Approved by the Executive Director _____
December 17, 2009

FOR ACTION

SUBJECT: To Adopt Board Resolution No. 22 Expressing Appreciation to Mr. Kaulana H.R. Park

I. FACTS

A. Mr. Kaulana H.R. Park served as a member of the Hawaii Public Housing Authority's (HPHA), Board of Directors since April 25, 2007.

B. During his tenure, Mr. Park served as the Governor's leader for the Homeless Efforts Achieving Results Together (HEART) Team and participated in Board subcommittees.

C. Effective August 12, 2009, Mr. Park was appointed as the Director of the Department of Hawaiian Home Lands and Chairman of the Hawaiian Homes Commission.

D. Due to his increased responsibilities at the Department of Hawaiian Home Lands, Mr. Park submitted a letter of resignation to the Chairman of the HPHA Board.

II. RECOMMENDATION

That the Board of Directors adopt Board Resolution No. 22 Expressing Appreciation to Mr. Kaulana H.R. Park

Prepared by: Barbara E. Arashiro, Executive Assistant _____

RESOLUTION NO. 22

EXPRESSING APPRECIATION TO MR. KAULANA H.R. PARK

WHEREAS, Mr. Kaulana Park was confirmed to the Board of Directors of the Hawaii Public Housing Authority (HPHA) on the 25th of April 2007; and

WHEREAS, Mr. Park's tireless work as the Deputy Director of the Department of Hawaiian Home Lands, and most recently as Director of the Department of Hawaiian Home Lands and Chairman of the Hawaiian Homes Commission has complemented his role on the HPHA's Board of Directors;

WHEREAS, Mr. Park served as the Governor's Homeless Efforts Achieving Results Together (or "HEART") Team leader and worked to address the urgent problems of homelessness in the State of Hawaii in creative ways;

WHEREAS, Mr. Park is held in the highest regard by his fellow Board members, staff, and residents alike; now, therefore,

BE IT RESOLVED that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 22 Expressing Appreciation to Mr. Kaulana H.R. Park on this 17th day of December 2009; and

BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to Mr. Park along with expressions of sincere appreciation for his outstanding contributions to the Hawaii Public Housing Authority and the citizens of the State of Hawaii.

Travis O. Thompson, Chairperson	R. Eric H. Beaver, Vice Chair
Matilda A. Yoshioka, Secretary	Linda L. Smith, Member
Lillian B. Koller, Member	Sam Aiona, Member
Carol R. Ignacio, Member	Clarissa P. Hosino, Member
Rene Berthiaume, Member	Sherrilee K. Dodson, Member

Approved by the Executive Director
December 17, 2009

FOR ACTION

SUBJECT: To Ratify the Financial Statements for the Banyan Street Manor, Located at 1122 Banyan Street, Honolulu, Hawaii for Fiscal Year 2008-2009 as Submitted to the U.S. Department of Housing and Urban Development

I. FACTS

A. The auditors have performed the audit of the project for the fiscal year ending on June 30, 2009 in accordance with Government Auditing Standards and the provisions of OMB Circular A-133.

B. The auditors have indicated that detailed accounting records have not been maintained and certain prior-year records and supporting data were not available for the audit period.

C. The audit for fiscal year ending 2006 (transmitted in April 2009) recommended audit adjustments. New audit adjustments and supporting data, therefore, were not available for the Fiscal Year 2009 audit.

D. Because of the significance of the matters noted in the two previous paragraphs, the auditors did not express an opinion on the financial statements for the current fiscal year 2009. (The issuance of a "no opinion" audit is issued when an auditor could not form, and consequently refuses to present, an opinion on the financial statements. This type of report is issued when the auditor tried to audit an entity but could not complete the work due to various reasons and does not issue an opinion.)

II. DISCUSSION

A. Staff has consulted with the auditors and the principal accounting staff of the current management agent, EAH Inc., to ensure that the 2006 audit adjustments are fully incorporated into the future financial statements and that financial record keeping would meet the requirements for an auditor to express an opinion on the financial statements in the future.

B. The accounting staff of EAH Inc. indicated that they maintain the financial records of approximately 35 similar projects and have not had any negative findings.

C. Audits are required sixty days after the end of the fiscal year, and although the auditors were able to prepare the financials by August 31, 2009, there was a delay in getting the management certifications.

D. In order to comply with HUD requirements, HPHA staff electronically uploaded the FY 2009 financial statements to the U.S. Department of Housing and Urban Development (HUD) on October 22, 2009, immediately after it became possible to do so after the FY 2007 and FY 2008 reports were filed electronically. Staff conferred with the Board Chair prior to submission of the audits to HUD.

E. Final copies of the fiscal year 2009 financial statements were received on October 27, 2009.

F. The HPHA will work with the managing agent to complete audit adjustments for the Fiscal Year ended 2006 and request that RC Holsinger Associates complete the audit.

III. RECOMMENDATION

That the Board of Directors Ratify the Financial Statements for the Banyan Street Manor, Located at 1122 Banyan Street, Honolulu, Hawaii for Fiscal Year 2008-2009 as Submitted to the U.S. Department of Housing and Urban Development

Attachment: Financial Statements for Banyan Street Manor for FY 2009

Prepared by: Michael J. Hee, Chief, Private Management Contracts Section _____

Reviewed by: Stephanie Fo, Property Management & Maintenance Services Branch Chief _____

Approved for the Executive Director
December 17, 2009

FOR ACTION

SUBJECT: To Approve the Proposed Settlement with the U.S. Department of Housing and Urban Development (HUD) for Late Submittal of Financial Statements for the Fiscal Year 2008-2009 for Banyan Street Manor

I. FACTS

A. On September 29, 2009, HUD issued a Complaint for Civil Money Penalty ("Complaint") to the Hawaii Public Housing Authority (HPHA), alleging that HPHA was liable for a civil money penalty of $25,000 pursuant to section 537(c) of the National Housing Act, 12 U.S.C. § 1735f-15(c), and 24 C.F.R. Part 30, based upon HPHA's failure to submit to HUD, in a timely and acceptable manner, an annual financial report for Banyan Street Manor (FHA Project No. 140-35073), for the fiscal year ending June 30, 2008, in violation of 12 U.S.C. § 1735f-15(c)(1)(B)(x) and 24 C.F.R. § 30.45(c);

II. DISCUSSION

A. The HPHA was unable to file the Fiscal Year 2008-2009 Audit by the required due date because the FY 2006 audit was not completed until April 2009 due to a problem with reconciling a previous management agent's tenant ledgers.

B. On October 15, 2009, the HPHA submitted a timely request for a hearing in this matter.

C. On October 21, 2009, the Banyan Street Manor FY 2008 audit was electronically submitted to HUD.

D. On October 30, 2009, the HPHA also submitted a timely answer to the Complaint, asserting various reasons why imposition of a civil money penalty was unwarranted under the facts and applicable law.

E. The Department of the Attorney General worked with the U.S. Department of Housing and Urban Development on behalf of the HPHA to arrive at the proposed settlement amount.

F. For future audits, staff is recommending that a separate financial audit be completed prior to a change in managing agents for properties where agents maintain the financials, so that the HPHA and the new agent has assurances that the financials are complete and accurate.

III. RECOMMENDATION

That the HPHA's Board of Director's approve the proposed settlement with the U.S. Department of Housing and Urban Development and authorize the Executive Director to take all actions necessary to implement the purposes and intent of this action.

Prepared by: Michael J. Hee, Private Management Contracts Chief_____

Reviewed by: Barbara E. Arashiro, Executive Assistant_____

Report from the Office of the Executive Director
For the month of November 2009

1. American Recovery and Reinvestment Act (ARRA) Funds

   a. Federal Oversight Committee. The HPHA will make a presentation to the Legislative Federal Economic Stimulus Program Oversight Commission on December 15, 2009. The Commission is conducting public meetings to provide oversight of the distribution and expenditure of funds within the State. Over the next several months, all State agencies will be making presentations before the Commission.

   b. HUD Monitoring of ARRA funds. HUD Honolulu has informed HPHA that it will conduct a monitoring of the HPHA's federal ARRA capital fund grant during December 2009. Results of the monitoring will be submitted to the Board at a future meeting.

Project	Description	Est Cost
Hale Hauoli	Re-roofing and renovations	$2,800,000
Kaimalino/Kealakehe	Re-roofing	$1,831,483

   The on-site monitoring will include a review in the following areas:
   - Grant Initiation
   - Annual Statement/PHA Plan
   - Environmental Compliance
   - Procurement
   - Recovery Act Grant Performance
   - Expenditure information

   c. The HPHA has concerns regarding its ability to obligate all ARRA funds. At this time, staff is reporting that bid offers are coming in lower than construction cost estimates.

2. Energy Performance Contract (EPC)

   a. Staff are currently in the process of providing Crews and Associates with documents required for them to do their due diligence related to the Standard & Poor's rating. Documents include: organization charts, audited financial statements, PHAS scores, etc.

   The next steps include confirmation of the sites and energy conservation measures (ECMs) to be implemented at each targeted site. Final confirmation of sites to be included in the EPC project will depend on properties targeted for redevelopment and any decision to continue with ECMs at the property. The HPHA also needs to request HUD approval of the energy services agreement.

   A draft contract was provided to the Board last month for their review and comments. The HPHA is still reviewing the terms and scope of work in the agreement and will subsequently send the draft to the AG for review. Over the next month, the HPHA will also prepare a request/report to the Department of Budget and Finance and the Office of the Governor regarding the financing.

   b. The HPHA staff will attend training coordinated by the State Procurement Office and conducted by Dave Birr, DBEDT consultant for the State, on December 18, 2009.

3. Section 8 Subsidy Programs

   a. The HPHA is currently over utilized in its Section 8 Housing Choice Voucher budget. We will monitor the housing assistance payments through the end of the year and will likely need to utilize operating reserves to cover the overages. Next month, the staff is planning to present to the Board a request to HUD to obtain regulatory waiver to implement payment standards earlier than currently permitted under HUD regulations. Responses to HUD regarding the need for additional funds have been deferred due to the high demand from PHAs nationwide who do not have enough operating reserves to cover their housing assistance payments.

b. The HPHA is currently in the process of upgrading its public housing agency software. Elite is the latest offering from industry leader Emphasys Software. It is Windows based, and offers significant improvements over the older Flex (DOS) version that HPHA is currently using. The new software is easier to use, more reliable, and robust in features. It is constantly updated to be compliant with all HUD required reporting requirements, and also incorporates many end user requests from PHAs across the nation. When fully implemented, it should help staff to work more efficiently and with less downtime.

Implementation is being done in phases. The first phase is Section 8, which just started going live on the new system this month (Dec). Low Income Public Housing will be next, to be followed by the financial modules in late 2010. Each phase is expected to last about 8 months, and implementation is expected to be completed in early 2011.

4. Personnel Issues

a. The Homeless programs staff are meeting with DHS to coordinate and plan for the staff to transition to DHS. The Homeless Programs Branch and the Planning Office will work on an Executive Order to execute the move of the programs over to DHS prior to any legislative action.

b. The HPHA is responding to inquiries from the HGEA on how positions were selected to be abolished and/or RIF. By the week of the Board meeting, the HPHA will have placed and conducted orientations for 24 of 30 new placements into HPHA. (Several people will have a delayed placement date based on pre-scheduled vacations and operational conflicts with the agency they are currently working for.)

Property Management and Maintenance Services Branch
Report for the Month Ending November 30, 2009

GOAL: **Fix** units, **Fill** units (97% occupancy) and **Collect** rent (collect 97%).

A. Fix Units

At the end of November 2009, the agency had 405 vacant units that needed repair. 199 of the 405 units are in need of significant repairs to be contracted by the Construction Management Section (CMS). The AMP staff is responsible for repairs to the other 206 units.

Month	Move Ins	Move Outs	Rent Ready Pending Placement
November 2009	31	35	41
October 2009	31	47	30
September 2009	57	45	35
August 2009	55	33	37

B. Fill Units

State Occupancy Report: November 2009

Occupancy					
Project	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready
2201 Hauiki	46	45	97.83%	1	0
2202 Puahala Homes	128	106	**95.31%	*8	2
2204 Kawailehua	26	25	96.15%	1	0
2205 Kahale Mua	32	27	84.38%	5	0
2206 Lokahi	30	14	46.67%	16	0
2207 Ke Kumu Elua	26	11	42.31%	15	0
2401 Hale Po'ai	206	203	98.54%	3	1
2402 La'iola	108	107	99.07%	1	0
2403 Kamalu-Ho'olulu	221	217	98.19%	14	4
2404 Halia Hale	41	40	97.56%	1	1
Total	864	795	92.01%	63	8

- Puahala Homes includes *14 homeless units in addition to the 8 vacant units, 2 of the 8 units are currently ready for occupancy. Total occupied unit count is based on State public housing units plus homeless units. **Occupancy rate without counting Homeless units as occupied is 85.75%.

- Kahale Mua has 5 vacant units, 2 are CMS units and 3 are other vacants to be completed by AMP. See attached State LIPH Island Overview Report.

- Lokahi to be modernized over the next 12 months. Currently 16 out of the 30 units are vacant and were unfilled to avoid having to relocate newly placed families. The Notice To Proceed with construction will be issued shortly.

- Ke Kumu Elua - management has completed interior repairs on 8 units and is waiting for PMMSB to procure interior painting and janitorial work. Two other units have been referred to CMS because of earthquake damage, 5 units are being prepared to lease by the AMP staff.

Federal Occupancy Report: November 2009

Occupancy					
AMP	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready
30 Aiea	362	361	99.72%	1	0
31 KVH	372	323	86.83%	49	2
32 MWH	363	356	98.07%	7	0
33 Kam/Kaahumanu	371	369	99.46%	2	1
34 Kalakaua	581	556	95.70%	25	2
35 Kalanihuia	584	534	91.44%	50	2
37 Hilo	301	275	91.36%	26	2
38 Kauai	319	307	96.24%	12	0
39 Maui	196	132	67.35%	64	3
40 KPT	738	698	94.58%	40	5
43 Kona	200	189	94.50%	11	5
44 Leeward Oahu	258	218	84.50%	40	1
45 Windward Oahu	225	219	97.33%	6	3
46 Kamuela	101	85	84.16%	16	1
49 Central Oahu	150	129	86.00%	21	2
50 Palolo	115	108	93.91%	7	0
Total	5,236	4859	92.80%	377	29

- AMP 31: Kalihi Valley Homes - Phase 4A, 22 units under modernization. Notice to Proceed issued with construction to begin October 26, 2009. Construction period is 12 months. 5 units with roof leaks to be repaired as funds are identified. 22 units to be repaired by AMP and Central Maintenance (CM).

- AMP 35: Kalanihuia - 50 vacant units; 3 are deprogrammed, 2 are available and 8 to be renovated by AMP. Manager will refer units to CMS. AMP Monitor and PMMSB Chief visited the site to discuss a plan to repair all units. AMP expects to have 26 units available by December 30, 2009, 6 units by January 31, 2010 and the remaining units to be completed by March 31, 2010.

- AMP 37: 8 vacant units being held for relocation as HPHA makes fair housing modifications. Pre-bid meeting was held on November 17, 2009. Two units are rent ready and rent up is in progress. AMP is repairing the remaining 16 vacant units.

- AMP 39: Maui – Projected ready dates for the 55 units under modernization:

  December 1, 2009 14
  December 15, 2009 10
  January 1, 2010 31

  As of early December, 14 units have been completed. Renovations were delayed as contractor's equipment was stolen from vacant unit.

  9 units to be repaired by AMP see attached schedule of repair.

- AMP 40: Kuhio ParK Terrace – 24 CMS units due to roof leaks and sewer repairs.

- AMP 44: Leeward – 40 vacants, 13 are assigned to CMS and 26 will be fixed by AMP, one unit is rent ready. Vacant unit schedule listed below.

  Nanakuli Homes
  1035-00019 Unit will be available by 1/31/2010

  Maili II
  1033-00010 Available

027

Maili II

1108-00005	Unit will be available by 1/31/2010
1108-00009	Unit will be available by 3/30/2010
1108-00013	Unit will be available by 3/30/2010

Waimaha/Sunflower

1057-00103	Available
1057-0A223	Unit will be available by 1/31/2010
1057-0B125	Unit will be available by 12/31/2009
1057-0D119	Unit will be available by 12/31/2009
1057-0D314	Unit will be available by 1/31/2010
1057-0F109	Available
1057-0G201	Unit will be available by 2/28/10
1057-0E207	Unit will be available by 12/31/2009

Kauiokalani

1091-00403	Unit will be available by 12/31/2009
1091-00404	Unit will be available by 1/31/2010
1091-00501	Unit will be available by 1/31/2010
1091-00601	Available
1091-00602	Unit will be available by 2/28/2010
1091-00703	Unit will be available by 12/31/2009
1091-01101	Management will request for unit to be placed back on "C" unit listing.
1091-01102	Management will request for unit to be placed back on "C" unit listing.
1091-01104	Unit will be available by 3/30/10
1091-01203	Unit will be available by 2/28/10

- AMP 46: Kamuela –Federal occupancy rate at 84%. Six units are on relocation hold for upcoming project renovations. Excluding this the actual rate is 90% or 10 units. Of this 10, 5 are referred to CMS, two are rent ready, 1 unit has been occupied, 1 is pending ADA appliances and the last one is under renovations and should be completed by December 23, 2009. Four more vacant units coming up due to evictions. Eviction ordered November 13, 2009.

- AMP 49: Central Oahu – Of the 21 vacancies, 12 are assigned to CMS. 2 vacants are ready and 7 vacants will be repaired by the AMP staff.

- AMP 50: Palolo - Hazmat abatement needed for lead based paint and asbestos

Applications: In order to meet the new goal of 50 applicants in the waitlist pool for every geographic area, the applications office sent out 279 contact letters in November 2009. 104 applicants responded to the contact letter. Of the 104 applicants, 55 were determined to be eligible and are currently being screened for placement. The remaining 49 were determined to be ineligible for the preference listed on the original application. For the 175 applicants who did not respond to the contact letter, their applications have been cancelled due to no response. However, some families who did not respond were because they were already in the waitlist pool for other geographic areas, and some families do not wish to downsize to a smaller unit. Four offers of housing were refused in November 2009. Four families refused the apartment they were offered, after they were screened and all documentation and calculations were completed. Reasons for the refusals were due to lack of funds and one applicant went into a care home. Applicants who refuse the unit offers are cancelled and removed from all waiting lists.

C. Rent Collection November 2009

Federal Rent Collection

AMP	Non Vacated Delinquencies			
	Count of Families	30-90 Days	Count of Families	Over 90 Days
30 Aiea	11	4,844.00	2	1,191.00
31 KVH	23	10,760.86	9	17,202.37
32 MWH	15	7,491.53	7	12,104.99
33 Kam/Kaahumanu	13	7,082.82	8	30,126.91
34 Kalakaua	5	2,208.69	0	0.00
35 Kalanihuia	19	7,605.28	10	14,147.18
37 Hilo	7	2,360.46	6	3,953.70
38 Kauai	17	9,741.22	15	12,334.38
39 Maui	10	4,548.66	5	12,260.38
40 KPT	60	31,609.25	24	41,629.31
43 Kona	10	4,227.40	6	7,443.00
44 Leeward Oahu	40	19,946.61	40	60,807.45
45 Windward Oahu	14	11,412.36	7	13,863.64
46 Kamuela	16	7,828.05	11	33,293.32
49 Central Oahu	7	5,193.00	4	2,787.02
50 Palolo	8	5,191.00	7	11,825.01
Total	275	14,2051.19	161	274,969.66

During the month of November 2009, there were 23 evictions and 29 families were referred for eviction. Of the 40 families referred for eviction, 29 families were referred for rent and 11 were for non-rent violations. (32 referred in October 2009, 37 referred in September 2009, 27 referred in August 2009, 25 referred for eviction in July and 34 families were referred in June 2009)

AMP 33: 2 are pending eviction, 1 on payment plan and 5 in the process of eviction.

AMP 44: 16 are pending eviction. AMP will submit 3 families per month or families will be on a payment plan.

AMP 46: Kamuela - Four families are scheduled for eviction hearings for rent on November 13, 2009 representing $1,521 in monthly rent. Two other tenants are on payment plans representing $823 in monthly rent. Six households represent $2,344 of the $2,673 monthly delinquency.

AMP 49 - Collection under 95% due to eviction and back charge for utility allowance.

State Rent Collection

AMP	Non Vacated Delinquencies			
	Count of Families	30-90 Days	Count of Families	Over 90 Days
2201-Hauiki	8	$ 7,734.55	17	$ 138,189.94
2202-Puahala Homes	15	$ 8,925.46	27	$ 180,413.07
2204-Kawailehua	2	$ 1,288.00	2	$ 899.46
2205-Kahale Mua	5	$ 1,009.00	17	$ 20,252.37
2206-Lokahi	1	$ 792.00	2	$ 12,591.50
2207-Ke Kumu Elua	3	$ 1,050.00	7	$ 3,330.67
2401-Hale Po'ai	0	$ -	5	$ 2,284.00
2402-La'iola	1	$ 316.00	7	$ 1,986.52
2403-Kamalu-Ho'olulu	1	$ 295.50	1	$ 4.40
2404-Halia Hale	1	$ 382.00	1	$ 1,146.00
Total	37	$ 21,792.51	86	$ 361,097.93

D. Goals

- Implement New Uniform House Rules – Draft complete
- Implement Tenant Monitor Program – Revision to ACOP required for income exclusion before implementation
- Update Maintenance Charge List – February 2010

- Update Maintenance Labor Rate – 30 day notice sent in December 2009 rent insert. Public hearings held for comment will be held December 10, 2009 and January 10, 2009 and implementation projected by February 2010.
- Update Property Management Manual – Draft complete.
- Implement general ledger reporting requirements – January 2010

E. Updates from previous Board Meetings

- See testimony follow up chart.
- See vacancy information in Section B.
- See subsidy calculation for information.
- See REAC for information.

F. Property Sales

- Sale of Wilikina Apartments –Buyer has latest draft of purchase and sale agreement. Upon both parties approving the agreement, the agreement can be executed and the buyer can apply for financing.

- Sale of Banyan Street Manor –Sending second purchase and sale agreement to buyer on 12/7/09.

- Sale of Hana vacant parcel –Needs to be submitted to the legislature.

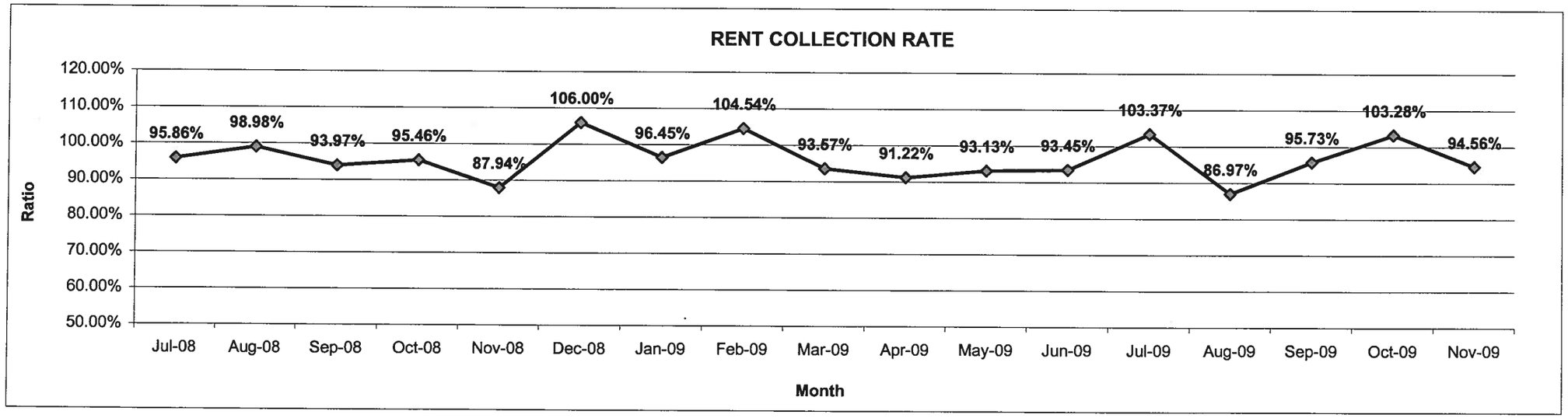
FEDERAL PUBLIC HOUSING

Rent Collection from July 2008 to November 2009

	Jul-08			Aug-08			Sep-08			Oct-08			Nov-08			Dec-08		
	Charges	Collected	Ratio	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%	$ 133,281.27	131,073.06	98.34%
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%	$ 80,041.00	93,170.62	116.40%
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%	$ 46,632.00	46,921.77	100.62%
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%	$ 1,221,838.55	1,299,474.08	106.35%
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%	$ 1,481,792.82	$ 1,570,639.53	106.00%

	Jan-09			Feb-09			Mar-09			Apr-09			May-09			Jun-09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 133,656.78	$ 115,217.46	86.20%	$ 132,995.09	$ 153,397.87	96.73%	$ 132,936.86	$ 128,036.71	96.31%	$ 131,367.63	$ 124,493.52	94.77%	$ 130,607.50	$ 119,245.42	91.30%	$ 125,699.50	$ 116,981.70	93.06%
Kauai	$ 83,368.00	$ 84,101.48	100.88%	$ 84,625.00	$ 83,524.26	88.16%	$ 85,116.00	$ 81,355.63	95.58%	$ 84,094.00	$ 80,050.21	95.19%	$ 82,400.00	$ 77,912.88	94.55%	$ 82,065.00	$ 75,445.23	91.93%
Maui	$ 47,501.00	$ 44,531.92	93.75%	$ 46,918.00	$ 42,249.03	75.04%	$ 46,955.00	$ 38,073.50	81.09%	$ 49,002.00	$ 49,710.83	101.45%	$ 49,787.00	$ 41,731.27	83.82%	$ 49,901.00	$ 42,621.61	85.41%
Oahu	$ 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%	$ 1,220,886.98	$ 1,100,630.93	90.15%	$ 1,220,353.50	$ 1,142,362.65	93.61%	$ 1,221,464.94	$ 1,147,238.16	93.92%
Total	$ 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%	$ 1,485,350.61	$ 1,354,885.49	91.22%	$ 1,483,148.00	$ 1,381,252.22	93.13%	$ 1,479,130.44	$ 1,382,286.70	93.45%

	Jul-09			Aug-09			Sep-09			Oct-09			Nov-09			Total 7/1/08 - 11/30/09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 112,436.50	$ 124,829.51	111.02%	$ 119,391.36	$ 108,916.51	91.23%	$ 119,402.26	$ 122,538.77	102.63%	$ 120,399.00	$ 132,027.26	109.66%	$ 116,820.00	$ 112,301.32	96.13%	$ 2,128,297.67	$ 2,077,831.76	97.63%
Kauai	$ 72,695.00	$ 83,795.34	115.27%	$ 73,072.00	$ 64,423.31	88.16%	$ 73,104.00	$ 74,848.55	102.39%	$ 73,842.00	$ 76,756.23	103.95%	$ 75,024.00	$ 69,266.58	92.33%	$ 1,342,625.00	$ 1,337,292.10	99.60%
Maui	$ 46,854.00	$ 46,508.59	99.26%	$ 45,267.00	$ 37,689.39	83.26%	$ 44,707.00	$ 39,587.84	88.55%	$ 42,396.00	$ 42,742.85	100.82%	$ 41,421.00	$ 41,035.33	99.07%	$ 800,081.00	$ 733,208.88	91.64%
Oahu	$ 1,159,986.53	$ 1,183,747.09	102.05%	$ 1,144,388.66	$ 990,982.65	86.59%	$ 1,123,584.93	$ 1,065,700.18	94.85%	$ 1,119,356.06	$ 1,148,918.60	102.64%	$ 1,118,029.91	$ 1,055,189.15	94.38%	$ 20,170,615.20	$ 19,408,310.98	96.22%
Total	$ 1,391,972.03	$ 1,438,880.53	103.37%	$ 1,382,119.02	$ 1,202,011.86	86.97%	$ 1,360,798.19	$ 1,302,675.34	95.73%	$ 1,355,993.06	$ 1,400,444.94	103.28%	$ 1,351,294.91	$ 1,277,792.38	94.56%	$ 24,441,618.87	$ 23,556,643.72	96.38%



Federal LIPH
HPHA Island Overview Report
November 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	602	549	91.20%	53	8	9	7	3	3	1,410	103	3	2
Kauai	319	307	96.24%	12	0	1	0	0	0	170	59	0	0
Maui	196	132	67.35%	64	3	0	3	0	0	209	48	0	1
Oahu	4,119	3,871	93.98%	248	18	19	12	4	3	6,013	1,391	24	3
Total	**5,236**	**4,859**	**92.80%**	**377**	**29**	**29**	**22**	**7**	**6**	**7,646**	**1,573**	**27**	**6**

	Non Vacated Delinquencies***				Collection Rate 11/09		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	33	$ 14,415.91	23	$ 44,690.02	$ 116,820.00	$ 112,301.32	**96.13%**
Kauai	17	$ 9,741.22	15	$ 12,334.38	$ 75,024.00	$ 69,266.58	**92.33%**
Maui	10	$ 4,548.66	5	$ 12,260.38	$ 41,421.00	$ 41,035.33	**99.07%**
Oahu	215	$ 113,345.40	118	$ 205,684.88	$ 1,118,029.91	$ 1,055,189.15	**94.38%**
Total	**275**	**$ 142,051.19**	**161**	**$ 274,969.66**	**$ 1,351,294.91**	**$ 1,277,792.38**	**94.56%**

* Occupancy also counts Scheduled for Modernization Units.
** WL count does not sum up as applicants may apply on more than 1 listing.
*** Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).

Federal LIPH
HPHA Project Overview Report
November 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	362	361	99.72%	1	0	1	3	0	0	4496	0	22	0
31P-KVH	372	323	86.83%	49	2	1	0	1	0	4496	0	22	0
32P-MWH	363	356	98.07%	7	0	0	1	0	0	4496	0	22	0
33P-Kam/Kaamanu	371	369	99.46%	2	1	1	0	0	0	4496	0	22	0
34P-Kalakaua	581	556	95.70%	25	2	1	1	0	0	0	1343	0	1
35P-Kalanihuia	584	534	91.44%	50	2	8	0	0	3	4496	1343	22	1
37P-Hilo	301	275	91.36%	26	2	5	3	1	1	565	83	2	1
38P-Kauai	319	307	96.24%	12	0	1	0	0	0	170	59	0	0
39P-Maui	196	132	67.35%	64	3	0	3	0	0	209	48	0	1
40P-KPT	738	698	94.58%	40	5	2	4	0	0	4496	0	0	0
43P-Kona	200	189	94.50%	11	5	4	3	2	2	929	28	1	1
44P-Leeward Oahu	258	218	84.50%	40	1	0	1	0	0	2079	0	1	1
45P-Windward Oahu	225	219	97.33%	6	3	2	1	2	0	1476	0	0	0
46P-Kamuela	101	85	84.16%	16	1	0	1	0	0	929	28	0	1
49P-Central Oahu	150	129	86.00%	21	2	3	1	1	0	1179	175	1	2
50P-Palolo	115	108	93.91%	7	0	0	0	0	0	4496	0	0	0
Total	5,236	4,859	92.80%	377	29	29	22	7	6	7,646	1,573	27	6

	Non Vacated Delinquencies***				Collection Rate 11/09		
AMP	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	11	4,844.00	2	1,191.00	$ 144,812.00	139,921.65	96.62%
31P-KVH	23	10,760.86	9	17,202.37	$ 87,253.00	81,083.01	92.93%
32P-MWH	15	7,491.53	7	12,104.99	$ 102,708.78	97,236.18	94.67%
33P-Kam/Kaamanu	13	7,082.82	8	30,126.91	$ 90,535.25	88,777.79	98.06%
34P-Kalakaua	5	2,208.69	0	0.00	$ 129,231.18	124,467.67	96.31%
35P-Kalanihuia	19	7,605.28	10	14,147.18	$ 135,307.20	121,510.17	89.80%
37P-Hilo	7	2,360.46	6	3,953.70	$ 61,711.00	61,144.57	99.08%
38P-Kauai	17	9,741.22	15	12,334.38	$ 75,024.00	69,266.58	92.33%
39P-Maui	10	4,548.66	5	12,260.38	$ 41,421.00	41,035.33	99.07%
40P-KPT	60	31,609.25	24	41,629.31	$ 258,588.00	234,112.92	90.54%
43P-Kona	10	4,227.40	6	7,443.00	$ 38,860.00	34,846.75	89.67%
44P-Leeward Oahu	40	19,946.61	40	60,807.45	$ 35,064.00	48,189.22	137.43%
45P-Windward Oahu	14	11,412.36	7	13,863.64	$ 70,435.00	63,954.53	90.80%
46P-Kamuela	16	7,828.05	11	33,293.32	$ 16,249.00	16,310.00	100.38%
49P-Central Oahu	7	5,193.00	4	2,787.02	$ 42,567.00	35,717.75	83.91%
50P-Palolo	8	5,191.00	7	11,825.01	$ 21,528.50	20,218.26	93.91%
Total	275	$ 142,051.19	161	$ 274,969.66	$ 1,351,294.91	$ 1,277,792.38	94.56%

* Occupancy also counts Scheduled for Modernization Units.

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

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

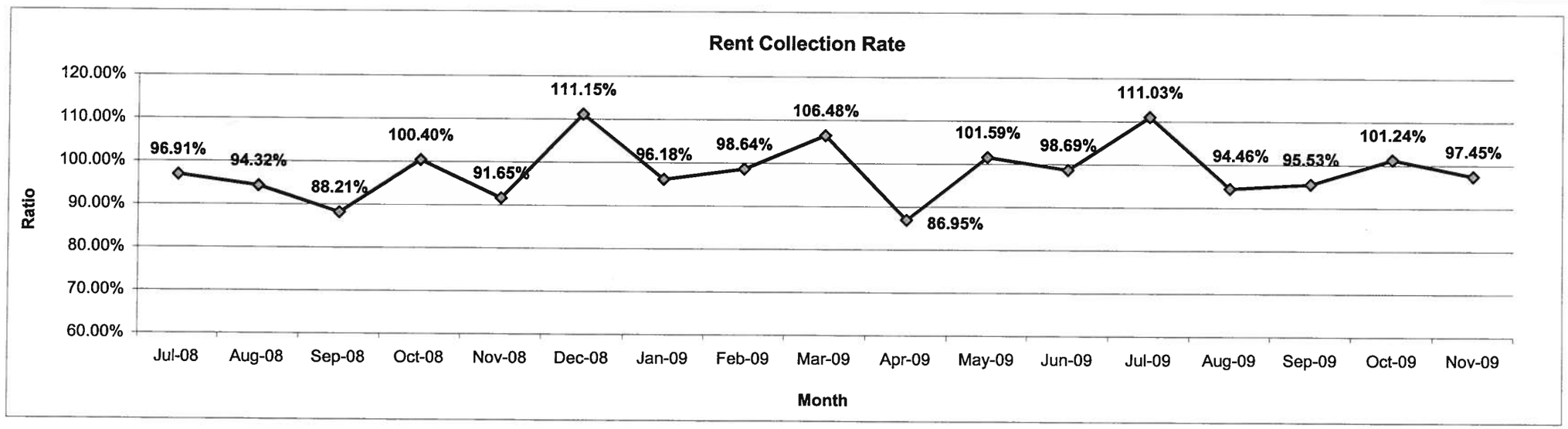
STATE PUBLIC HOUSING

Rent Collection from July 2008 to November 2009

	Jul-08			Aug-08			Sep-08			Oct-08			Nov-08			Dec-08		
	Charges	Collected	Ratio	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%	$ 11,620.00	$ 9,200.00	79.17%
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%	$ 6,859.00	$ 7,557.00	110.18%
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%	$ 4,203.00	$ 3,124.00	74.33%
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%	$ 214,175.00	$ 243,383.29	113.64%
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%	$ 236,857.00	$ 263,264.29	111.15%

	Jan-09			Feb-09			Mar-09			Apr-09			May-09			Jun-09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 11,429.00	$ 8,152.00	71.33%	$ 11,432.00	$ 12,855.98	101.97%	$ 11,266.00	$ 9,539.04	84.67%	$ 11,228.00	$ 9,921.35	88.36%	$ 10,637.00	$ 10,317.00	96.99%	$ 9,164.00	$ 8,930.00	97.45%
Kauai	$ 6,290.00	$ 5,416.00	86.10%	$ 6,334.00	$ 6,130.00	76.68%	$ 6,086.00	$ 6,270.07	103.02%	$ 6,102.00	$ 5,516.00	90.40%	$ 6,593.00	$ 5,798.00	87.94%	$ 6,687.00	$ 7,217.00	107.93%
Maui	$ 4,316.00	$ 4,139.00	95.90%	$ 4,409.00	$ 3,845.00	87.21%	$ 4,122.00	$ 4,470.00	108.44%	$ 4,766.00	$ 4,547.00	95.40%	$ 4,807.00	$ 4,692.00	97.61%	$ 4,806.00	$ 4,752.00	98.88%
Oahu	$ 218,982.00	$ 214,103.49	97.77%	$ 221,386.00	$ 217,408.54	84.84%	$ 221,295.00	$ 238,215.48	107.65%	$ 223,606.00	$ 193,663.83	86.61%	$ 222,008.00	$ 227,110.62	102.30%	$ 223,648.00	$ 220,206.96	98.46%
Total	$ 241,017.00	$ 231,810.49	96.18%	$ 243,561.00	$ 240,239.52	98.64%	$ 242,769.00	$ 258,494.59	106.48%	$ 245,702.00	$ 213,648.18	86.95%	$ 244,045.00	$ 247,917.62	101.59%	$ 244,305.00	$ 241,105.96	98.69%

	Jul-09			Aug-09			Sep-09			Oct-09			Nov-09			Total 7/1/08 - 11/30/09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 8,735.00	$ 10,126.00	115.92%	$ 8,258.00	$ 8,068.00	97.70%	$ 8,393.00	$ 8,211.00	97.83%	$ 8,335.00	$ 7,322.50	87.85%	$ 8,421.00	$ 8,585.00	101.95%	$ 174,674.00	$ 156,983.10	89.87%
Kauai	$ 6,755.00	$ 5,955.63	88.17%	$ 6,442.00	$ 6,505.00	100.98%	$ 5,330.00	$ 4,510.00	84.62%	$ 5,335.00	$ 3,896.00	73.03%	$ 5,269.00	$ 7,091.00	134.58%	$ 105,833.00	$ 99,900.70	94.39%
Maui	$ 4,806.00	$ 5,626.00	117.06%	$ 5,669.00	$ 4,471.00	78.87%	$ 5,669.00	$ 4,302.00	75.89%	$ 5,897.00	$ 4,221.00	71.58%	$ 5,352.00	$ 5,320.00	99.40%	$ 81,047.00	$ 71,319.94	88.00%
Oahu	$ 226,464.00	$ 252,266.11	111.39%	$ 227,378.00	$ 214,966.10	94.54%	$ 226,964.00	$ 218,326.72	96.19%	$ 227,844.00	$ 235,042.29	103.16%	$ 227,911.00	$ 219,664.64	96.38%	$ 3,744,317.00	$ 3,708,189.84	99.04%
Total	$ 246,760.00	$ 273,973.74	111.03%	$ 247,747.00	$ 234,010.10	94.46%	$ 246,356.00	$ 235,349.72	95.53%	$ 247,411.00	$ 250,481.79	101.24%	$ 246,953.00	$ 240,660.64	97.45%	$ 4,105,871.00	$ 4,036,393.58	98.31%



State LIPH
HPHA Island Overview Report
November 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	25	44.64%	31	2	0	0	0	0	1,324	0	0	0
Kauai	26	25	96.15%	1	0	0	0	0	0	69	0	0	0
Maui	32	27	84.38%	5	0	0	1	0	0	46	0	1	0
Oahu	750	718	95.73%	32	10	6	8	1	0	5,209	498	0	5
Total	**864**	**795**	**92.01%**	**69**	**12**	**6**	**9**	**1**	**0**	**6,569**	**498**	**1**	**5**

	Non Vacated Delinquencies***				Collection Rate 11/09		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	4	$ 1,842.00	9	$ 15,922.17	$ 8,421.00	$ 8,585.00	**101.95%**
Kauai	2	$ 1,288.00	2	$ 899.46	$ 5,269.00	$ 7,091.00	**134.58%**
Maui	5	$ 1,009.00	17	$ 20,252.37	$ 5,352.00	$ 5,320.00	**99.40%**
Oahu	26	$ 17,653.51	58	$ 324,023.93	$ 227,911.00	$ 219,664.64	**96.38%**
Total	**37**	**$ 21,792.51**	**86**	**$ 361,097.93**	**$ 246,953.00**	**$ 240,660.64**	**97.45%**

* Occupancy also counts Scheduled for Modernization Units.
** Please notice WL count does not sum up as applicants may apply on more than 1 listing.
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November 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	45	97.83%	1	0	0	0	0	0	5134	0	0	0
2202-Puahala Homes	128	106	82.81%	22	4	2	0	0	0	224	0	0	0
2204-Kawailehua	26	25	96.15%	1	0	0	0	0	0	69	0	0	0
2205-Kahale Mua	32	27	84.38%	5	0	0	1	0	0	46	0	1	0
2206-Lokahi	30	14	46.67%	16	0	0	0	0	0	701	0	0	0
2207-Ke Kumu Elua	26	11	42.31%	15	2	0	0	0	0	688	0	0	0
2401-Hale Po'ai	206	203	98.54%	3	1	1	2	0	0	0	312	0	2
2402-La'iola	108	107	99.07%	1	0	0	0	0	0	0	82	0	0
2403-Kamalu-Ho'olulu	221	217	98.19%	4	4	3	5	1	0	0	137	0	3
2404-Halia Hale	41	40	97.56%	1	1	0	1	0	0	0	137	0	0
Total	864	795	92.01%	69	12	6	9	1	0	6,569	498	1	5

	Non Vacated Delinquencies***				Collection Rate 11/09		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	8	$ 7,734.55	17	$ 138,189.94	$ 20,346.00	18,979.56	93.28%
2202-Puahala Homes	15	$ 8,925.46	27	$ 180,413.07	$ 41,961.00	42,286.58	100.78%
2204-Kawailehua	2	$ 1,288.00	2	$ 899.46	$ 5,269.00	7,091.00	134.58%
2205-Kahale Mua	5	$ 1,009.00	17	$ 20,252.37	$ 5,352.00	5,320.00	99.40%
2206-Lokahi	1	$ 792.00	2	$ 12,591.50	$ 5,900.00	5,502.00	93.25%
2207-Ke Kumu Elua	3	$ 1,050.00	7	$ 3,330.67	$ 2,521.00	3,083.00	122.29%
2401-Hale Po'ai	0	$ -	5	$ 2,284.00	$ 57,558.00	53,463.00	92.89%
2402-La'iola	1	$ 316.00	7	$ 1,986.52	$ 33,720.00	31,256.00	92.69%
2403-Kamalu-Ho'olulu	1	$ 295.50	1	$ 4.40	$ 62,946.00	63,108.50	100.26%
2404-Halia Hale	1	$ 382.00	1	$ 1,146.00	$ 11,380.00	10,571.00	92.89%
Total	37	$ 21,792.51	86	$ 361,097.93	$ 246,953.00	$ 240,660.64	97.45%

* Occupancy also counts Scheduled for Modernization Units.
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UNIT TURNOVER REPORT AS OF NOVEMBER 2009
FISCAL YEAR 2009 - 2010

VACANT UNITS as of 11/30/09	TOTAL REPAIRED AND OCCUPIED 11/09	TOTAL READY MOVE IN 11/09	TOTAL TO BE REPAIRED
446	31	41	405

	Current Vacant Units	Placements Nov-09	Rent Ready Units	Total Units Under Repair		Repair Dec-09	Repair Jan-10	Repair Feb-10	Future CMS	Future AMP
30 Aiea	1	3	0	1		1	0	0	0	0
31 KVH	49	0	2	47		5	6	5	27	4
32 MWH	7	1	0	7		2	0	0	5	0
33 Kamehameha/Kaahumanu	2	0	1	1		1	0	0	0	0
34 Kalakaua	25	1	2	23		3	4	3	13	0
35 Kalanihuia	50	0	2	48		2	6	6	0	34
37 Hilo	26	3	2	24		2	3	1	19	0
38 Kauai	12	0	0	12		1	3	3	4	0
39 Maui	64	3	3	61		2	2	2	53	2
40 KPT	40	4	5	35		3	4	1	22	6
43 Kona	11	3	5	6		3	1	0	2	0
44 Leeward Oahu	40	1	1	39		4	4	6	13	12
45 Windward Oahu	6	1	3	3		1	1	6	1	0
46 Kamuela	16	1	1	15		2	3	0	4	0
49 Central Oahu	21	1	2	19		3	2	2	12	0
50 Palolo	7	0	0	7		0	0	0	0	7
State Family	60	1	4	56		2	2	10	24	18
State Elderly	9	8	8	1		0	0	0	0	0
Total	446	31	41	405	=	37	41	45	199	83

037

CENTRAL MAINTENANCE VACANT UNIT REPORT
JULY 2009 - NOVEMBER 2009

AMP	PROJECT	UNIT	NO. OF EMPLOYEE	DATE COMPLETED	BRIEF SCOPE OF WORK
31	Kalihi Valley Homes	14F	3	9/22/2009	**Painting**: Paint interior and exterior (including grafitti) of the entire unit also touch ups. **Janitorial:** took
					apart toilet seats, brackets etc., scrub and put back, wax and strip, remove fixture covers, scrub and
					hardwares plot back, clean ice box, toilet, sink (bathroom and kitchen), and shower. **Maintenance:** in-
					stall brackets, rods-make and install window screens, sliding screen, roller screen front, pending front
					screen lock ice box bracket, drill holes for brackets and install, install door knobs, cove base, door
					handle-gasket ice box make screen prime and screens, and intall alarm striker plate screen roller.
					Plumbing: remove p-trap and clean, put back new slip nuts with gaskets and tape up and downstairs.
		16F	4	10/8/2009	**Plumbing:** replace lavatory faucet (leaking). **Maintenance:** fabricate window screens, reinstall all light
					switch & electrical outlet covers, replace light bulbs as needed, install window molding, replace stove
					burners & drip pans replace ice box door gasket and replace cove base as needed repair screen door.
					Painting: remove all hardware from walls, prep and spot prime unit, paint entire unit, paint exterior, also
					prep and paint cabinets. **Janitorial:** clean windows-clean interior stairs, clean all bathroom hardware
					clean all light switch and electrical outlet covers, clean bathrooms, clean entire kitchen cabinets, clean
					bathrooms sweep, mop, strip and wax entire unit.
		25A	4	10/13/2009	**Painting**: touch up unit and paint kitchen cabinets. **Janitorial:** clean windows and frames, clean cabinets,
					bathrooms, sweep, strip and wax floor. **Maintenance:** replace screens-door and windows, window
					roller (2), lock-sash pin door stopper. **Plumbing:** replace laundry tray stem and handle, auger sink & tub,
					replace joint washen.
	Hauiki Homes	1668	7	10/05/2009	**Maintenance, Painting, Janitorial** and **Plumbing:** Prep walls, caulk holes as needed and paint entire
					unit paint front exterior, clean kitchen counter and cabinet, oven, all Jal window, toilet & bath, strip
					floor and wax, replace hose bibs, ballcock and flapper. Remove laundry trays faucet, pick up by
					pass valves, scope job pick up parts, remove old valve and install new valves. For maintenance, cut
					front screen door to fit, replace wire mesh and screen, change operation for jalousie with clips and
					rivet, jalousie frame, install ent locks (2), curtain rod bracket install plywood under kitchen with molding
					around.
	(In process)	29E			**Maintenance, Painting, Janitorial** and **Plumbing.**
34	Paoakalani	1028	9	7/2/2009	Truck driver and General Laborers were working on road paving,
					repair and paint ceiling, re-install bathroom hardwares, install
					floor tiles, light fixtures, replace and remove shower head, reset
					toilet, clean the entire unit, stripped and wax floor and cove base.

CENTRAL MAINTENANCE VACANT UNIT REPORT
JULY 2009 - NOVEMEBER 2009

AMP	PROJECT	UNIT	NO. OF EMPLOYEE	DATE COMPLETED	BRIEF SCOPE OF WORK
37	Lanakila Homes I	18C	6	7/9/2009	**Painting, Maintenance, Janitorial and Plumbing.**
	Lanakila Homes IV	26B	2	7/9/2009	**Painting, Maintenance, Janitorial and Plumbing.**
		28A	2	7/10/2009	**Painting, Maintenance, Janitorial and Plumbing.**
		29C	1	7/9/2009	**Painting, Maintenance, Janitorial and Plumbing.**
	Kauhale O'Hanakahi	A2204	2	7/10/2009	**Painting, Maintenance, Janitorial and Plumbing.**
		A4403	1	7/10/2009	**Painting, Maintenance, Janitorial and Plumbing.**
	Punahele Homes	124R	1	7/10/2009	**Painting, Maintenance, Janitorial and Plumbing.**
44	Maili I	18	18	8/03/2009	Clean, prep and paint entire units
	Maili II	1	1	8/18/2009	Vacant janitorial and painting, cleaning and remove rubbish in units
		5	5	7/20/2009	Vacant janitorial and painting, cleaning and remove rubbish in units
	Nanakuli Homes	4	5	7/30/2009	**Painting and Janitorial**
		22	3	7/30/2009	**Janitorial:** clean out bulky rubbish and painting entire unit
	(In process)	19			**Painting, Maintenance, Carpentry, Plumbing and Welding (Railings)**
	Waimaha-Sunflower	306	4	8/17/2009	Patch wall and paint vacant unit
		B125	3	10/16/2009	Patch wall and paint vacant unit
	Kau'iokalani	403	4	10/8/2009	Prep, prime, paint whole unit and cleaning
		703	4	9/23/2009	Prep, prime, paint whole unit and cleaning
		1001	3	9/16/2009	Prep, prime, paint whole unit and cleaning

Total Vacant Units **24** **(2 Units in process)** **(22 Completed Units)**

Elevator Repair Report: Hawaii Public Housing Authority Elevators reported as of 12/1/09

Name	Type	Elevator No.	Repair	No. and duration of Repairs to Elevator for month of Nov			No. and duration of Repairs to Elevator between 7/1/07 to 11/30/09			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		7			48	4	2			$ 118,562.27
		2		4			63	7	2			$ 72,988.07
		3					3					$ 2,936.71
Kuhio Park Terrace B	Family	4	Parts used to repair #5	Cannot be repaired.					1	06/29/07	Modernization completion 5/27/2010	
		5		3			36	1	2			$ 142,030.30
		6					47					$ 9,377.84
Paoakalani	Elderly	1					11					$ 1,100.00
		2					1		1			$ 17,038.90
Kalakaua Home	Elderly	1					17	1	1			$ 137.50
		2					13	1				$ 14,538.60
Ho`olulu Elderly	Elderly	1							1			$ 12,140.20
		2		2			5					
Kalanihuia	Elderly	1					40	1	1			$ 27,763.75
		2		1			23					$ 275.00
Kamalu Elderly	Elderly	1					6	2	1			$ 9,467.50
		2					4					$ 137.50
Makamae	Elderly	1					5		1			$ 2,722.51
		2					2					$ 893.74
Makua Alii	Elderly	1		3			24	2	1			$ 355.15
		2		2			13					
Punchbowl Homes	Elderly	1					13	2				$ 23,350.78
		2		1			8	1	1			$ 275.00
Banyan St Manor	Family	1					5					$ 20,692.75
Hale Poai	Elderly	1		1			13	2				$ 584.13
		2		2			15					$ 432.79
Halia Hale	Elderly	1					4					$ 3,460.52
Kulaokahua	Homeless	1					11					$ 378.75
Laiola	Elderly	1					2					$ 412.00
		2					4					
Pumehana	Elderly	1		1			13	2				$ 17,726.24
		2		1			10					$ 240.63
Salt Lake Apts	Family	1					5					$ 23,350.78
Wilikina Apts	Family	1					8	1				$ 3,323.02
		2					10					$ 17,038.90
Total		34		28	0	0	482	27	15			
											Total Cost for Repairs to date	$ 543,731.83

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 12/1/09

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	Six elevators funded w/ FY08 Elevator CIP	Sep-07	Nov-09	Nov-10
		2	1964	44							Sep-07	May-10	May-11
		3	1981	27					Barriers constructed at elevator doors on each floor. KONE has started work on elevators 3 and 4.		Sep-07	Apr-09	May-10
Kuhio Park Terrace B	Family	4	1964	44	298	16	3				Sep-07	Apr-09	May-10
		5	1964	44							Sep-07	Nov-09	Nov-10
		6	1981	27							Sep-07	May-10	Jun-11
Kalanihuia	Elderly	1	1968	40	151	15	2		$900,000	To be funded w/ FY09 Elevator CIP	Aug-08	Mar-10	Aug-10
		2	1968	40							Aug-08	Aug-10	Dec-10
Pumehana	Elderly	1	1972	36	139	21	2		$760,000	To be funded w/ FY09 Elevator CIP	Aug-08	Mar-10	Aug-10
		2	1972	36							Aug-08	Aug-10	Dec-10
Kalakaua Home	Elderly	1	1983	25	221	10	2		$900,000	To be funded w/ FY09 Elevator CIP	Aug-08	Jul-12	Sep-12
		2	1983	25							Aug-08	Oct-12	Dec-12
Paoakalani	Elderly	1	1970	38	151	17	2		$780,000	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-11	Dec-11
		2	1970	38							Aug-08	Dec-11	Apr-12
Makua Alii	Elderly	1	1967	41	211	20	2		$900,000	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-11	Dec-11
		2	1967	41							Aug-08	Dec-11	Apr-12
Makamae	Elderly	1	1971	37	124	4	2		$350,000	To be funded w/ FY09 Elevator CIP	Aug-08	Jul-12	Sep-12
		2	1971	37							Aug-08	Oct-12	Dec-12
Punchbowl Homes	Elderly	1	1961	47	144	7	2		$700,000	To be funded w/ FY09 Elevator CIP	Aug-08	Dec-10	Apr-11
		2	1961	47							Aug-08	Apr-11	Jul-11

041

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 12/1/09

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					
Wilikina Apts	Family	1	1977	31	119	9	2		$700,000	To be funded w/ Wilikina Funds	Aug-08	Apr-12	Aug-12
		2	1977	31							Aug-08	Aug-12	Nov-12
Salt Lake Apts	Family	1	1970	38	28	8	1		$450,000	To be funded w/ FY09 Elevator CIP			
Hale Poai	Elderly	1	1989	19	206	7		2	$320,000	Full Modernization not required, only installation of safety related items. Funding dependent on bids for major modernization listed above.			
		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	$11,932,919				
	Average age of elevators			31									

042

HEARINGS OFFICE- EVICTION REFERRALS

	REFERRALS								
	TOTAL	REASON FOR REFERRAL		RESULT OF EVICTION REFERRAL					
		Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
FY 2008	145	108	37	56	39	18	5	37	108

Fiscal Year 2009

	REFERRALS								
	TOTAL	REASON FOR REFERRAL		RESULT OF EVICTION REFERRAL					
MONTH		Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
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
Feb 09	39	32	7	16	13	0	0	10	29
March 09	31	27	4	12	11	3	0	5	26
Apr 09	31	29	2	14	9	0	0	8	23
May 09	22	18	4	7	6	0	4	5	17
June 09	30	28	2	12	9	0	0	9	21
TOTALS	232	194	38	94	63	5	11	59	173

Fiscal Year 2010

	REFERRALS								
	TOTAL	REASON FOR REFERRAL		RESULT OF EVICTION REFERRAL					
MONTH		Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
July 09	27	24	3	8	7	0	0	12	15
Aug 09	22	18	4	8	11	0	1	2	20
Sept 09	37	35	2	19	11	1	0	6	31
Oct 09	32	26	6	15	8	1	2	6	26
Nov 09	40	29	11	23	6	1	1	9	31
TOTALS	158	132	26	73	43	3	4	35	123

Total # of Cases Heard for the Month of November 2009: 40
(Oahu & Neighbor Island)

Decisions Rendered:	Rent Violations	Other Violations
Eviction	17	6
Evict w/cond	5	1
10-day cure	0	1
Dismissal	1	0
Continued	6	3
TOTAL	29	11

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

AMP 30 Puuwai Momi	$ 1,677.07
AMP 33 Kaahumanu Homes	$ 7,660.02
AMP 39 Kahekeili Terrace	$16,087.19
AMP 40 Kuhio Park Terrace	$ 8,003.94
AMP 44 Waimaha-Sunflower	$ 4,986.00
AMP 46 Ke Kumu Ekolu	$33,651.82
Total:	$72,066.04

Contract & Procurement Office
Monthly Status Report for November 2009

Solicitations Issued in November 2009:

Solicitation No.	Title	Due Date
IFB-CMS-2009-31	Fair Housing Renovations at Lanakila Homes Job No. 07-007-104-S	December 10, 2009
IFB CMS-2009-25	Reroof and Renovation to Senior Housing at Hale Hauoli Job No. 07-056-131-S/F	December 17, 2009

Contracts Executed in November 2009:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 08-24-SA01	Okahara & Associates Design and Consulting Services for repair of sewer system Kuhio Park Terrace (AMP 40) November 6, 2009 – December 20, 2010	$45,287.00	$329,983.00
CMS 08-25-SA01	Stan' Contracting Physical Improvements to Lanakila Homes (AMP 37) November 9, 2009 to June 22, 2010	n/a – revise allocation of funds	$5,711,300.00
HPB 09-61	Gregory House Programs Provide deposit and long term rental assistance permanent housing December 1, 2009 to November 30, 2010		$503,304.00

American Recovery and Reinvestment Act (ARRA) – Capital Fund Program

a. HPHA received notification from HUD regarding on-site monitoring review to be completed no later than 12/31/09. The local HUD Office of Public Housing is required to review at least 25% of the ARRA funds or approximately $4 million worth of contracts. The following projects will be reviewed:

Project	Description	Est Cost
Hale Hauoli	Re-roofing and renovations	$2,800,000
Kaimalino/Kealakehe	Re-roofing	$1,831,483

b. The on-site monitoring will include a review in the following areas:
   i. Grant Initiation;
   ii. Annual Statement/PHA Plan;
   iii. Environmental Compliance;
   iv. Procurement;
   v. Recovery Act Grant Performance, and
   vi. Expenditure information.

Section 8 Subsidy Programs Branch
Program Report
As of November 30, 2009

Federal Housing Choice Voucher (Section 8) Program

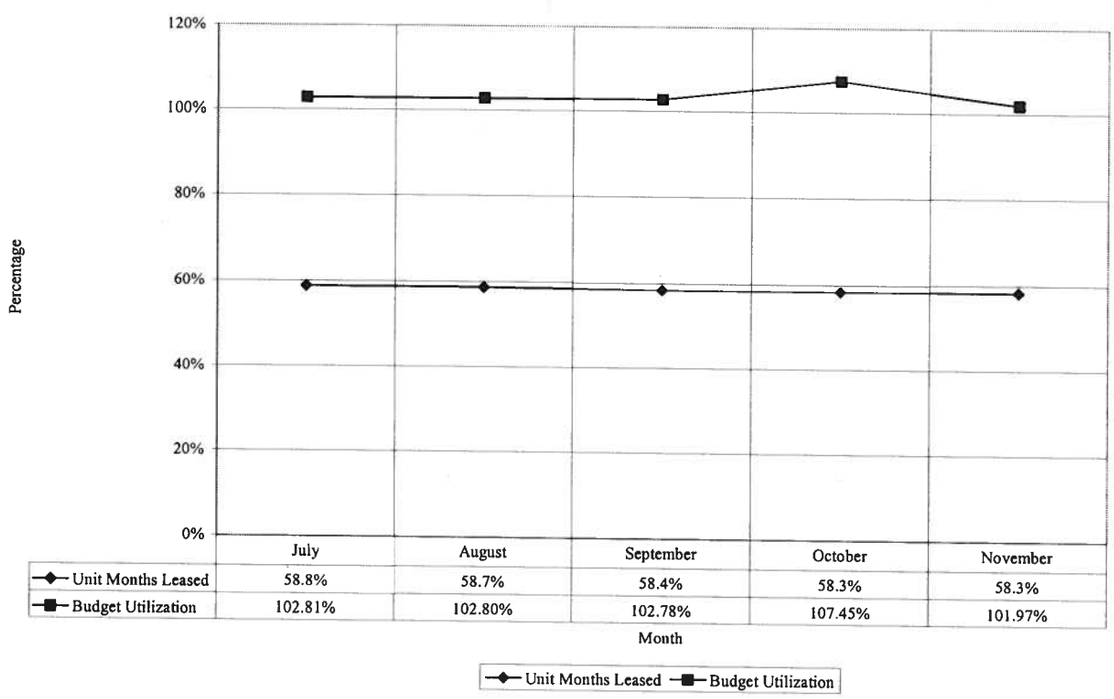
2010 Fiscal Year Report (Cumulative Trend)

- The Housing Assistance Payments (HAP) unadjusted average annual budget utilization is 101.97% of the total annual allocated budget of $18,741,816 or $1,561,818 per month.
- For FY 2010, unadjusted average monthly voucher lease up is 1,783 or 58.30% of the total 3,058 baseline vouchers; 1,819 participants were assisted during the month. Administrative fees are earned for each participant that leased up on the first of the month. The low number of vouchers utilized is because of high rents in Hawaii. Therefore, it is unlikely Hawaii will ever utilize all vouchers because the limiting factor is the funding provided.
- November 2009 subsidy payments show a 5.1% monthly decrease in subsidy expenditures from the previous month due in part to a decrease in rent adjustments and less transfers to new units.

Monthly Report (Monthly Snapshots)

Current average budget utilization is **101.97%.** HPHA should attain 15 points for Indicator 13 in SEMAP.

FY 2010 Section 8 Budget Utilization and Unit Months Leased



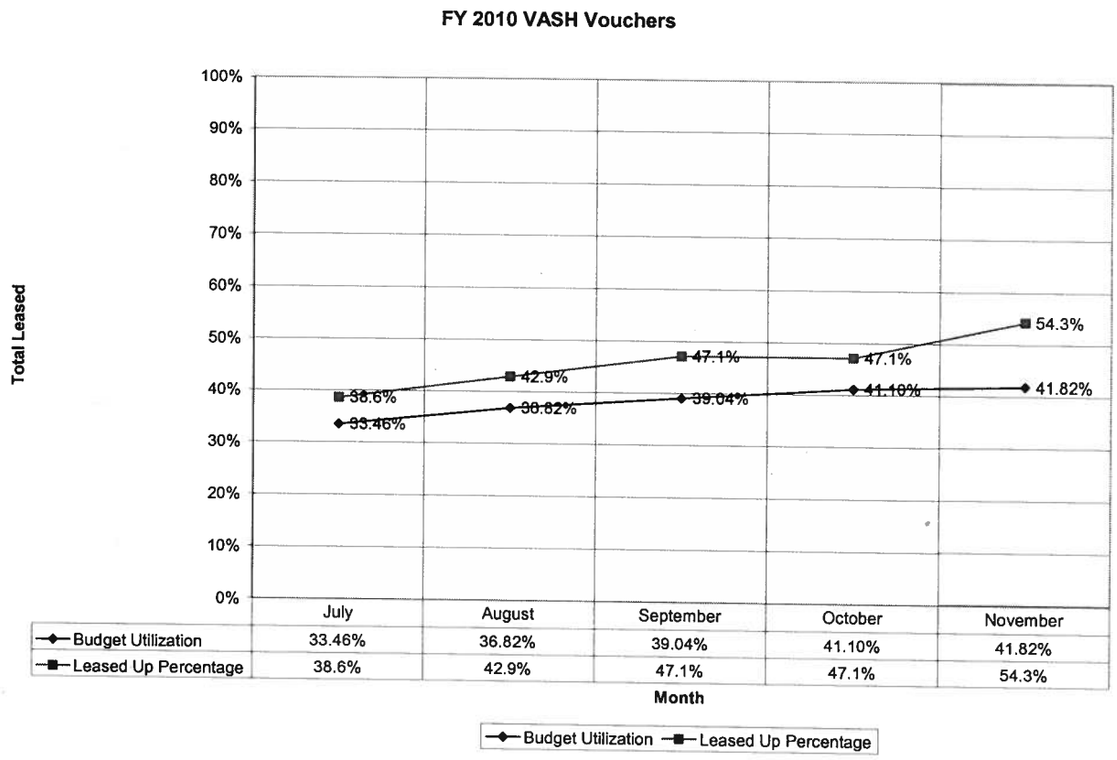
	July	August	September	October	November
Unit Months Leased	58.8%	58.7%	58.4%	58.3%	58.3%
Budget Utilization	102.81%	102.80%	102.78%	107.45%	101.97%

- The monthly average per unit cost subsidy is $905.00 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.
- No new Housing Choice Vouchers were issued for November 2009 due to an effort to curb over-utilization of funds. The total FY 2010 of new HCV issuances is 0.
- The Department of Housing and Urban Development, Financial Management Center has allotted the HAP budget authority for CY 2009. As of 11/30/09 the branch is operating at 101.97% of the budget authority. The branch will concentrate its efforts in bringing this rate down to between 95% and 98% to ensure that the program is sustainable by the allotted amount. The branch will closely monitor the attrition rate, suspend voucher issuance, and to limit new placements. The branch has begun to administer all incoming portable vouchers effective May 14, 2009.

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

- HPHA was awarded 70 Veterans Affairs Supportive Housing (VASH) Vouchers to assist Veterans with housing assistance. HPHA was also awarded 35 additional VASH vouchers in August 2009.
- Eligible applicants under this program are referred to HPHA from the Department of Veteran Affairs.
- For the month of November 2009, a total of 54 vouchers were issued. To date, a total of 38 veteran families are leased up under VASH assistance.
- VASH voucher holders reside on Oahu, Maui and Kauai.

Monthly VASH Report (Monthly Snapshots)

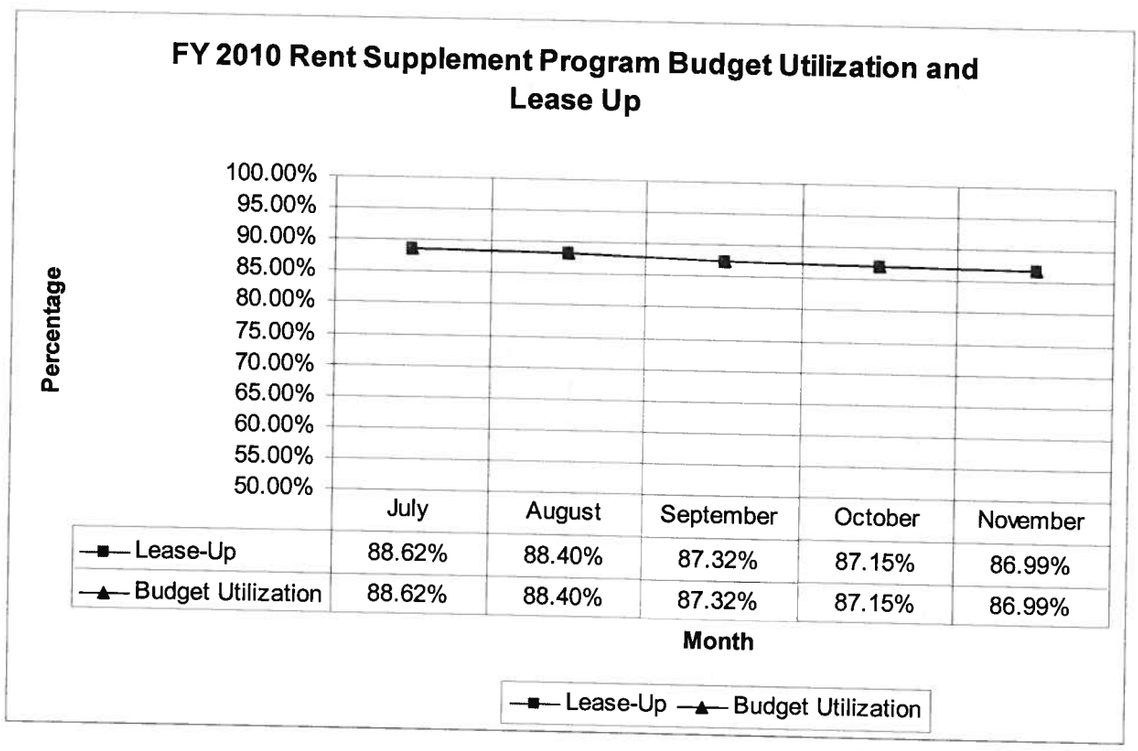


	July	August	September	October	November
Budget Utilization	33.46%	36.82%	39.04%	41.10%	41.82%
Leased Up Percentage	38.6%	42.9%	47.1%	47.1%	54.3%

State Rent Supplement Program

2010 Fiscal Year Report (Cumulative Trend)

- For FY 2010, unadjusted average monthly lease up is 340 families or 86.99% of the total 391 possible families when based on the average subsidy payments.
- The Rent Supplement unadjusted average annual budget utilization is 86.99% of the total annual allocated budget of $924,720 or $77,060 per month.
- The monthly average per unit cost subsidy is $197.00 per month. The amount reflects the difference between what the family pays towards rent and the maximum subsidy amount of $230.00 per month.
- November 2009 Rent Supplement Subsidy payments show a 0.6% monthly increase from the previous month ($66,380 in October to $66,803 in November) because of an increase in assistance per family. Per unit cost increased to $197.00.
- The values for previous reports may not be the same as the current report due to retroactive adjustments in lease up and subsidy payments.



	July	August	September	October	November
Lease-Up	88.62%	88.40%	87.32%	87.15%	86.99%
Budget Utilization	88.62%	88.40%	87.32%	87.15%	86.99%

HOMELESS PROGRAMS BRANCH
Report for the month of November 2009

I. ACCOMPLISHMENTS

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

1. Second quarter payment requests are being processed for all 32 State stipend, outreach and grant program contracts for the first quarter of the new contract year.

2. All programs have been requested to immediately address closing reports for all open contracts from previous years, including closing out the FY 2009 contracts for the period ending July 31, 2009.

3. Additionally, all programs have been advised to keep up with their Homeless Management System entries of new clients and exits of clients that are no longer being served in preparation for data testing and the statewide point in time count scheduled for January 25, 2010.

C. Federal Programs

1. All Federal programs are on hold while the Branch awaits action to hire staff. The request to fill is at the Governor's office.

2. The application for the Continuum of Care Notice of Funding Availability was submitted on November 23, 2009. HPHA applied on behalf of the rural counties which, if successful, will result in $1.3 million in program funding in 2010.

3. In response to the State Reduction in Force, Homeless Programs is working with the Homeless Management Information System (HMIS) consultant to out source various components of the maintenance of HMIS in order to keep the State within compliance of HUD's data system requirements. The City and County of Honolulu's and the State's HUD funding for Emergency Shelter Grant, Supportive Housing Program, Shelter Plus Care, and Homelessness Prevention and Rapid Re-housing ($16 million) is contingent on a functioning HMIS wherein all of HUD's data requirements are being met. The City and County of Honolulu will also be contracting with HPHA's HMIS consultant to support their data functions.

4. Due to HUD's expressed concerns about Community Planning and Development funding being designated to HPHA, the Governor has named DHS as the designated entity to receive the homeless ARRA funds. Hence, the DHS director has initiated the transfer of the functions of the Homeless Programs Branch to DHS which is an ongoing planning process that will take place over the next two months.

D. Other Projects

1. Renovation work at Nakolea which consists of bathroom and sewer line repairs continues with trenching for new sewer and water lines. A consultant contract has also been approved for MKE Associated to do an assessment to determine if the crack in the building at Nakolea is structural or if it can be repaired.

2. The University of Hawaii Center on the Family has completed the HMIS data analysis for FY 2009. The report is included as an attachment.

3. The Resort Group is pulling together estimates for the planning and construction of a playground for the Kalaeloa shelters for a presentation to their Board.

4. The Sea Winds project, consisting of 20 transitional housing units, 30 affordable rentals and a resource center will begin construction in January. A groundbreaking is scheduled for Dec. 17, 2009. The Sea Winds project is being developed by Housing Solutions in collaboration with the State, City and County of Honolulu, and the Department of Housing and Urban Development.

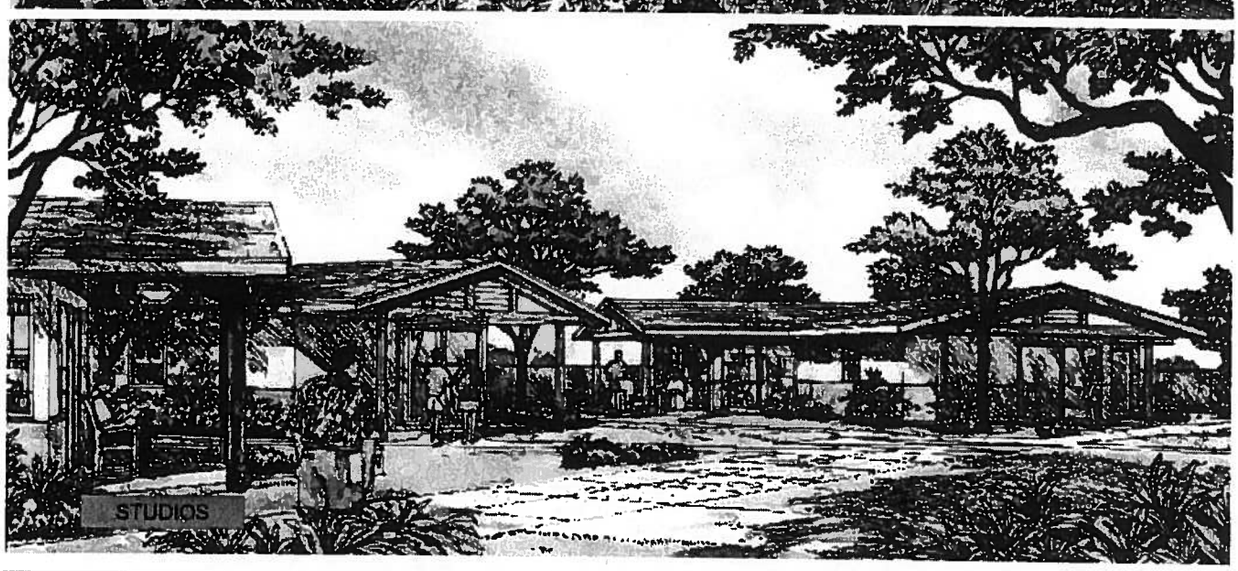
   In April 2007, a lease was executed between HPHA with Housing Solutions for property that had been set aside for State public housing in Waianae. Housing Solutions has completed all of the design and permitting requirements and put together the financing from varied sources:

HOME funds	$6,373,895
Neighborhood Stabilization Program	$3,500,000
Economic Dev. Initiative Grant	$497,050
Weinberg Foundation Grant	$3,000,000
Housing Solutions Capital Contrib.	$415,597
Total	**$13,786,542**

   A project fact sheet is attached.

Seawinds Apartments

Kauiokalani Place • Waianae



NO. OF UNITS	TYPE OF UNIT	TYPE OF RESIDENCY	MAXIMUM STAY	QUALIFICATIONS
30	2-BR Townhomes	Long Term	individually determined	50% & 60% of median income
20	Studios	Transitional	24 Months	Homeless Families with Minor Children *(initially, children might not be living with parents)*

FACILITY DEVELOPER	FEE OWNER	PROJECT OBJECTIVE
Housing Solutions Incorporated (a non-profit organization)	State of Hawaii 50-year Lease	Assist residents in achieving permanent, market-rate housing.

DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
As of December 3, 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%	2	0
		5	3	8	7	1	12.50%	2	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		0	3	3	3	0	0.00%	0	0
		0	3	3	3	0	0.00%	0	0
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%	0	2
	Acctg Sec	8	0	8	6	2	25.00%	0	2
	Pay & Disb	4	0	4	4	0	0.00%	0	0
	Budget	1	1	2	1	1	50.00%	1	0
	Asset Mgt	1	0	1	0	1	100.00%	0	1
		18	1	19	13	6	31.58%	1	5
Information Technology		1	3	4	3	1	25.00%	0	1
		1	3	4	3	1	25.00%	0	1
Personnel Office		3	1	4	3	1	25.00%	0	1
		3	1	4	3	1	25.00%	0	1
Procurement Office		4	3	7	6	1	14.29%	1	0
		4	3	7	6	1	14.29%	1	0
Construction Mgt. Branch		2	0	2	1	1	50.00%	0	1
	CMS	3	0	3	2	1	33.33%	0	1
	CMS I	2	7	9	6	3	33.33%	0	3
	CMS 2	5	2	7	6	1	14.29%	0	1
	DSS	1	2	3	2	1	33.33%	0	1
		13	11	24	17	7	29.17%	0	7
Homeless Branch	Homeless	2	4	6	5	1	16.67%	0	1
		2	4	6	5	1	16.67%	0	1
Section 8 Branch	Sec 8 Office	2	0	2	1	1	50.00%	0	1
	Insp Unit	5	2	7	5	2	28.57%	0	2
	Rent Sub Sec 1	10	0	10	8	2	20.00%	0	2
	Rent Sub Sec 2	8	0	8	5	3	37.50%	0	3
		25	2	27	19	8	29.63%	0	8
Property Management & Maint. Services Branch	PMMSB	1	2	3	1	2	66.67%	0	2
	MGT SEC	2	0	2	1	1	50.00%	0	1
	APP	7	0	7	6	1	14.29%	0	1
	RSS	2	8	10	5	5	50.00%	1	4
	PMCS	0	5	5	2	3	60.00%	0	3
	CMSS	19	0	19	18	1	5.26%	0	1
	Puuwai Momi - AMP 30	23	0	23	20	3	13.04%	0	3
	Kalihi Valley - AMP 31	25	0	25	24	1	4.00%	0	1
	Mayor Wright - AMP 32/33	32	0	32	30	2	6.25%	0	2
	Kalakaua - AMP 34	27	0	27	23	4	14.81%	0	4
	Kalanihuia - AMP 35	26	0	26	23	3	11.54%	0	3
	Hilo - AMP 37	14	0	14	13	1	7.14%	0	1
	Kauai - AMP 38	16	0	16	9	7	43.75%	0	7
	Maui - AMP 39	12	0	12	11	1	8.33%	0	1
		206	15	221	186	35	15.84%	1	34
TOTAL		**279**	**52**	**331**	**267**	**64**	**19.34%**	**5**	**60**

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of December 3, 2009

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
OFFICE OF THE EXECUTIVE DIRECTOR						
102005	EX	N	T	Executive Director	SRNA	Position in recruitment.
118550	EX	N	T	Chief Financial Management Advisor	SRNA	Continuous recruitment.
FISCAL MANAGEMENT OFFICE						
41041	CS	N	P	Fiscal Officer I	SR26	Per DHRD memo unable to recruit as of 7/15/09
41253	CS	N	P	Secretary I	SR14	RIF Placement effective 12/1/09
98903K	CS	N	P	Office Assistant III	SR08	Per DHRD memo unable to recruit as of 7/15/09
ACCOUNTING SECTION						
41252	CS	N	P	Accountant IV	SR22	Per DHRD memo unable to recruit as of 7/15/09.
46278	CS	N	P	Accountant II	SR18	Per DHRD memo unable to recruit as of 7/15/09
42097	CS	N	P	Account Clerk II	SR11	RIF Placement effective 12/1/09
FMO - BUDGET STAFF						
100923	EX	N	P	Budget Resources Specialist	SRNA	Recruitment effective 11/30/09 and continuous
ASSET MANAGEMENT OFFICE						
96908K	T	N	P	Office Assistant III	SR10	No action; cost savings.
HOUSING INFORMATION OFFICE						
102041	EX	W	T	Housing Information Officer	SRNA	No action; cost savings.
PROCUREMENT OFFICE						
117689	EX	N	T	Housing Contract Specialist	SRNA	Employee started 11/23/09
100882	EX	N	T	Contracts & Procurement Officer	SRNA	Continuous recruitment.
CONSTRUCTION MANAGEMENT BRANCH						
25649	CS	N	P	State Housing Dev Administrator	EM07	Employee started 11/16/09
2800	CS	W	P	Secretary II	SR14	Per DHRD memo unable to recruit as of 7/15/09
CONSTRUCTION MANAGEMENT SECTION						
8774	CS	N	P	Engineer VI	SR28	Per DHRD memo unable to recruit as of 07/15/09.
5857	CS	N	P	Office Assistant III	SR14	RIF Placement effective 12/1/09
48707	CS	N	T	Office Assistant III	SR08	RIF Placement effective 12/1/09
CONSTRUCTION MGMT UNIT 1						
105633	EX	W	T	Housing Warranty & Inspection Supr.	SRNA	State funded unable to fill.
100439	EX	W	T	Housing Warranty & Inspection Asst.	SRNA	State funded unable to fill.
100202	EX	W	T	Project Engineer	SRNA	Pending approval to fill.
CONSTRUCTION MGMT UNIT 2						
102676	CS	W	T	Engineer (Building) IV	SRNA	Pending approval to fill.
DEVELOPMENT SUPPORT SECTION						
100886	EX	W	T	Housing Development Specialist I	SRNA	State funded unable to fill.
HOMELESS PROGRAM BRANCH						
103022	EX	A	T	Homeless Program Specialist	SRNA	Pending approval to fill.
119182	CS	A	P	Secretary I	SR11	RIF Placement effective 12/1/09
INFORMATION TECHNOLOGY OFFICE						
106429	CS	N	T	Information Technology Specialist IV	SRNA	Per DHRD memo unable to recruit as of 7/15/09.
PERSONNEL OFFICE						
6627	CS	N	P	Personnel Clerk IV	SR11	Per DHRD memo unable to recruit as of 7/15/09

052

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of December 3, 2009

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
PLANNING AND EVALUATION OFFICE						
107934	EX	N	T	Housing Planner	SRNA	Per DHRD memo unable to recruit as of 7/15/09.
98902K	EX	N	P	Office Assistant III	SR08	No action; cost savings.
PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH						
8751	CS	N	P	Public Hsg Mgr VI	SR26	Per DHRD memo unable to recruit as of 7/15/09.
96904K	EX	N	T	Hsg Maintenance Manager	SR26	No action; cost savings.
6182	CS	N	P	Secretary III	SR16	Per DHRD memo unable to recruit as of 7/15/09
CENTRAL MAINTENANCE SERVICES						
28374	CS	N	P	Office Assistant III	SR08	Identified for RIF Placement 1/4/10
PMMSB-APPLICATION SERVICES UNIT						
117850	CS	N	T	Public Hsg Spclt II	SR18	Per DHRD memo unable to recruit as of 7/15/09
ASSET MANAGEMENT PROJECT 30 (MU 1)						
6307	CS	N	P	Public Housing supervisor IV	SR22	Per DHRD memo unable to recruit as of 7/15/09
6171	CS	N	P	Account Clerk II	SR08	Per DHRD memo unable to recruit as of 7/15/09
43507	CS	N	P	Office Assistant III	SRO8	Employee retired as of 10/31/09.
6791	CS	N	P	General Laborer II	BC03	Per DHRD memo unable to recruit as of 7/15/09
42292	CS	N	P	Social Services Assistant IV	SR11	RIF Placement effective 12/1/09
105749	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
105756	TA	N	T	General Laborer I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 31 (MU 2)						
5855	CS	W	P	Secretary I	SR12	RIF Placement effective 12/1/09
30242	CS	N	P	Office Assistant III	SR08	RIF Placement effective 12/1/09
10879	CS	N	P	Building Maint. Worker I	BC09	RIF Placement effective 12/1/09
4939	CS	N	P	General Laborer II	BC03	Per HRD memo unable to recruit as of 7/15/09
101137	TA	N	T	Janitor II	BC02	Position in continuous recruitment.
ASSET MANAGEMENT PROJECT 32/33 (MU 3)						
5035	CS	N	P	Public Housing Supvr IV	SR22	Per DHRD memo unable to recruit as of 7/15/09
6788	CS	N	P	Truck Driver	BC06	Per DHRD memo unable to recruit as of 7/15/09
9619	CS	N	P	Secretary I	SR12	RIF Placement effective 12/1/09
46195	CS	N	P	Social Service Asst IV	SR11	RIF Placement effective 12/1/09
101126	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 34 (MU 4)						
6693	CS	N	P	Public Hsg Spvr IV	SR22	Per DHRD memo unable to recruit as of 7/15/09
23696	CS	N	P	Public Hsg Spclt II	SR18	Per DHRD memo unable to recruit as of 7/15/09
8842	CS	N	P	Painter I	BC09	Per DHRD memo unable to recruit as of 7/15/09
101127	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
6565	CS	N	P	General Laborer I	BC02	Per DHRD memo unable to recruit as of 7/15/09
ASSET MANAGEMENT PROJECT 35 (MU 5)						
41258	CS	N	P	Bldg. Maint. Wkr II	WS09	Per DHRD memo unable to recruit as of 7/15/09
23574	CS	N	P	Bldg. Maint Wkr I	BC09	RIF Placement effective 12/1/09
23698	CS	W	P	Public Hsg Spclt I	SR16	Per DHRD memo unable to recruit as of 7/15/09
41666	CS	N	P	Public Hsg Spclt II	SR18	Per DHRD memo unable to recruit as of 7/15/09
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101114	TA	N	T	General Laborer I	SRNA	Employee terminated on 11/06/09.
ASSET MANAGEMENT PROJECT 37 (MU 7)						
15721	CS	N	P	Building Maint Worker I	BC09	Per DHRD memo unable to recruit as of 7/15/09
ASSET MANAGEMENT PROJECT 38 (MU 8)						
41349	CS	N	P	Public Housing Supervisor IV	SR22	Per DHRD memo unable to recruit as of 7/15/09

053

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of December 3, 2009

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
119285	CS	N	T	Public Housing Supervisor III	SR20	Per DHRD memo unable to recruit as of 7/15/09
119260	CS	N	P	Public Housing Specialist II	SR18	Per DHRD memo unable to recruit as of 7/15/09
8756	CS	N	P	Bldg Maint Wkr I	BC09	Per DHRD memo unable to recruit as of 7/15/09
17576	CS	N	P	Bldg Maint Wkr I	BC09	Per DHRD memo unable to recruit as of 7/15/09
10541	CS	N	P	Bldg Maint Helper	BC05	Per DHRD memo unable to recruit as of 7/15/09
43948	CS	N	P	General Laborer II	BC03	Per DHRD memo unable to recruit as of 7/15/09
102241	TA	N	T	General Laborer I	SRNA	Pending start date.
102242	TA	N	T	General Laborer I	SRNA	Pending start date.
ASSET MANAGEMENT PROJECT 39 (MU 9)						
6352	CS	N	P	Secretary I	SR12	RIF Placement effective 12/1/09
4938	CS	N	P	Bldg. Maint. Wkr I	BC09	Per DHRD memo unable to recruit as of 7/15/09
101121	TA	N	T	General Laborer I	SRNA	Applicant declined.
101122	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101134	TA	N	T	Office Assistant I	SR04	Pending start date.
105750	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PRIVATE MANAGEMENT CONTRACTS SECTION (PMCS)						
102048	EX	W	P	Property Management Specialist	SR22	No action; cost savings.
117841	EX	N	T	Property Management Specialist	SRNA	No action; cost savings.
107932	EX	N	T	Property Management Coordinator I	SRNA	No action; cost savings.
RESIDENT SERVICES SECTION						
100892	EX	N	T	Tenant Services Manager	SRNA	No action; cost savings.
41254	CS	N	P	Secretary I	SR12	RIF Placement effective 12/1/09
103036	EX	N	T	Resident Services Pgm Specialist	SRNA	No action; cost savings.
105632	EX	N	T	Resident Services Pgm Specialist	SRNA	Continuous Recruitment.
103030	EX	N	T	Program Speclist & Tenant Services	SRNA	No action; cost savings.
111874	EX	N	T	Resident Services Pgm Specialist	SRNA	No action; cost savings.
103043	TA	N	T	Office Assistant I	SRNA	No action; cost savings.
SECTION 8 - INSPECTION UNIT						
101214	EX	N	T	Lead Housing Inspector	SRNA	No action; cost savings.
119190	CS	N	T	Housing Quality Standards Inspector II	SR15	Per DHRD memo unable to recruit as of 7/15/09
27584	CS	N	P	Office Assistant III	SR08	RIF Placement effective 12/1/09
RENT SUBSIDY PROGRAMS BRANCH (S8SPB)						
41280	CS	N	P	Public Hsg Supervisor V	SR24	Per DHRD memo unable to recruit as of 7/15/09
RENT SUBSIDYSECTION 1						
29009	CS	N	P	Office Assistant III	SR08	RIF Placement effective 12/1/09
9647	CS	N	P	Public Hsg Spclt II	SR18	Per DHRD memo unable to recruit as of 7/15/09
RENT SUBSIDY SECTION 2						
111419	CS	N	P	Office Assistant IV	SR10	Per DHRD memo unable to recruit as of 7/15/09.
35416	CS	N	T	Public Hsg Spclt II	SR18	Per DHRD memo unable to recruit as of 7/15/09
10306	CS	N	P	Office Assistant III	SR08	Per DHRD memo unable to recruit as of 7/15/09
101132	TA	N	T	Office Assistant I	SRNA	No action; cost savings.

054

Approved for the Executive Director
December 17, 2009

FOR INFORMATION

SUBJECT: Issues Related to the Audit of the Hawaii Public Housing Authority by the Office of the Legislative Auditor

I. FACTS

A. Under House Concurrent Resolution 94 and Senate Concurrent Resolution 31, the Office of Legislative Auditor is conducting a management and financial audit of the Hawaii Public Housing Authority (HPHA), and a review of the HPHA's management contracts and procedures. The stated objectives of the audit as described by the Auditor's Office are to:

1. Evaluate the Board's policy setting role in the management of public housing projects; and
2. Assess the effectiveness of the Authority's procurement execution and monitoring of private management contracts.

B. The audit began in June 2009 and a final report will be sent to the legislature around January 1, 2010.

C. The auditor has requested and been provided documents and information regarding HPHA staffing, the procurement process, Asset management Project (AMP) management contracts and payments, policies and procedures, U.S. Department of Housing and Urban Development (HUD) requirements and contracts, HPHA financial data, and Board activities. Interviews were conducted with HPHA key staff and several Board members.

D. A draft of the auditor's report will be sent to HPHA in mid-December and HPHA will have an opportunity to respond to the draft prior to the final report being filed with the legislature.

Prepared by: Alan Sarhan, Chief Planner

Approved by the Executive Director
December 17, 2009

FOR INFORMATION

SUBJECT: Update on Redevelopment at Kuhio Park Terrace and Kuhio Homes

I. FACTS

A. On August 20, 2009, the Hawaii Public Housing Authority (HPHA) Board of Directors approved the selection of the Michaels Development Company to undertake a mixed finance redevelopment project at the Kuhio Park Terrace and Kuhio Homes (KPT/KH).

B. The HPHA must prepare a submission to the U.S. Department of Housing and Urban Development (HUD) in order to proceed with the redevelopment at KPT/KH with Michaels Development Company. The redevelopment partnership is subject to vol. 24 CFR 941, Subpart F and requires approval by HUD Headquarters.

C. The HPHA's project will be subject to a Mixed-Finance Amendment to the Consolidated Annual Contributions Contract (ACC), signed by the HPHA and HUD. This document ensures that public housing units in the project are operated pursuant to the public housing regulations. It also allows HUD operating subsidy to flow to the public housing units within the mixed-finance development.

D. Exhibits to the Mixed-Finance Amendment to the ACC list the required legal documents ("evidentiary materials") specified in 24 CFR 941.610. These materials may differ from project to project, but generally include:
- Development Agreement
- Regulatory and Operating Agreement
- Declaration of Restrictive Covenants
- Partnership Agreement
- Management Agreement
- Financing documents
- Ground Lease
- Cooperation Agreement

II. DISCUSSION

A. Project Schedule

1. Board Approvals Needed to Proceed
The following Board approvals are needed to proceed. We project that staff will be able to bring these items to the Board in January or February 2010:

a) Approval of a master development agreement which describes the rights and responsibilities of HPHA and Michaels Development Company.

b) Approval of a pre-development loan to cover costs incurred by Michaels Development Company prior to initial closings.

c) Approval of a site control document, which could be in the form of an Option to Enter into a Long Term Ground Lease.

2. HUD Approvals Needed

The HUD approval process is just one of many steps that need to be taken towards closing. The KPT/KH redevelopment is broken down into 8 phases and each phase will require a separate submission to HUD and separate HUD approvals.

a) Approval of a disposition application to transfer ownership rights to Michaels Development Company usually filed about 6 months before closing.

b) Approval of a Rental Term Sheet (with project information) and project budget usually filed about 3 months before closing.

c) Evidentiaries submitted about 60 days before closing.

3. Legal Review

On December 9, 2009, the HPHA submitted a request to the Department of the Attorney General to secure outside legal counsel for the redevelopment at KPT/KH.

B. The submission to HUD must be prepared in the form prescribed by HUD and include some or all of the following documentation, as deemed necessary by HUD. The HPHA will work with the Michaels Development Company in the preparation of the request to HUD. The submittal will include:

1. **Activities; relationship of participating parties**. An identification of the participating parties and a description of the activities to be undertaken by each of the participating parties and the PHA, and the legal and business relationships between the PHA and each of the participating parties.

2. **Financing**. A detailed description of all financing (including public housing development funds) necessary for the implementation of the proposal, specifying the sources (with respect to each of the proposed categorical uses of all such financing), together with a ten-year operating pro forma for the development (including all underlying assumptions); all documents (including applications for financing), including, but not limited to, any loan agreements, notes, mortgages or deeds of trust, use restrictions, operating pro formas relating to the viability of the development, and other agreements or documents pertaining to the financing of the proposal.

3. **Methodology**. If the HPHA proposes to provide public housing operating subsidy for the public housing units, it must submit a methodology acceptable to HUD for the distribution of a portion of its operating subsidy to such units.

4. **Development description**. A description of the housing, including the number and type (with bedroom count) of public housing units and, if applicable, the number and type of non-public housing units (with bedroom count) to be developed; schematic drawings and designs of the proposed building and unit plans; outline specifications; and the types and amounts of non-dwelling space to be provided.

5. **Site information**. An identification and description of the proposed site, site plan, and neighborhood.

6. **Development construction cost estimate**. A preliminary development construction cost estimate based on the schematic

drawings and outline specifications and current construction costs prevailing in the area. In addition, a copy of the HPHA's development schedule, including the architect or contractor estimate of the time required to complete each major development stage.

7. **Facilities**. A statement addressing the adequacy of existing or proposed facilities and services for the prospective occupants of the development.

8. **Relocation**. Information concerning any displacement of site occupants, including identification of each displacee, the distribution plan for notices, and the anticipated cost and source of funding for relocation benefits.

9. **Operating feasibility**. A demonstration of the operating feasibility of the development, which shall be accomplished by the HPHA showing that the estimated operating expenses of the development will not exceed its estimated operating income.

10. **Section 213 clearance**. To expedite processing of the proposal, the HPHA may solicit, on behalf of HUD, comments under section 213 (24 CFR part 791, subpart C) from the chief executive officer (CEO) (or his or her designee) of the unit of general local government.

11. **New construction**. If a proposal involves new construction, the HPHA must comply with section 6(h) of the Act (42 U.S.C. 1437d), a comparison of the cost of new construction in the neighborhood where the housing is proposed to be constructed and the cost of acquisition of existing housing (with or without rehabilitation) in the same neighborhood (including estimated costs of lead-based paint activities).

12. **Certifications and assurances**. The HPHA must also submit, as part of its proposal, applicable certification and assurances.

C. HUD Review Process

1. Initial screening. HUD will perform an initial screening to determine that all documentation has been submitted. HUD will advise the HPHA of any deficiencies in the proposal and indicate that additional information will be accepted if it is received by a specified date.

2. Technical processing. Upon determining that the proposal is acceptable for technical processing, HUD will evaluate the proposal to determine:

   a) Whether the PHA has the legal authority necessary to develop public housing units through the establishment of an owner entity and the use of mixed-finance strategies in accordance with this subpart;

   b) Whether the proposed sources and uses of funds set forth in the proposal are eligible and reasonable, and whether HUD's preliminary assessment of the financing and other documentation establishes to HUD's satisfaction that the mixed-finance development is viable and is structured so as to adequately protect the federal investment of funds in the development;

c) If applicable, whether the public housing units in the proposed development will be comparable in size, location, external appearance and distribution within the development to the non-public housing units;

d) If public housing development funds are to be used to pay for more than the pro rata cost of common area improvements, whether the proposal ensures that:

(1) On a per unit basis (taking into consideration the number of public housing units for which funds have been reserved) the PHA will not exceed total development cost (TDC) limits; and

(2) Any common area improvements will benefit all residents of the development.

(e) Whether the proposal complies with all program requirements; and

(f) Whether the proposal is approvable following completion by HUD of an environmental review in accordance with the requirements of 24 CFR part 50.

3. Proposal approval. HUD will send a notification letter to the HPHA stating that the proposal has been approved or disapproved. For approved proposals, the letter shall indicate the approved total development cost of the public housing units in the development. HUD will also send to the HPHA for execution an ACC amendment and/or a grant agreement. The HPHA must execute these documents and return them to HUD for execution.

Prepared by: Barbara E. Arashiro, Executive Assistant _____

Attachment A: Projected Schedule

	Nov-09	Dec-09	Jan-10	Feb-10 thru Jul-10	Aug-10	Sept-10	Oct-10	Dec-10	Feb-11	Mar-11
DEVELOPER SELECTION										
DEVELOPMENT AGREEMENT										
ENVIRONMENTAL ASSESSMENT										
KPT TOWER RENOVATION										
DESIGN, APPROVALS & PERMITS										
FINANCE										
INITIAL RELOCATION										
REHABILITATION										
FINAL FINANCIAL CLOSE OUT										
NEW SENIOR MID-RISE										
DESIGN, APPROVALS & PERMITS										
FINANCE										
RELOCATION (of TEEN CTR)										
CONSTRUCTION										
FINAL FINANCIAL CLOSE OUT										

Approved for the Executive Director
December 17, 2009

FOR INFORMATION

SUBJECT: Physical Inspection Scores for the Federal Low Income Public Housing Program under HUD's Public Housing Assessment System (PHAS) 2009

I. BACKGROUND

A. The Real Estate Assessment Center's (REAC) started its annual inspection of the Hawaii Public housing Authority's (HPHA) federal low income public housing properties. Units are selected on a random basis by the REAC inspector at each Asset Management Project (AMP).

B. The REAC inspection focuses on 5 major areas
1 Common Area
2. Units
3. Site
4. Building Exterior
5. Building Systems

C. The REAC inspection team coordinated the site visits directly with the AMP staff. During the inspection, exigent health and safety deficiencies are immediately identified and reported to the AMP staff. The AMP has 24 hours to address or remediate the problem.

D. The HPHA is required to report the completion of any work order generated by the REAC inspection to the U.S. Department of Housing and Urban Development (HUD) via the REAC website. The REAC inspection team found both tenant caused deficiencies and deficiencies that management is responsible for repairing.

E. The AMP scores listed below have been issued to the HPHA. The remaining scores should be issued within the next 6 weeks. It should be noted that 2 of the 4 AMPs which failed the inspection in 2008, received passing scores this year. The HPHA will provide an updated report when all scores are received.

Prepared By: Barbara E. Arashiro, Executive Assistant

Inspection Complete Date	Project ID	Unit Count	Property (Development)	Overall Score	
				2008	2009
	HI001000030	360	AMP 30 Puuwai Momi	55c	not rec'd from HUD
11/13/2009	HI001000031	373	AMP 31 Kalihi Valley Homes	65b*	61c
11/13/2009	HI001000032	363	AMP 32 Mayor Wright Homes	71c	67c*
	HI001000033	371	AMP 33 Kamehameha	72c*	not rec'd from HUD
	HI001000034	580	AMP 34 Kalakaua Homes	85c	not rec'd from HUD
11/9/2009	HI001000035	583	AMP 35 Punchbowl Homes	83b	86c*
	HI0001000037	302	AMP 37 Lanakila Homes	78b*	not rec'd from HUD
	HI001000038	321	AMP 38 Kekaha Ha'aheo	65c*	not rec'd from HUD
11/16/2009	HI001000039	196	AMP 39 Kahekili Terrace (Maui and Molokai)	72b	74b
11/11/2009	HI001000040	744	AMP 40 Kuhio Park Terrace	22c*	72b*
11/17/2009	HI001000043	200	AMP 43 Ka Hale Kahaluu	74c*	76c*
11/9/2009	HI001000044	258	AMP 44 Waimaha/Sunflower	53c*	73c*
11/9/2009	HI001000045	226	AMP 45 Koolau Village	65c	85b
11/19/2009	HI001000046	101	AMP 46 County of Hawaii	75c	87b
11/11/2009	HI001000049	150	AMP 49 Wahiawa Terrace	66c*	92b*
	HI001000050	114	AMP 50 Palolo Valley Homes	45c*	not rec'd from HUD

* Smoke detector violation.

The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors. The letter "b" is given if one or more non-life threatening H&S deficiencies, but no life threatening H&S deficiencies were observed other than for smoke detectors. The letter "c" is given if there were one or more life threatening H&S deficiencies observed.

Approved by the Executive Director
December 17, 2009

FOR INFORMATION

SUBJECT: Status Report for the American Recovery and Reinvestment Act (ARRA) Capital Funds

I. FACTS

A. On March 19, 2009, the HPHA's Board of Directors approved Board Resolution No. 15 ratifying the capital fund amendment which provided the HPHA $16,245,443 for capital improvement activities. The funds can be utilized for actions currently eligible through the Capital Fund program regulations.

B. The following are highlights from the Economic Stimulus Bill which apply to the Federal Capital Fund program:

i. Funds may not be utilized for operating or rental assistance activities; and
ii. Funds shall serve as supplemental funds and shall not supplant other sources of funds; and
iii. PHAs have one (1) year to obligate 100% of the funds or be subject to recapture; and
iv. PHAs must expend 60% of the funds within two (2) years or the unexpended balance will be recaptured; and
v. PHAs must expend 100% of the funds within three (3) years or the unexpended balance will be recaptured; and
vi. The HUD Secretary has directed the State Procurement Laws shall not apply to the ARRA funds.

II. DISCUSSION

A. Hale Hauoli - Improvements will include re-roofing, exterior paint, site improvements, ADA work, parking lot lighting upgrade and renovation to the 9 residential buildings and the community building.

Advertise - Invitation for Bid	11/17/2009
Pre Bid Meeting	11/24/2009
Intent to Bid	12/08/2009
Bid Opening	12/22/2009
Projected Budget	$2,800,000

B. Kaahekili Terrace - Improvements will include replacement of solar hot water system and storage tanks for three (3), 3-story buildings, eleven (11) 2-story buildings and one (1) single story building, replacement of roofing membrane, spall work, exterior paint, gas water heaters, plumbing and electrical work.

Advertise - Invitation for Bid	12/15/2009
Pre Bid Meeting	12/22/2009
Intent to Bid	01/08/2010
Bid Opening (modified)	01/19/2010
Projected Budget	$3,448,000

C. Kaimalino and Kealakehe – Improvements will include re-roof, interior floor repairs, replacement of ramp ways and stairs, sidewalk repair and replacement, repair of existing handrails/ guardrails/stairs and paving and re-striping of parking lot.

Advertise - Invitation for Bid	06/15/2009
Pre Bid Meeting	06/24/2009
Intent to Bid	07/06/2009
Bid Opening	07/16/2009
Projected Budget	$1,831,483

D. Kalanihuia - Improvements will include re-roofing, elevator lobby repairs and improvements, extension of roof awning, installation of buffer walls on each floor, installation of weep holes on exterior walls, interior and exterior improvements for ADA and Vision impaired units.

Advertise - Invitation for Bid (*proposed*)	12/14/2009
Pre Bid Meeting (*proposed*)	12/22/2009
Intent to Bid (*proposed*)	12/30/2009
Bid Opening (*proposed*)	01/08/2010
Projected Budget	$ 340,000

E. Makani Kai Hale I & II - Improvements will include replacement of exterior siding, replacement of windows, sliding glass doors, screens and frames, exterior paint (all buildings), repair electrical conduits and service equipment, fumigation (all buildings), re-roofing, installation of gutters and downspouts.

Advertise - Invitation for Bid (*proposed*)	12/15/2009
Pre Bid Meeting (*proposed*)	12/22/2009
Intent to Bid (*proposed*)	01/08/2010
Bid Opening (*proposed*)	01/19/2010
Projected Budget	$2,200,000

F. Makua Alii – Improvements will include the replacement of existing metal roofs, re-roof all low level roofing areas and repair all high level roofing, replace rain gutters and downspouts, repair cracked planter boxes, install handrails for fall protection, repair concrete spalls, replace all deteriorated CMU grille works, repair and renovate vacant unit numbers 1909, 1910 and 1911, and repaint all exposed surfaces of the building exterior.

Advertise - Invitation for Bid	12/07/2009
Pre Bid Meeting	12/15/2009
Intent to Bid	01/04/2010
Bid Opening	01/12/2010
Projected Budget	$ 3,500,000

Administration	$ 1,600,000
Contingency	$ 525,960
Total	**$16,245,443**

Prepared by: Lydia J. Camacho, State Hsg. Dev't Administrator

Approved by the Executive Director
December 17, 2009

FOR INFORMATION

SUBJECT: Bills Carried Over From the 2009 Legislative Session and the Hawaii Public Housing Authority Position on them

I. FACTS

A. The 25th Hawaii State Legislature reconvenes on January 20, 2010. Bills which were introduced in the 2009 session and not disposed of are still active and can be taken up in the 2010 session.

B. A number of bills introduced in the 2009 session would have significant impact on the Hawaii Public Housing Authority (HPHA). HPHA submitted written and sometimes verbal testimony on these bills. The attachment shows the bills which are still alive and HPHA's position on these bills, which will remain as submitted in the 2009 session unless changes in circumstances warrant modification of our position.

C. Staff expect that additional legislative attention in the 2010 session will focus on:

1. The results of the management audit of HPHA by the Legislative Auditor, which will be submitted 20 days prior to the start of the 2010 session.

2. Redevelopment of Kuhio Park Terrace and Kuhio Homes.

Prepared by: Alan Sarhan, Planner AS

Attachment: Bills Carried Over from 2009

Bills Carried Over From 2009 Session (not including appropriations and funds-transfer bills)		
Bill	**Description**	**2009 HPHA Position**
HB 359	Requires mandatory reporting for criminal property damage, drug dealing or drug use, and terroristic threatening. Requires the housing authority to evict tenants who violate rule	Oppose
HB 566	Prohibits possession of open liquor containers in public housing common areas and on streets and sidewalks (Also SB 535)	Support
HB 828	Requires public housing provided by county or state financing to remain affordable in perpetuity	Support Intent
HB 1187	Assists the homeless in reuniting with their families (plane ticket to Mainland)	Oppose
HB 1287	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	Oppose
HB 1440	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	Support Intent
HB 1406	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	Neutral
HB 1441	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.	Oppose
HB 1521	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	Support Intent
HB 1580	Requires the Department of Human Services, in cooperation with the Department of Health, to form a task force to evaluate what types of data would help homeless advocates provide services to the homeless, how the data should be collected, and how it should be reported	Support Intent
HB 1582	Requires state executive department and state legislative branch employees who are exempt from chapter 76, HRS (civil service law) to use or donate accumulated and accrued vacation allowance prior to discharge, or to forfeit remaining vacation allowance and any compensation in lieu of retaining vacation allowance upon discharge	Oppose

HB 1694	Authorizes the Hawaii public housing authority to assess all units in a state public housing project for common area expenses. Requires the 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. Requires the Authority to seek reimbursement for the full cost of damages to a unit	Support Intent
SB 455	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	Oppose
SB 553	Requires use of compact fluorescent light bulbs, light-emitting diode lighting products, and advanced energy-efficient incandescent light bulbs in state buildings	Support Intent
SB 734	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.	Oppose
SB 910	Transfer Homeless Services to DHS/ BESSD	Support
SB 1072	Appropriates funds for the ombudsman to develop and implement a pilot program using informed customers to investigate customer service at the Hawaii public housing authority	Support Intent
SB 1221	Amends criminal trespass in the first degree to include a person who enters or remains unlawfully in or upon the premises of a public housing project after reasonable request or warning to leave by housing authorities; excludes an invited guest	Support
SB 1236	Requires the public housing authority to install solar water heating systems in public housing units over a five-year period	Support Intent
SB 1271	Provides for a government attrition policy. (30% of vacated positions can be filled; 40% eliminated; 30% transferred to statewide pool)	Oppose