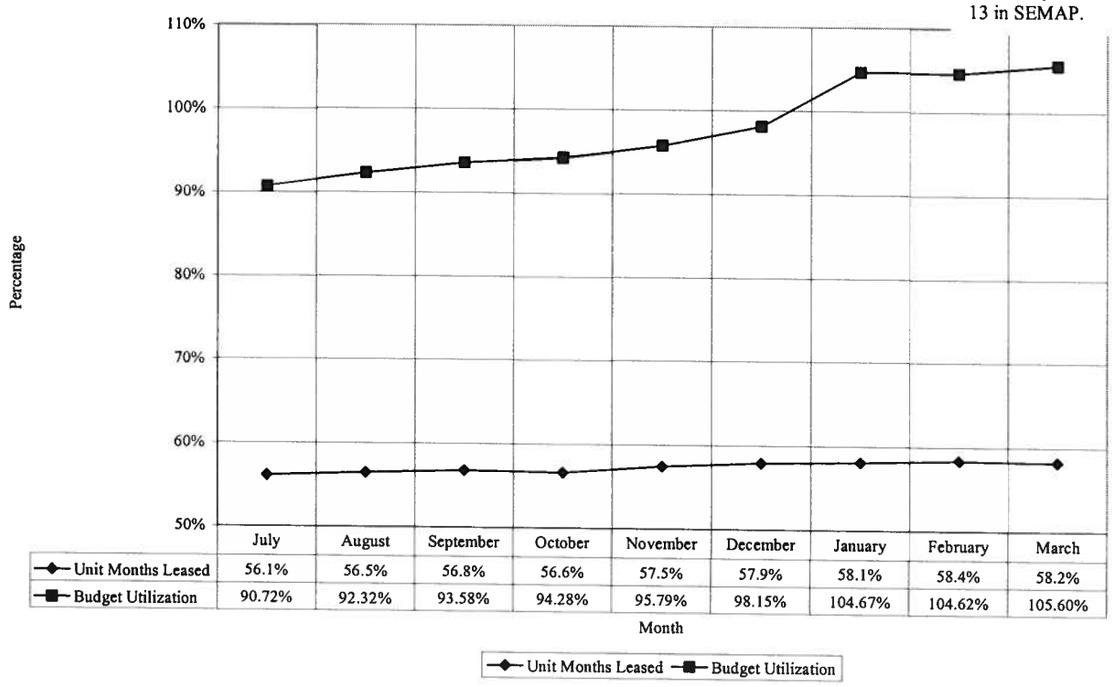
2009 Fiscal Year Report (Cumulative Trend)

- For FY 2009, unadjusted average monthly voucher lease up is 1,759 or 57.52% of the total 3,058 baseline vouchers. 1,799 participants of HCV were leased up on the first of the month and 1,811 participants were assisted during the month. Administrative fees are earned for each participant that leased up on the first of the month.
- The Housing Assistance Payments (HAP) unadjusted average annual budget utilization is 97.75% of the total annual allocated budget of $18,470,147 or $1,539,179 per month. March 2009 subsidy payments show a 0.7% monthly increase in subsidy expenditures from the previous month due in part to an increase in voucher holders.

Monthly Report (Monthly Snapshots)

FY 2009 Section 8 Budget Utilization and Unit Months Leased

Current average budget utilization is **97.75%.** HPHA's goal is 95% to attain 15 points for Indicator 13 in SEMAP.



	July	August	September	October	November	December	January	February	March
Unit Months Leased	56.1%	56.5%	56.8%	56.6%	57.5%	57.9%	58.1%	58.4%	58.2%
Budget Utilization	90.72%	92.32%	93.58%	94.28%	95.79%	98.15%	104.67%	104.62%	105.60%

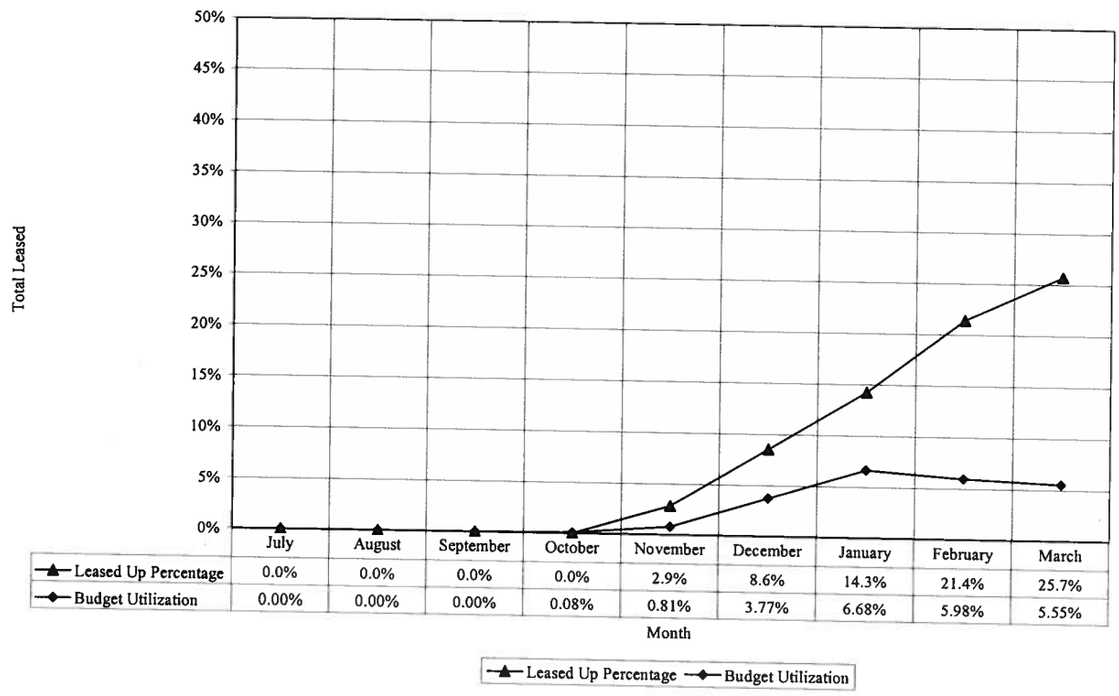
- The monthly average per unit cost subsidy is $862.00 per month. The amount reflects the difference between what the family pays towards rent and the approved payment standard. Payment standards vary among bedroom sizes.
- 11 Housing Choice Vouchers were issued for March 2009, bringing the total FY 2009 HCV issuances to 98.
- The Section 8 received $1,495,459 for March 2009. HPHA continues to receive 5% reduction in HAP allocation and 10% reduction in Administrative Fees. The CY 2009 Budget Authority or Administrative Fee allotment has not been set by HUD.
- The anticipated prorated share of HAP budget authority has been calculated at 95% of the eligible allotment for CY 2009 as reported by the Department of Housing and Urban Development, Financial Management Center. However, the Branch will attempt to reach and maintain a 95% to 98% of the budget authority without exceeding 100% of the budget authority as Congress has yet to approve the CY 2009 budget.

Federal Housing Choice Voucher (Section 8) Program
Veterans Affairs Supportive Housing (VASH)

- HPHA has been awarded 70 Veterans Affairs Supportive Housing (VASH) Vouchers to assist Veterans with housing assistance.
- Eligible applicants under this program are referred to HPHA from Veteran Affairs.
- For the month of March 2009, 3 veteran families were able to attain housing assistance. To date, a total of 21 veteran families are receiving VASH assistance.
- VASH voucher holders are now residing on Oahu, Maui and Kauai.

Monthly VASH Report (Monthly Snapshots)

FY 2009 VASH Vouchers



	July	August	September	October	November	December	January	February	March
Leased Up Percentage	0.0%	0.0%	0.0%	0.0%	2.9%	8.6%	14.3%	21.4%	25.7%
Budget Utilization	0.00%	0.00%	0.00%	0.08%	0.81%	3.77%	6.68%	5.98%	5.55%

Federal Housing Choice Voucher (Section 8) Program
Quarterly Update of Section 8 Management Assessment Program (SEMAP)

The United States Department of Housing and Urban Development (HUD) established the Section 8 Management Program (SEMAP) to assess performance and delivery of the Section 8 Rental Assistance Program. SEMAP consists of 15 measurement indicators. Hawaii Public Housing Authority's (HPHA) performance for each indicator through December 31, 2008 and respective strategies to achieve maximum points are itemized below.

	Indicator	Requirement	Max Score	07-08 Score	08-09 Antici-pated Score	Status
1	Wait List Selection (>98% = 15)	Wait List Selection Policies & procedures in place and being followed	15	15	15	Applicants are pulled from the Waiting List in compliance with the Hawaii Administrative Rules Chapter 15-185.
2	Reasonable Rent (>98% = 20; 80-97% = 15)	Procedure in place and being followed to document that rents are comparable to other units in census tract at initial lease up and annual recertification	20	15	20	HPHA's rent comparable data base is updated on a real time basis and reasonable rent is done during lease-up and re-certification. Random audits will be performed to ensure full compliance. 90% files contain no errors. EmPHAsys (ECS) Elite contains a rent comparable module to assist the HQS inspectors when making this determination and improving on this indicator.
3	Adjusted Income (>90% = 20; 80-89% = 15)	Rent computations to determine adjusted income being done accurately	20	15	15	Rent computations are formulated via ECS and backed up by manual calculations. This procedure is automated. Section 8 recipients' (S8R) file audits (10%) are conducted to ensure accuracy of the calculation. Current error rate is at 81%, however, the full quarter has not been reviewed as there is a time lag of two months to review tenant files. The Branch continues to address file errors and corrective actions.
4	Utility Allowance	Maintain and utilize current utility allowance rates (for each county)	5	5	5	All utility allowance schedules have been made current.
5	Housing Quality Standards (HQS) Control	Perform management inspection on 10% of units as quality control.	5	5	5	Although all the required inspections have not been completed, each month based on initial inspections, 2% of the inspections are reviewed.
6	HQS Enforcement	Enforce that landlords correct any emergency situations found during HQS inspections within 24 hours, non-emergency in 30 days	10	0	10	An extremely small percentage of the units have life threatening deficiencies reported during the HQS inspections. The Housing Inspectors immediately call to inform the landlord of all the deficiencies (life threatening and non-life threatening). Furthermore, a copy of the report and corrective actions required is mailed shortly thereafter. The inspectors schedule a follow-up inspection to ensure compliance. The HQS clerk contacts the owner/landlord for any deficiencies that have not been corrected within 15 days to check if corrections have been made or not. If corrections are not made after 30 days, the HAP will be abated.
7	Expand Housing Opportunities	Encourage landlord participation in minimal and poverty participating areas through outreach strategies	5	5	5	HPHA and the City & County of Honolulu will co-sponsor a Landlord Outreach Seminar in 2009. The seminar will be in May. These seminars are for current and prospective landlords, property managers and service providers.

	Indicator	Requirement	Max Score	07-08 Score	08-09 Antici-pated Score	Status
8	Fair Market Rent (FMR) Limit & Payment Standards	At least 98% of gross rents are less than or equal to current FMR or Payment Standard	5	5	5	HUD has issued a 2009 FMR update and HPHA has updated the payment standard equivalent to approximately 95% of the FMR. Exception is that for studio units, 100% of the FMR will be used to assist the elderly and disabled households. The intent is to assist families with overcoming high rent barriers.
9	Annual Re-examinations (<5% = 10; 5-10% = 5)	Complete annual recertification on time / less than 5% overdue	10	10	10	PIC SEMAP indicator shows 100% or number of families reported to be in compliance with annual re-certifications completed timely.
10	Tenant Rent Calculations	Calculations are done correctly / error rate of less than 2%	5	5	5	Monthly QC will determine whether tenant rent calculations are within the 2% error rate report.
11	Pre-contract HQS (<2%)	98% of units must pass HQS inspection before lease signed	5	5	5	QC audits will indicate whether a unit passed inspection before HAP payments are made.
12	Annual HQS Inspection	Each unit must be inspected annually / error rate of less than 2%	10	10	10	PIC Ad Hoc reports will determine whether unit inspected was completed within 12 months. QC audits will back up data.
13	Lease Up (>98% = 30; 95-97% = 15)	Maximize lease up and utilization of Section 8 budget allocation.	20	0	15	As of 03/31/2009: **Adjusted Voucher Lease-Up Analysis:** Mainstream (175 / 175 or 100%) Section 8 (2,883 / 1,613 or 55.94%) VASH (70/18 or 25.7%) **Lease-Up (3,128/1,809 or 57.83%)** **Budget Authority to date ($13,983,770/$13,649,829 or 97.61%)** Improvement strategies • Increase payment standard to 95% of FMR. This will increase S8R opportunity to find affordable housing. • Continue to mass contact applicants on wait list and to conduct mass orientations. • Exhaust the "homeless" preference applicants to reach lease in placed applicants. • HUD is operating under a Continuing Resolution at this time and is authorized to only spend at the FY 2008 levels and in accordance with the requirements of the FY 2008 Appropriations Act. The estimated eligibility for all PHA has been totaled and compared to funds available to determine a standard pro-ration, which has been applied to each PHA's eligibility; that pro-ration was approximately 95%. Based on this information, HPHA continues to receive 5% less each month. Should the trend continue, the HCV program anticipates meeting indicator 13.

	Indicator	Requirement	Max Score	07-08 Score	08-09 Antici-pated Score	Status
14	FSS (Oahu) (>80% & 30% escrow = 10; 60-79% & 30% escrow = 8; >80% & <30% escrow, or <60% & >30% escrow = 5; 60-79% & <60% escrow = 3)	Maximize enrollment up to budget allocation	10	8	8	The FSS coordinator has been receiving newly leased up referrals to increase the FSS program participants. It is anticipated to have 86 families under contract. There are 81 families under contract as of March 31, 2009.
			145	103	133	
15	Deconcentration Bonus (Oahu)	Utilize Section 8 Vouchers to deconcentrate urban areas of poverty	5	5	0	PIC information not available. Points will be determined at the end of the FY 2009.
TOTAL SCORE PLUS BONUS POINTS			**150**	**108**	**133**	

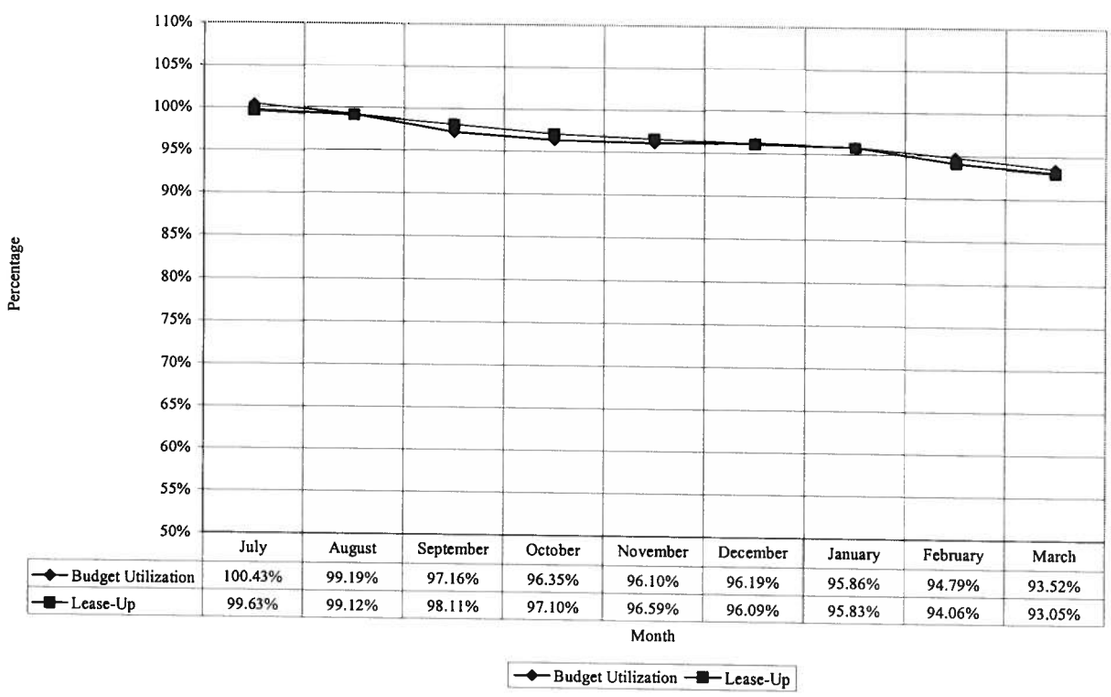
State Rent Supplement Program

2009 Fiscal Year Report (Cumulative Trend)

- For FY 2009, unadjusted average monthly lease up is 368 families or 96.89% of the total 395 possible families when based on the average subsidy payments.
- The Rent Supplement unadjusted average annual budget utilization is 96.62% of the total annual allocated budget of $924,720 or $77,060 per month.
- The monthly average per unit cost subsidy is $195.00 per month. The amount reflects the difference between what the family pays towards rent and the maximum subsidy amount of $230.00 per month.
- March 2009 Rent Supplement Subsidy payments show a 1.27% monthly decrease from the previous month due to 4 families leaving the program, which caused a reduction in the budget utilization.
- There are two families looking for a unit. The Branch is anticipating on contacting 20 families for April, provided resources are available.
- For FY 2010, the Department of Human Services continues to anticipate the elimination of 3 permanent general funded Rent Supplement supportive positions and allocating $70,814 for salaries and benefits.
- The values for previous reports may not be the same as the current reported due to retroactive adjustments in lease up and subsidy payments.

Monthly Report (Monthly Snapshots)

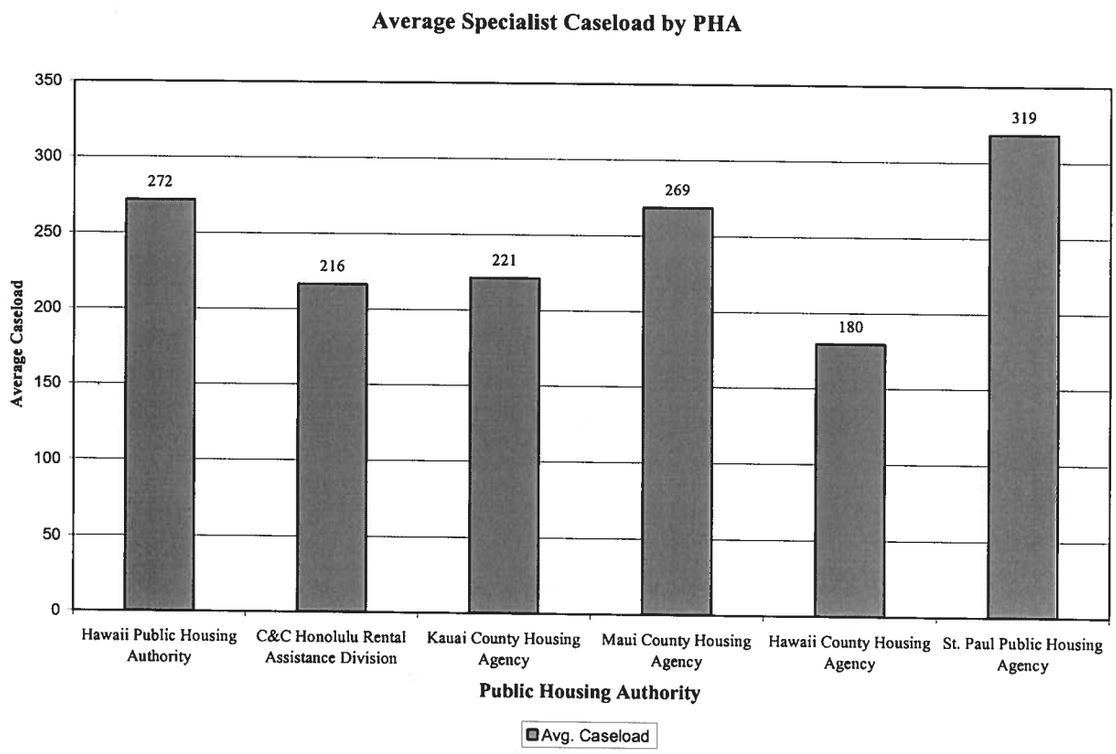
FY 2009 Rent Supplement Program Budget Utilization and Lease Up



	July	August	September	October	November	December	January	February	March
Budget Utilization	100.43%	99.19%	97.16%	96.35%	96.10%	96.19%	95.86%	94.79%	93.52%
Lease-Up	99.63%	99.12%	98.11%	97.10%	96.59%	96.09%	95.83%	94.06%	93.05%

Average Specialist Caseload Assignment by PHA

- The following information is based on Unit Months Leased and compared to available specialist at each PHA.
- HPHA Section 8 Subsidy Programs Branch (S8SPB) shows a higher caseload count among the State of Hawaii's Housing Agencies.
- The S8SPB caseload is made up of Federal and State Rental Subsidy Programs.
- The other PHA's caseload consists entirely of the federal program.
- St. Paul PHA is shown for comparative value.



HOMELESS PROGRAMS BRANCH
April 16, 2009

I. ACCOMPLISHMENTS

A. Shelter Occupancy Report
Information from this report is updated weekly and available on line at www.homeless.hpha.hawaii.gov This report identifies the number of people served in February. March information is updated on Aprill 15th. The wait list information is effective as of March 31, 2009, because of the internal deadline for Board items.

The shelters with an asterisk are leased or owned by HPHA.

Shelter Name(s)	Total Number of units	Total # of People Served	Wait List
*Weinberg Village Waimanalo (Waimanalo, Oahu) Family Shelter	30 units	29 families **124 total indiv.**	212 singles 63 families
*Nakolea (McCully, Oahu) Working singles	64 units	**65 total indiv.**	0 single
*Kulaokahua (Makiki, Oahu) Trans. shelter for single seniors	29 units	**33 total indiv.**	37 singles
*Next Step Shelter (Kakaako, Oahu) Emergency shelter for singles & families	160 units	107 singles 13 families **163 total indiv.**	n/a
Puahala – H5 (Kalihi, Oahu) Transitional shelter for families	14 units	15 families **54 total indiv.**	n/a
*Onelau'ena (Kalaeloa, Oahu) Emergency shelter for singles & families	36 units	39 singles 39 families **191 total indiv.**	159 singles 69 families
*Onemalu (Kalaeloa, Oahu) Transitional shelter for singles & families	46 units	16 singles 36 families **187 total indiv.**	180 singles 58 families
*Hale Ulu Pono (Kalaeloa, Oahu) Transitional shelter for singles w/mental illness	72 units	**18 total indiv.**	23 singles
*Paiolu Kaiaulu (Leeward Oahu) Emergency shelter for singles & families	125 units	71 singles 63 families **303 total indiv.**	0
*Kumuhonua (Kalaeloa, Oahu) Transitional shelter for adults Currently taking applications	69 units	5 singles 2 families **9 total indiv.**	0
*Ulu Ke Kukui (Leeward Oahu) Transitional shelter for families Currently taking applications	80 units	2 singles 28 families **123 total indiv.**	0
Kawaihae (Big Island, Hawaii) Transitional for families	24 units	23 families **102 total indiv.**	37 singles 10 families
Maililand (Waianae, Oahu) Transitional for families	44 units	2 singles 40 families **168 total indiv.**	25 singles 7 families
Hawaii Island Home for Recovery (formerly) Faith Against Drugs (Hilo, Hawaii) Transitional for singles	19 units	**20 total indiv.**	16 singles
Ho'olanani (Kahului, Maui) Emergency for singles & families	18 beds	16 singles 1 family **19 total indiv.**	0

Shelter Name(s)	Total Number of units	Number of vacant units	Wait List
Honolulu Family Center (Oahu) Emergency for singles & Families	14 beds	5 families **17 total indiv.**	261 singles 63 families
Windward Family Center (Kailua, Oahu) Emergency for singles & families	14 beds	4 families **15 total**	94 singles 27 families
Gregory House (Honolulu, Oahu) Transitional for singles w/HIV	11 beds	**8 total indiv.**	43 singles
Waipahu House (Waipahu,Oahu) Transitional for singles	13 beds	**8 total indiv.**	43 singles
TLP Young Men's Keeaumoku (Honolulu, Oahu) Transitional for young men	4 units	**3 total indiv.**	0
TLP Young Men's Maka'aloa (Ewa Beach, Oahu) Transitional for young men	4 units	**2 total indiv.**	0
TLP Young Women Apaa (Ewa Beach, Oahu) Transitional for young women	6 units	**4 total indiv.**	0
Loliana (Honolulu, Oahu) Transitional for families	43 units	44 families **158 total indiv.**	7 families
Vancouver House (Honolulu, Oahu) Transitional for students with or without families	33 units	35 families **107 total indiv.**	20 families
IHS Ka'aahi Street (Honolulu, Oahu) Emergency for women & children	190 beds	85 singles 37 families **203 total indiv.**	0
IHS Sumner Street (Honolulu, Oahu) Emergency for men	200 beds	**241 total indiv.**	0
Kahikolu Ohana Hale O Waianae (Oahu) Transitional for singles & families	2 dorms & 72 units	7 singles 34 families **139 total indiv.**	0
Mana'olana (Lihue, Kauai) Emergency for families/singles	20 beds	27 singles 6 families **49 total indiv.**	0
Mana'olana (Lihue, Kauai) Transitional for families/singles	13 units	3 singles 6 families **19 total indiv.**	0
Komohana Group Home (Lihue, Kauai) Transitional for singles	6 beds	**5 total indiv.**	0
Lihue Court (Lihue, Kauai) Transitional for families	24 units	7 families **26 total indiv.**	0
Ka Hale A Ke Ola Homeless Resource Ctr. (Wailuku, Maui) Emergency/Transitional for singles & families	72 units	80 singles 61 families **299 total indiv.**	152 singles 33 families
Na Hale O Wainee Resource Center (Lahaina, Maui) Emergency/Transitional for singles & families	72 units	59 singles 33 families **155 total indiv.**	13 families
Safe Haven (Honolulu, Oahu) Transitional for singles w/mental illness	25 units	**26 total indiv.**	5 singles
Beyond Shelter (Hilo, Hawaii) Transitional for singles & families	8 units	8 families **29 total indiv.**	2 families

Shelter Name(s)	Total Number of units	Number of vacant units	Wait List
Kiheipua Emergency Shelter (Hilo, Hawaii) Emergency for singles & families	72 beds	8 singles 13 families **58 total indiv.**	2 singles 3 families
Wilder House (Hilo, Hawaii) Transitional for families	1 unit	1 family **8 total indiv.**	0
Kuleana House (Hilo, Hawaii) Transitional for families	1 unit	1 family **4 total indiv.**	2 families
Lighthouse Outreach Center (Waipahu, Oahu) Emergency for singles & families	100 beds	81 singles 61 families **286 total indiv.**	n/a
Veteran's in Progress (Kalaeloa, Oahu) Transitional for veterans	98 beds	**118 total indiv.**	0
Bridge to Success (Domestic Violence)(Oahu) Transitional for woman & children	8 units	**8 total indiv.**	7 families
Family House (Domestic Violence)(Oahu) Transitional for women & children	15 units	7 families **16 total indiv.**	0
Ohana Ola O Kahumana (Waianae, Oahu) Transitional for families	48 units	48 families **191 total indiv.**	21 families
TOTAL	**1261 Units + 786 Beds**	**1152 singles 693 families 3781 total indiv.**	**1289 singles 405 families**

B. State Programs Administration – (Stipend, Outreach and Grants Program)

1. Staff is currently conducting site monitoring visits for all three programs. Site visits are conducted annually, but each site is visited on a biennium rotation, unless a provider has many findings requiring corrective action. In the latter case, the provider is monitored annually.

2. Draft contracts are being prepared for the FY 2010 contract year.

C. Federal Programs

1. Five Year Consolidated Plan - Working with the three rural counties to produce a draft of the new Five Year Consolidated Plan for the years 2010 to 2014. The plan is for use of Housing and Urban Development (HUD) funds provided through Housing Opportunities for Persons with AIDS (HOPWA) and Emergency Shelter Grant (ESG) Programs over the next five years. The first draft must be completed by Sept. 2009, for a 30-day public comment period. The Consolidated Plan will be submitted to HUD by Dec. 1, 2009, for approval by Jan. 15, 2010.

2. Annual Consolidated Action Plan – Working on the draft Consolidated Action Plan which is an evaluation of the past year's performance in regard to the use of HOPWA and ESG funds and a projections of how the funds will be used to attain the stated objectives for the 2009-2010 program year. The report must be completed for public comment by April 2009, with the final form due to HUD by May 2009.

3. Emergency Shelter Grants and Housing Opportunities for Person with AIDS – Concluding the review of funding proposals for the 2009 program year in preparation for contract awards in June 2009.

4. Homeless Prevention Rapid Re-housing Program – As part of the federal stimulus

package, $2,166,888 has been awarded to HPHA on behalf of the three rural counties. A Request for Information has been posted and was followed by a Request for Information with applications on March 27, 2009. The funds must be expended within three years. A substantial amendment to the 2008 Action Plan must be submitted to HUD by May 18, 2009. The City and County of Honolulu is receiving a separate appropriation of $4,016,074.

5. Conducting annual site audits of the contracted providers under Shelter Plus Care, Supportive Housing Program, Emergency Shelter Grant Program, and Housing Opportunities for Persons with AIDS to test compliance with Federal and State requirements in their service delivery, targeted outcomes, and contract expenditures. Thus far, all provider agencies contracted through federal funding are in compliance with their contracts and federal program requirements.

C. Other Projects

1. Point in Time Count – The sheltered count is complete for January 23. The outreach workers are still trying to complete their encounters for the point in time by inputting their data into the Homeless Management Information System (HMIS). Homeless Programs staff is working to produce an unduplicated count by monitoring the provider agency progress, running data quality tests, and creating a spread sheet of clients that are not in HMIS. Estimated completion date: April 6, 2009.

2. Repair and Maintenance of HPHA Owned Shelters – Homeless Programs staff is working to get the following needed repair issues addressed so as to not hamper shelter services for the homeless.
   a. Weinberg Village Waimanalo – Roof repair is needed for the administration building and mold remediation in seven units due to water seepage from the vents. This all evolved during the recent rainy season.
   b. Kalaeloa has four fire hydrants that are owned by HPHA and must be serviced regularly. The need to service the hydrants surfaced as the result of the recently completed topographical study and consultation with the fire dept. Homeless Programs has selected a vendor to service the fire hydrants. The hydrants need major work since they have not been serviced since HPHA accepted the property about ten years ago.
   c. Onelauena has a crack in the roofing material which must be sealed to prevent more leakage.
   d. Kumuhonua has roof leaks near the roof vents.
   e. Kulaokahua needs to be repainted and sealed to prevent water seepage.
   f. Nakolea has a crack at one end of the top of the building. A consultant is needed to determine if the crack is structural or if it can be repaired.

II. OBJECTIVES

A. State Programs Administration

1. Stipend, Outreach and Grants Program
   a. Continue to close out contracts for FY2008
   b. Ensure that all agencies receive their third quarter payments for FY 2009
   c. Assist the two provider agencies at Kumuhonua and Ulu Ke Kukui with their community collaboration toward filling the shelter units.
   d. Work with providers to development new budgets and scopes of service for their next contracts for FY 2010.
   e. Initiate action to correct severe breaches of contract with one provider agency.

   f. Change of corporation's Name contract for Faith Against Drugs, Stipend Program for FY2009.
   g. Contract – Office for Social Ministry – Ponahawaiola (Community Reintegration for exiting offenders)

B. Federal Projects

1. 2008 CoC Competitive Application Grant Awards – Implement the final contracts for the HUD award of $1,188,255 with providers in the three rural counties for Shelter Plus Care and Supportive Housing Programs.

2. 2009 Emergency Shelter Grant Program – Execute timely contracts with the selected provider agencies.

3. 2009 Housing Opportunities for Persons with AIDS – Execute timely contracts with the selected provider agencies.

4. Homeless Prevention Rapid Re-housing – Receive and review proposals, make funding selections and execute contracts by May 15, 2009.

5. Complete the Fifth Year Action Plan for the Consolidated Plan.

6. Complete the homeless portion of the new Five Year Action Plan for 2010 – 2014, by December 10, 2009.

7. Prepare the application for the HUD 2009 Continuum of Care competitive grant on behalf of the three rural counties, which includes an RFP for inclusion in the application.

8. Execute timely Shelter Plus Care contracts: Office for Social Ministry – Kukui Program, expire April 30, 2009 and Office for Social Ministry – New Direction – new contract, Family Life Center – new contract.

9. Beginning to draft Request for Information of the Super NOFA 2009 competition. Draft should be ready mid April 2009.

C. Other Projects

1. Work to secure the biennium allocation by the State Legislature for homeless programs.

2. Work with the University of Hawaii Center on the Family to complete the HMIS data analysis for FY 2008 and 2009.

3. Complete the data collection and analysis to produce the results of the January 23, 2009, point in time count of the homeless in each of the four counties.

4. Master planning for the Kalaeloa shelters is beginning for a possible pavilion and playground utilizing funds from Kamehameha Schools and a donation from The Resort Group. We are in the early stages of planning and discussions.

5. Point in time Count – Creating the sheltered and unsheltered report in collaboration with City and County of Honolulu.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
Employment Opportunities as of April 2, 2009

Branch/Office	Type of Appt.	Position No.	Title
Office of the Executive Director	Civil Service	19104	Secretary III /IV
Compliance Office	Exempt	103020	Compliance Officer
Fiscal Management Office	Civil Service	111496	Secretary II
Procurement Office	Exempt	100882	Procurement Officer
Procurement Office	Exempt	117691	Contract Specialist
Construction Branch	Civil Service	25649	State Hsg. Administrator
Construction Branch	Civil Service	5857	Secretary II
Construction Branch	Civil Service	48707	Office Assistant III
Construction Branch	Exempt	103024	Contract Administrator
Construction Branch	Exempt	102383	Project Engineer
Property Mgt. and Maint. Services Branch	Civil Service	8751	Public Housing Supervisor VI
AMP 31	Civil Service	30242	Office Assistant III
AMP 31	Civil Service	11626	Bldg Maint. Worker II
AMP 32/33	Civil Service	5035	Public Housing Supervisor IV
AMP 32/33	Civil Service	9619	Secretary I
AMP 34/50	Civil Service	8842	Painter I
AMP 34/50	Civil Service	119175	Bldg. Maint. Worker I
AMP 35	Civil Service	23574	Bldg. Maint. Worker I
AMP 37	Civil Service	119121	Bldg. Maint. Worker I
AMP 39	Civil Service	4938	Bldg. Maint. Worker I
Section 8 Branch (RSU 1)	Civil Service	23029	Public Housing Specialist II
Section 8 Branch (RSU 2)	Civil Service	111465	Public Housing Specialist II

EQUAL HOUSING OPPORTUNITY

HPHA PERSONNEL REPORT
For the Period of March 1, 2009 – March 31, 2009

I. **Staffing:**

- ***Goal: Continue to attract and retain highly qualified workforce throughout this fiscal year.***

- During the month of February positions filled: Secretary I (AMP 38)
- Completed interviews and pending recommendation for the following positions: Construction Branch Project Engineer and Contract Administrator; Compliance Officer, Public Housing Specialist I and II for Section 8.
- Interviews completed and non-selection for the following positions: State Housing Branch Administrator (Construction Branch), Office Assistant III (Construction Branch), Building Maintenance Worker I (AMP 35), Building Maintenance Worker I (AMP 39).
- 22 positions identified as continuous recruitment.
- 273 full time employees and 101 vacant positions.
- 21 Tenant Aides and 19 vacant positions.
- Termination/Retirement: Building Maintenance Worker I (AMP 37).
- Received new committee members for HPHA Quarterly Recognition Award.

II. Employee Safety:

- ***Goal: Continue to maintain safety in the workplace, and continue to promote non-violence in all aspect of HPHA work.***

- No injuries reported for March.
- Light duty work continues to be assigned to employees to foster a quick return to work.
- Building Maintenance Worker I employee (AMP 34) returned to usual and customary duties after performing light duty.
- Completed Safety Training: Bloodborne Pathogens, Fall Protection Awareness.
- Disaster Plan: Managers are required to revise their Disaster Plan by April 6, 2009.

III. Training and Development:

- ***Goal: Assist Branch Chiefs and supervisors identifying training programs to address specific training needs for individual employees. Ensure staff attends all mandatory training.***

- Future Training: Performance Management, Recruitment and Selection scheduled for Hilo April 2009. Oahu Fall Protection Awareness Training April 2, 2009.
- For the month of March employees attended the following training and conference:
  HVC Financial Management and Reporting, Evaluating Proposals for an RFP for Health and Human Services, Fall Protection Awareness Training, Handling Different Interactions in the Workplace, Bloodborne Pathogens, $4 Billion in Public Housing Caital Fund Stimulus Money, and Advance Topics in Homelessness.

IV. Performance Management:

Goal: Continue monitoring Performance Appraisal System (PAS); send out reminder notices for delinquent appraisals.

- Reviewed all completed appraisals for accuracy and rating periods.
- Delinquent Appraisals for 2008 a total of 110 and received 50 completed as of March 27,2009 deadline. Personnel will continue send monthly reminders to managers.
- Provided consultation and guidance to managers regarding individual and group performance and productivity issues.

V. Labor Relations:

Goal: Continue to provide consultation to supervisors regarding individual and group employee performance and productivity issues. When disciplinary action is appropriate advice supervisors on the appropriate level of action to take.

- Received two requests for step-1 grievances and subject to hearing in April.

DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
STAFFING REPORT
As of April 2, 2009

Branch	Section	Total Full Time Positions Civil Svc	Exempt	Total	Occupied	Vacant	% Vacant	Active Recruitment Yes	No
Office of the Executive Director		5	3	8	7	1	12.50%	1	0
		5	3	8	7	1	12.50%	1	0
Planning and Evaluation Office		1	2	3	1	2	66.67%	0	2
		1	2	3	1	2	66.67%	0	2
Compliance Office		1	3	4	2	2	50.00%	1	1
		1	3	4	2	2	50.00%	1	1
Housing Information Office		0	2	2	1	1	50.00%	0	1
		0	2	2	1	1	50.00%	0	1
Hearings Office		1	2	3	3	0	0.00%	0	0
		1	2	3	3	0	0.00%	0	0
Fiscal Management Office	FM Office	4	0	4	2	2	50.00%	1	1
	Acctg Sec	10	0	10	6	4	40.00%	0	4
	Pay & Disb	4	0	4	4	0	0.00%	0	0
	Budget	1	1	2	2	0	0.00%	0	0
	Asset Mgt	1	0	1	0	1	100.00%	0	1
		20	1	21	14	7	33.33%	1	6
Information Technology		1	5	6	3	3	50.00%	0	3
		1	5	6	3	3	50.00%	0	3
Personnel Office		4	1	5	4	1	20.00%	0	1
		4	1	5	4	1	20.00%	0	1
Procurement Office		5	4	9	5	4	44.44%	2	2
		5	4	9	5	4	44.44%	2	2
Construction Mgt. Branch		2	0	2	1	1	50.00%	1	0
	CMS	3	0	3	1	2	66.67%	2	0
	CMS I	2	7	9	5	4	44.44%	2	2
	CMS 2	4	3	7	6	1	14.29%	0	1
	DSS	1	2	3	2	1	33.33%	0	1
		12	12	24	15	9	37.50%	5	4
Homeless Branch	Homeless	1	10	11	10	1	9.09%	0	1
		1	10	11	10	1	9.09%	0	1
Section 8 Branch	Sec 8 Office	2	0	2	2	0	0.00%	0	0
	Insp Unit	1	7	8	5	3	37.50%	0	3
	Rent Sub Sec 1	15	0	15	9	6	40.00%	1	5
	Rent Sub Sec 2	13	0	13	5	8	61.54%	1	7
		31	7	38	21	17	44.74%	2	15
Property Management & Maint. Services Branch	PMMSB	3	2	5	2	3	60.00%	0	3
	MGT SEC	2	0	2	1	1	50.00%	1	0
	APP	7	0	7	6	1	14.29%	0	1
	RSS	3	8	11	7	4	36.36%	0	4
	PMCS	2	5	7	4	3	42.86%	0	3
	CMSS	23	0	23	19	4	17.39%	0	4
	OAHU 1	25	0	25	21	4	16.00%	0	4
	OAHU 2	28	0	28	21	7	25.00%	2	5
	OAHU 3	35	0	35	29	6	17.14%	2	4
	OAHU 4	28	0	28	23	5	17.86%	2	3
	OAHU 5	30	0	30	21	9	30.00%	1	8
	HAWAII 7	16	0	16	14	2	12.50%	1	1
	KAUAI 8	10	0	10	9	1	10.00%	0	1
	MAUI 9	13	0	13	10	3	23.08%	1	2
		225	15	240	187	53	22.08%	10	43
TOTAL		**307**	**67**	**374**	**273**	**101**	**27.01%**	**22**	**79**

DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
STAFFING REPORT
As of April 2, 2009

Branch	Section	Total Full Time Positions						Active Recruitment	
		Civil Svc	Exempt	Total	Occupied	Vacant	% Vacant	Yes	No

Approved by the Executive Director
April 16, 2009

FOR INFORMATION

SUBJECT: Update on Progress of Energy Contractor, Ameresco, in the Assessment of Energy Conservation Measures for Public Housing Projects

I. FACTS

A. The Hawaii Public Housing Authority executed a contract with Ameresco/Pacific Energy JV ("Ameresco") on November 21, 2008. Ameresco is inspecting HPHA's federal public housing inventory and preparing an investment grade energy audit on all federally subsidized low-income housing projects statewide.

B. A kick-off meeting was held on December 3, 2008 with the staff regarding roles and responsibilities, and project schedules.

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

II. DISCUSSION

A. Project Status: Ameresco indicates that the project is on schedule. Ameresco has also indicated that there are significant opportunities for energy conservation measures at several of the federally subsidized low-income housing projects. Completion of the final investment grade energy audit by Ameresco is scheduled for June 2009.

B. Presentation of Findings: Ameresco has been asked to inform the HPHA Board of its progress to date, to review the interim audit results, to discuss the preliminary measures matrix, preliminary project costs and savings, overview of financing scenarios and prioritization of measures.

C. Milestones to Completion: Based on the current schedule, in July 2009, HPHA staff, after review of Ameresco's investment grade energy audit final report, will recommend to the Board projects that can be implemented.

D. There may be opportunities to compete for a portion of the $1 billion competitive HUD stimulus funds.

E. The next significant milestone will be the execution of an Energy Services Agreement (ESA) between Ameresco and HPHA to implement cost effective energy conservation measures. .

Prepared by: Glenn Sunakoda, Project Engineer

Reviewed by: Marcel Audant, Acting Construction Management Branch Chief

Approved by the Executive Director
April 16, 2009

FOR INFORMATION

SUBJECT: Update on the Status of Kahikolu Ohana Hale O Waianae

I. FACTS

A. Hawaii Coalition of Christian Churches (HCCC) acquired a 55-year lease agreement in November 2006, for a 2.46 acre Waianae land parcel, with Hawaii Housing and Finance Development Corporation for the purposes of constructing, operating and maintaining a 72-unit and 40-bed dormitory emergency, transitional and affordable rental multifamily housing project.

B. HCCC constructed the project using the following funding sources:

Dwelling Unit Revolving Funds	$ 400,000
Legislative grants-in-aid	$5,250,000
Rental Housing Trust Funds	$7,856,000
Weinberg Trust	$3,000,000
Total:	**$16,506,000**

C. HCCC formed a subsidiary nonprofit, Kahikolu Ohana Hale O Waianae (KOHOW), to operate the facility.

D. KOHOW applied for and received Hawaii Public Housing Authority (HPHA) homeless stipend funding for the contract year August 1, 2008 to July 31, 2009, and started operations as a homeless emergency and transitional shelter with an affordable housing component in August 2008.

E. The HPHA homeless stipend funding contract covers the following KOHOW units:

24 studio transitional and emergency units
24 2-bedroom transitional and emergency units
2 dormitories which include 40 dormitory beds

There are also 24 affordable rental units for families at 50% or below of median income which are not covered by the homeless stipend contract.

F. The HPHA stipend contract with KOHOW is for $674,532. Approximately 50% of the contract has been paid for operations of the facility.

G. Pursuant to HPHA homeless programs' policy on contract monitoring, the homeless programs branch conducted a site audit of KOHOW on February 11, 2009.

G. The findings from the site audit were mailed to the Executive Director and the members of KOHOW Board on March 31, 2008, with a requirement that the agency respond by April 13, 2009. The findings and cover letter are attached.

II. DISCUSSION

A. Due to the substantial number of findings, Comptroller Russ Saito, head of the Governor's Hawaii Efforts Achieving Results Together (HEART) team and the homeless programs branch administrator met with the KOHOW Board of Directors on April 3 with the recommendation that the Board place the KOHOW Executive Director on administrative leave and hire an interim executive director for two months while the State may further

investigate the preliminary audit findings, as well as other numerous reports that have been generated in the community with regard to the shelter operations. The interim Executive Director would also be able to move the shelter programs and operations into compliance with the homeless stipend program contract.

B. The homeless programs branch has worked closely with the KOHOW financial officer and director of case management to develop their house rules, grievance procedure, budget, program requirements, etc. Additionally, the State Comptroller and the homeless programs branch administrator have conferred with the KOHOW executive director and staff on numerous occasions from July through November 2008, to assist in getting the shelter up and running and compliant with their contract with HPHA.

C. Other issues that have arisen which require further investigation are:
- Hiring of staff from Laumaka in the prison early release program
- Imposing personal religious and moral values upon shelter residents
- Requiring client unwed couples with children to marry
- Discriminatory practices with regard to residents
- Employees filing civil rights complaints against the KOHOW Executive Director
- Non payment of contractors hired to develop the facility
- Misappropriation of donations to KOHOW

Prepared by: Sandra J. Miyoshi, Homeless Programs Branch Administrator BMC for SJM
4/9/2009

Approved by the Executive Director
April 16, 2009

FOR INFORMATION

SUBJECT: American Recovery and Reinvestment Act of 2009 (ARRA) Homelessness Prevention and Rapid Re-housing Program (HPRP) Notice of Public Comment

I. FACTS

A. The Hawaii Housing Authority (HPHA), Homeless Programs Branch (HPB) posted a Request for Information (RFI-HPB-2009-14) on the State Procurement Notice (PNS) website: http://www4.hawaii.gov/bidapps/FilterNotices.cfm, and the Request for Proposal (RFP) website: http://hawaii.gov/spo2/health/rfp103f/ on March 27, 2009 to provide the allowed activities within the three rural Counties of Hawaii, Maui and Kauai for HPRP under the ARRA as approved by the "For Action" passed by the Board on March 19, 2009.

B. Application submittals were requested from qualified nonprofit providers to provide homeless prevention and rapid re-housing services. The proposal submission deadline was Friday, April 3, 2009.

C. One representative from each County who has experience in, knowledge of, and/or responsibility for program services and financing was selected by the respective Continuum of Care chairperson and County representative to review the proposals. An evaluation orientation was held on Tuesday, April 7th with the evaluations conducted from Wednesday, April 8 through Monday, April 13th.

D. The proposals were evaluated on the following categories:
   1) Experience and Capability;
   2) Project Organization and Staffing;
   3) Service Delivery; and
   4) Financial, for a possible total of 100 points.

   The proposals were ranked based on the number of points accrued through the evaluation process, from highest to lowest, and funding requests

E. The evaluation team participated in a conference call to discuss the proposals, scores and rankings and to make award determinations on Monday, April 13th. Two additional days were allowed for negation of final awards.

F. The awardees and amounts will be finalized on Wednesday, April 15th and a Notice of Public Comment will be prepared for publishing which will include the attached Notice of Public Comment along with the selected nonprofit providers together with a description of the services they will be providing and their award amount. The complete Notice of Public Comment will be presented at the Board Meeting on April 16, 2009.

II. DISCUSSION

A. Pending Board review and approval of the Notice of Public Comment, it will be submitted for publication to post on Wednesday, April 22. There

will be a twelve day public comment period with three days for HPB to respond to any public comments.

B. Since the funds will be encumbered in this current HUD fiscal year, there is a need to submit a substantial amendment to the Action Plan. HBP's portion of the Substantial Amendment will be finalized on Friday, May 8th to include the final awards, activities and services that will be provided and award amounts and submitted to Hawaii Housing, Finance and Development Corporation (HHFDC) on Monday May 11th for finalization and presented to their Board for approval.

C. HHFDC will submit the Substantial Amendment to HUD Monday, May 18, 2009, HUD's deadline.

Prepared by: Sandra J. Miyoshi, Homeless Programs Branch Administrator

NOTICE OF PUBLIC COMMENT

Congress has designated funding of $1.5 billion dollars through the Homelessness Prevention and Rapid Re-housing Program (HPRP), under Title XII of Division A of the American Recovery and Reinvestment Act of 2009 (Recovery Act). HPRP funds will provide temporary financial assistance and housing relocation and stabilization services to individuals and families who are homeless or would be homeless without this assistance. The State of Hawaii, through the Hawaii Public Housing Authority (HPHA), Homeless Programs Branch (HPB), is eligible to receive $2,166,888 under HPRP for the Counties of Hawaii, Kauai and Maui.

The HPRP funds are intended to target two populations facing housing instability: 1) individuals and families who are currently in housing but are at imminent risk of becoming homeless and need temporary rent or utility assistance to prevent them from becoming homeless, or assistance to move to another unit (prevention); and 2) individuals and families who are experiencing homelessness (residing in emergency or transitional shelter or on the street) and need temporary assistance in order to obtain housing and retain it (rapid re-housing). Eligible activities under HPRP include: 1) financial assistance (short and medium-term rental assistance, security and utility deposits, utility payments, motel/hotel vouchers); 2) housing relocation and stabilization services (case management, outreach and engagement, housing search and placement, legal services, credit repair); 3) data collection and evaluation; 4) administrative costs related to delivery of services in items 1 through 3. Up to 5% of HPRP funds may be used for administrative purposes. Homeless persons and persons at risk of becoming homeless must meet the following three criteria to qualify for HPRP assistance: 1) any individual or family receiving rental assistance must have at least an initial consultation with a case manager to determine need; 2) the household must be at or below 50 percent of Area Median Income (AMI) as established by the U.S. Department of Housing and Urban Development (HUD); and 3) the household must have no appropriate subsequent housing options that have been indentified, AND the household lacks the financial resources and support networks needed to obtain immediate housing or remain in its existing housing.

To receive its grant allocation, the State of Hawaii must prepare and submit, for HUD's approval, a substantial amendment to its Consolidated Plan, Action Plan for Program Year 2008-2009. The *HPRP Substantial Amendment* will include HPHA's plan for distribution, administration and oversight of funds; collaboration with local organizations receiving HPRP funds; and ensuring consistency with the Consolidated Plan. The list of proposed awards to sub-grantees are summarized as follows:

(This list will be presented at the HPHA Board meeting on April 16, 2009.)

DRAFT

Approved by the Executive Director
April 16, 2009

FOR INFORMATION

SUBJECT: Report Hawaii Public Housing Authority's Fiscal Performance on the Review of Bad Debts, Conversion to Accrual Based Accounting, Budgeting, Operating Procedures at the Asset Management Projects, and Analysis of HPHA's Vehicle Inventory.

I. FACTS

A. Review of Bad Debts: Bad debt expense is presently being accrued based on a factor of 5% of gross rental revenues. This amount should record the maximum amount of exposure for the current year activity only. Six months of expenses were accrued in December 2008 for the first six months of the fiscal year and monthly accruals are being made there after. The accruals will be reviewed in May and any required adjustment booked by June 2009.

B. Conversion to Accrual Based Accounting: The major non cash expenses such as bad debt, insurance, legal and audit fees are now being accrued in the financials. Six months of expenses were accrued in December 2008 for the first six months of the fiscal year and monthly accruals are being made there after. The accruals will be reviewed in May and any required adjustment booked by June 2009.

C. Budgeting of Gross Rents: The budget was not revised, but actual reports and all future financial forecasts will properly reflect gross rents from the tenant rent rolls.

D. Operating Procedures at AMPs: Financial information is now being reported on a monthly basis to all the AMPs. The detailed general ledger as well as the profit and loss statements showing actual to budget for the month and year to date are being saved in the agency's common drive. The information is secured so that each AMP manager can only access the information for their own operations. FMO is presently attempting to schedule review meetings with the AMP managers to clarify any questions that they may have on the financials.

E. Vehicle Inventory: FMO is presently reviewing the list of agency vehicles to verify the present inventory counts and conditions with the affected department managers. After reviewing the most current annual mileage and purpose of use information, we will recommend a course of action. We have already identified eight vehicles that are inoperable and need to be disposed. We anticipate this recommendation to be forthcoming with in the next two weeks.

Prepared by: Gary Marushige, Chief Financial Management Advisor _____

Approved by the Executive Director for April 16, 2009

FOR INFORMATION

SUBJECT: Update on Elderly Families-Only Designation for Targeted Federal Public Housing Project(s)

I. FACTS

A. At its regular meeting of January 15, 2009, the HPHA Board of Directors authorized the Executive Director to pursue elderly families only designation for targeted federal public housing projects. The Board also directed that once a targeted project(s) has been identified, staff shall seek approval from the Board of Directors to proceed with the required consultation and application process for the targeted site(s).

B. The following timeframe for action was approved:

1/15/09	Board approval of For Action
4/1/09	Completion of project profile for all Federal elderly projects
5/15/09	Submit recommendation to HPHA Board for targeted project(s)
6/15/09	Initiate consultation process
7/15/09	Secure consultant to complete needs assessment & draft allocation plan
12/1/09	Produce draft allocation plan;
4/1/10	Complete public hearing and 60 day comment period
5/1/10	Revise allocation plan and address all comments
6/1/10	Submit allocation plan to HUD for approval. HUD has 90 days to review and approve the HPHA's allocation plan.
9/1/10	HUD Approval (tentative)

C. HPHA staff met with Mike Flores of the Department of Housing and Urban Development, and Dolores Foley, Chair and Associate Professor of the University of Hawaii Department of Urban and Regional Planning. Professor Foley offered the services of a group of graduate students in her Housing Policy class to conduct research and make a proposal to HPHA regarding which housing projects would be appropriate candidates for elderly-only designation.

D. Subsequent discussion established that by the end of the class project on May 11, 2009 the students expected to be able to deliver the following products:

1) Written justification for designation of specified housing projects based on research conducted by the students.

2) A plan which HPHA can submit to HUD as part of the approval process. The plan will include the required justifications, a plan for

conversion of the target projects with as little displacement of tenants as possible, and a description of supportive services to be provided to tenants.

E. HPHA Planner met with the Housing Policy class on February 2, 2009 and outlined for them why we are pursuing this and answered questions about the project, about our residents, and about the human services system in general. We discussed how they would proceed and how much they expect to accomplish before the class ends in May 2009.

F. The class met with and interviewed the managers of the Makua Alii, Kalanihuia, Paokalani and Makamae projects, and is in the process of interviewing residents. The class has members who speak Vietnamese, Chinese and Korean, which will help them get a cross section of opinions from residents.

Prepared by: Alan Sarhan, HPHA Planner ASarhan