Approved by the Executive Director CT
January 21, 2010

FOR ACTION

SUBJECT: To Approve the Reappointment of Mr. Darren Gionson to the Oahu Eviction Board and Ms. Arde Long-Yamashita to the Kauai Eviction Board for a Two-Year Term Expiring on January 31, 2012 and To Reappoint Mr. Robert Hill to the Maui Eviction Board for a Two-Year Term Expiring on February 28, 2012.

I. FACTS

A. The Oahu and Neighbor Island Eviction Boards are composed of members of the community and are responsible for affording public housing tenants a full and fair hearing during lease termination proceedings.

B. Pursuant to Hawaii Revised Statutes (HRS) 356D, the Authority is authorized to appoint an eviction board in each county to hear cases referred for eviction. In accordance with HRS 356D, the Eviction Board shall consist of not fewer than three members, one of which shall be a resident of public housing.

C. Having more than the minimum amount of members appointed to the Oahu and Neighbor Island Eviction Boards will allow the Hearings Office to process the requests for hearings in an efficient and timely manner, and avoid cancellation of hearings for lack of quorum.

D. Mr. Gionson is a resident of Oahu. He resides in the Waimaha Sunflower public housing project. He is a full time student at the University of Hawaii working on his Masters Degree in Social Work. His insight into tenant issues and concerns are a valuable asset to the Board. Mr. Gionson currently serves on the Board and has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.

E. Ms. Arde Long-Yamashita is a resident of Kauai. She resides in the Hui O Hanamaulu public housing project. She is a retired Volunteer Case Manager with the Department of Health Community Services for the Developmentally Disabled and Mentally Retarded and has been active in many other community programs. Ms. Yamashita currently serves on the Board and has expressed a willingness to serve as a member of the Kauai Eviction Board for an additional two-year term.

F. Mr. Robert Hill is a resident of Maui. He is a Lieutenant with the Maui Police Department and is currently the administrator of the police communication section. He has also been a mentor and instructor for the DARE program and was he program coordinator for the Neighborhood Crime Watch program. Mr. Hill currently serves on the Board and has expressed a willingness to serve as a member of the Maui Eviction Board for an additional two-year term.

II. RECOMMENDATION

That the Hawaii Public Housing Board of Directors approve the reappointment of Mr. Darren Gionson to the Oahu Eviction Board and Ms. Arde Long-Yamashita to the Kauai Eviction Board for a two-year term expiring on January 31, 2012. To Reappoint Mr. Robert Hill to the Maui Eviction Board for a two-year term expiring on February 28, 2012.

Prepared by: Renee Blondin-Nip, Hearings Officer RN.

Approved by the Executive Director C1
January 21, 2010

FOR ACTION

SUBJECT: To Authorize the Hawaii Public Housing Authority to Hold Public Hearings on the Draft PHA Annual Plan for Fiscal Year 2010 – 2011

I. FACTS

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

B. The HPHA 2009 – 2014 5-Year and Annual Plan as approved by the Board on April 16, 2009, states the HPHA mission and sets out the goals and objectives of HPHA for the 5-year period. The FY 2010-2011 Annual Plan modifies those goals and objectives and updates the progress in meeting them.

C. A public hearing on the draft PHA Plan is required under 24 Code of Federal Regulations, Part 903.17. Public notice of the hearing must be published in newspapers of general circulation at least 45 days prior to the public hearing.

D. HPHA must electronically submit the plan and required attachments in the HUD-specified format no later than April 16, 2010, for review and subsequent approval by the local Honolulu HUD Office.

II. DISCUSSION

A. A copy of the draft plan that will be available for public comment is attached. (Attachment A) The following list summarizes the proposed changes to the PHA Plan.

1. PMMSB will be restructured to better deal with Asset Management requirements. The positions and assigned duties can be adjusted to better accomplish the goals of Asset Management.

2. HPHA will identify public housing project sites which are appropriate for mixed-finance/mixed income redevelopment (HPHA Board Vision)

3. HPHA will use Asset Management conversion as an opportunity to assess the viability of individual housing project sites. Are there some that cannot adequately function under the Asset Management model? Should sites be combined or shuffled to different AMPs?

4. HPHA is contracting with 2 architectural firms to do renovation design for 50 Type-C units.

5. HPHA is adding ADA renovation to the scope of work on contracts.

6. Ameresco report was accepted by HPHA Board; Energy Services Agreement now being drafted and will proceed during the PHA Plan period.

7. KPT redevelopment contracts are proceeding and will move forward during the PHA Plan period.

8. Wait List/Tenant Selection changes:
   - Prospective new tenants will undergo pre-placement suitability assessment in the form of credit checks and home visits
   - HPHA will convert from Geographical to Site-based waiting lists
   - A new wait list preference will be created for non-elderly disabled who live in an elderly-designated building and are willing to move to another project site
   - The Homeless preference will be restricted to those who are currently in a shelter and following a service plan

9. HPHA will implement standards requiring repair of new long-term vacant units within 270 days.

10. HPHA will review policies and procedures to ensure compliance with the Violence Against Women Act (VAWA).

11. HPHA will review our compliance with the HUD Community Service and Self-Sufficiency requirements and adjust as needed.

12. Assess Resident Services program to assure ability to:
    - link residents to community services,
    - increase community involvement
    - support self-sufficiency efforts (HPHA Board Vision)
    - encourage formation of more Resident Associations
    - expand Resident Patrols

13. Establish a safety and security program (HPHA Board Vision)

14. HPHA will move forward with Resident Monitors, and amend the ACOP (Admissions and Continued Occupancy Policy) to allow for free rent for federal public housing Resident Monitor households by exempting for rent calculation purposes all the income for each member of the Resident Monitor's household.

15. Explore self-sufficiency for HPHA residents, including programs that provide rent-to-own options and Section 8 home ownership vouchers.

16. Improve the timeliness of evictions: current standard is start within 90 days; then 60 days; then 30 for FY 2011.

17. Abate 100% of emergency work orders w/in 24 hours; tenant requested work order within 25 days

18. Review and standardize House Rules for all sites.

19. Seek additional Housing Choice Vouchers as available from HUD.

B. For the FY 2010-2011 Annual Plan, meetings started with the Resident Advisory Board (RAB) members on a monthly basis in September 2009 and will conclude in February 2010. RAB members and HPHA staff discussed a number of changes to last year's plan and additions to this year's. The RAB has provided preliminary comments and recommendations, and HPHA has

responded to those recommendations. (Attachment B) Discussion will continue at the February meeting.

C. In order to meet the April 16, 2010 deadline for submitting the final plan to HUD, the following schedule has been established:

Action	Timeframe
Input from RAB (Monthly Meetings)	September 2009 - February 2010
Board – "For Action" (set Public Hearing)	January 21, 2010
Publish Hearing Notice (45 Day Notice)	January 29, 2010
Public Hearing	March 15, 2010
Finalize Plan	March 16 – March 17, 2010
Board – "For Action" (To Approve Plan)	March 18, 2010
Transmit Approved PHA Plans to HUD	March 24, 2010

D. Information regarding the draft PHA Plan and the public hearings was sent to all RAB members, Resident Associations and AMP managers, and will be included in the monthly rent billing statement mailed to all public housing households at the end of January.

E. To notify the public of the hearings, notices will be published in the Honolulu Star Bulletin, The Garden Island (Kauai), The Maui News, West Hawaii Today (Kailua-Kona), and the Hawaii Tribune Herald (Hilo) upon Board approval. (Attachment C)

III. RECOMMENDATION

That the HPHA Board of Directors approves HPHA's timetable and authorizes it to conduct required public hearings on the FY 2010-2011 5-Year and Annual Plan.

Attachment A: Draft FY 2010-2011 PHA Annual Plan
Attachment B: Resident Advisory Board Comments and HPHA Response
Attachment C: Notice of Public Hearing

Prepared by: Alan Sarhan, Planner

Attachment A
to be sent separately

New and Modified Objectives Contained in the 2010 PHA Plan

RAB Comments and HPHA Response

6.0 PHA Plan Elements (24 CFR 903.7): Goals and Objectives

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

1. **PMMSB will be restructured to better deal with Asset Management requirements. The positions and assigned duties can be adjusted to better accomplish the goals of Asset Management.**
   RAB Position:
   The RAB's position is "No Comment at this time".

2. **HPHA will use Asset Management conversion as an opportunity to assess the viability of individual housing project sites. Are there some that cannot adequately function under the Asset Management model? Should sites be combined or shuffled to different AMPs?**
   RAB Position:
   The RAB's position is "No Comment at this time".

3. **The Ameresco report was accepted by HPHA Board; an Energy Services Agreement will be signed and will proceed during the PHA Plan period.**
   RAB Position: Due to insufficient information provided, The RAB has "No Comment at this time".
   HPHA Response: HPHA will continue to discuss item with RAB.

4. **Improve the timeliness of evictions: current standard is start within 90 days of delinquency of one full month's rent; the standard will become 60 days for FY 2010; then 30 for FY 2011.**
   RAB Position: The RAB does not support the 30 days for the timeline of evictions because of the fact, as an example, it takes 2 months for rent recalculations to be completed when an interim is requested, therefore, residents awaiting rent adjustments are unfairly referred for eviction while awaiting their rent adjustment. The administrative process needs to be more efficient and timely in completing interim rent adjustments.
   The RAB supports the 90, and 60 days
   HPHA Response: HPHA will work on improving its administrative processes so that recalculations are performed timely, and will insure residents have adequate notice to pay rent due and perform on a payment plans before residents are referred for eviction. Residents will have adequate opportunities to contest evictions. If HPHA is to strive for ultimately 99.5% collections, the eviction process itself must be certain and much more timely than it is now. HPHA in the past lost $1.5 million per year in delinquent rents. That has been reduced to $600,000 at present. HPHA will not implement the 30 day standard if it is impossible for residents to comply within 30 days. However, HPHA believes residents will be able to comply within 30 days.

5. **Wait List/Tenant Selection changes:**
   HPHA will convert from Geographical to Site-based waiting lists
   RAB Position: The RAB does not support site-based waiting list due to insufficient information provided as to how this would be implemented.
   HPHA Response: HPHA will continue to discuss item with RAB at the February meeting. This approach is supported by HUD. Geographical waiting lists do not support an Asset Management-centered approach with responsibility on the AMP. Site-based waiting lists are a way to fill units more quickly, since each person on a site-based list has indicated they will accept housing at that site when available. Currently, turn-downs from those at the top of the list cause delays in filling vacancies.

- *PHA Goal: Expand the supply of assisted housing*

1. **HPHA is contracting with 2 architectural firms to do renovation design for 50 Type C units.**
   RAB Position:
   The RAB's position is "No Comment at this time".

2. **HPHA will implement standards requiring repair within 270 days for any new long-term vacant units**
   RAB Position: The RAB feels 270 days is too long. Future Type C units should be completed within 90 days.
   HPHA Response: 90 days is not sufficient time to do planning, procurement, design and construction for units with significant damage.

3. **Seek additional Housing Choice Vouchers as available from HUD**
   RAB Position: The RAB agrees seeking additional Housing Choice Vouchers as available from HUD.

- *PHA Goal: Comply with the Violence Against Women Act*
  1. **HPHA will review policies and procedures to ensure compliance with the Violence Against Women Act (VAWA)**
     RAB Position: The RAB's position is "No Comment at this Time".

- *PHA Goal: Improve the quality of assisted housing*
  1. **Wait List/Tenant Selection changes:**

     a) **Prospective new tenants will undergo pre-placement suitability assessment in the form of credit checks and home visits**
     RAB Position: The RAB suggests 2-3 References be required, 2 landlords if less than one year at current residence and a Personal reference. The RAB feels "Home Visits" violates the privacy of the future tenant
     HPHA Response: Repair costs and repair orders due to tenant-caused damage are substantial and HPHA must address the problem so that labor and funding can be applied to improving the properties rather than on damages that should not have occurred. Screening prospective tenants to determine whether they are likely to care for their units is an important part of this effort, and is supported by HUD and federal regulations. (24 CFR 960.203) HPHA will continue to discuss item with RAB at the February meeting.

     b) **The Homeless preference will be restricted to those who are currently in a shelter and following a service plan**
     RAB Position: The RAB does not agree the "Homeless Preference" should be restricted to those currently in a shelter and following a service plan. The RAB feels as long as a homeless family is following a service plan, they should not also be penalized for not living in a shelter as defined by the agency.
     HPHA Response: HPHA will continue to discuss item with RAB at the February meeting. This is necessary to reduce rent delinquencies and property damage. Experience with this preference has shown that people who are currently in a shelter are better prepared by the services offered in the shelter to be responsible renters. In addition, people have been able to "work the waitlist" by becoming homeless for a short period in order to obtain the preference and jump ahead of others who have been waiting.

  2. **Establish a safety and security program (HPHA Board Vision)**
     RAB Position: The RAB supports the HPHA Board's Vision to establish a safety and security program.

  3. **Move forward with Resident Monitors, and amend the ACOP (Admissions and Continued Occupancy Policy) to allow for free rent for federal public housing Resident Monitor households by exempting for rent calculation purposes all the income for each member of the Resident Monitor's household.**
     RAB Position: The RAB agrees this program be implemented as a regular program.

  4. **Abate 100% of emergency work orders w/in 24 hours; tenant requested work within 25 days**
     RAB Position: The RAB supports 100% abatement of emergency work orders w/in 24 hours and 14 days for tenant requested work.
     HPHA Response: In some cases 14 days is not enough time to obtain contractors and materials for repairs. The repairs are made as soon as possible when labor and materials are available.

  5. **Review and standardize House Rules for all sites**
     RAB Position: The RAB has no response at this time until further review of the 'Proposed Standardize Rules" for all sites.
     HPHA Response: HPHA will continue to discuss this with RAB.

- *PHA Goal: Ensure equal opportunity and affirmatively further fair housing*

  1. **HPHA is including ADA renovation to the scope of work on contracts.**
     RAB Position: The RAB supports ADA renovations on future work contracts

     c) **A new wait list preference will be created for non-elderly disabled who live in an elderly-designated building and are willing to move to another project site**
     RAB Position: The RAB supports the wait list preference for non-elderly disabled, who live in an elderly-designated building and are willing to move to another project site.

  2. **Wait List/Tenant Selection changes:**
     A new wait list preference will be created for non-elderly disabled who live in an elderly-designated building and are willing to move to another project site
     RAB Position: The RAB supports the wait list preference for non-elderly disabled, who live in an elderly-designated building and are willing to move to another project site.

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

1. **HPHA will review our compliance with the HUD Community Service and Self-Sufficiency requirements and adjust policies as needed.**
   RAB Position: Due to insufficient information provided, The RAB has "No Comment at this time".
   HPHA Response: HPHA will continue to discuss item with RAB.

2. **Assess Resident Services program to assure ability to:**
   - **link residents to community services,**
   - **increase community involvement**
   - **support self-sufficiency efforts**
   - **encourage formation of more Resident Associations**
   - **expand Resident Patrols**

   RAB Position: The RAB Highly Recommends this be implemented back into the Resident Services Program

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Program, and Project-based Vouchers.

1. **HPHA will identify public housing project sites which are appropriate for mixed-finance/mixed income redevelopment.**
   RAB Position:
   The RAB supports the HPHA Board's vision.

2. **KPT redevelopment contracts are proceeding and will move forward during the PHA Plan period.**
   RAB Position: The RAB was not involved in the redevelopment of KPT and therefore cannot respond.

NOTICE OF PUBLIC HEARING

Pursuant to 24 CFR Part 903.17, the Hawaii Public Housing Authority (HPHA), Department of Human Services, hereby provides notice that it will hold public hearings on the Public Housing Agency (PHA) 2010-2011 Annual Plan.

Background: HPHA is currently developing its 2010-2011 PHA Annual Plan as required by the Quality Housing and Work Responsibility Act (QHWRA) of 1998. The QHWRA was enacted to revitalize and improve federal public housing and tenant-based assistance programs and makes significant changes to federal and Section 8 tenant-based programs. The HPHA 5-Year Plan approved by the U.S. Department of Housing and Urban Development (HUD) in 2009 states the HPHA's mission, goals, and objectives for serving the needs of low-income and very low-income families during the next five years. This 2010-2011 Annual Plan updates the 5-Year Plan, and details the operations and management of federal public housing and Section 8 tenant-based assistance programs. Through these plans, HPHA advises its residents, HUD and members of the public on its strategy in addressing the needs of residents in federal public housing and recipients of Section 8 tenant-based assistance.

Public Review: The draft 2010-2011 Annual Plan is available for public viewing at the HPHA and site management offices at the following locations between 7:45 a.m. to 4:30 p.m.:

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

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

Kapaa
4726 Malu Road
Kapaa, Hawaii 96746

Lanakila Homes
600 Wailoa Street
Hilo, Hawaii 96720

Kahekili Terrace
2015 Holowai Place
Wailuku, Hawaii 96793

Also available on the HPHA website at:
www.hpha.hawaii.gov/housingplans/index.htm

Public Hearings: Public hearings will be held at the following locations on Monday, March 15, at 6:00 p.m., except Lanakila Homes in Hilo, which will start at 5:00 p.m.:

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

Lanakila Homes Conference Room (**5:00 pm**)
600 Wailoa Street
Hilo, Hawaii 96720

Kahekili Terrace Office/Community Hall
2015 Holowai Place
Wailuku, HI 96793

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

Kapaa Community Hall
4726 Malu Road
Kapaa, Hawaii 96746

All interested persons are invited to provide comments relating to the 2010-2011 Annual Plan, either orally or in writing.

Oral comments should be presented at the public hearing. All oral and written testimony presented at the public hearing will be considered in preparing the PHA Plans. Persons who cannot attend the hearing and prefer not to provide written comments may phone (808) 832-4686 and leave their comments as a voicemail message.

Written comments may be presented to the presiding officer at the public hearing, or mailed to the Hawaii Public Housing Authority, Attention: PHA Plan, at P.O. Box 17907, Honolulu, Hawaii 96817. Written comments may also be faxed to (808) 832-4679, or sent by electronic mail to hpha@hawaii.gov. Written comments not presented at the public hearing should be received at HPHA office in Honolulu by 4:30 p.m. Friday, March 12, 2010.

Any person requiring assistance to participate, such as large print, taped materials, interpreters for sign language or limited English proficiency, etc., should make a request to HPHA at least ten working days prior to the public hearings in order to allow time to make arrangements. Requests can be made by writing to HPHA at the address above or by calling (808) 832-4680.

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

DRAFT

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

EQUAL HOUSING OPPORTUNITY

January 22, 2010

Approved by the Executive Director CT
January 21, 2010

FOR ACTION

SUBJECT: To Accept the Proposed Amendment to the Discrimination Policy of the Admissions and Continued Occupancy Policy (ACOP)

I. FACTS

A. The Board of Directors previously received information regarding the amendment of its discrimination policy at the November 19, 2009, meeting.

B. In 2005, the Hawai`i legislature amended Haw. Rev. Stat. 515-3, Discrimination in Real Property Transactions, by adding the two classifications of "gender identity or expression" and "sexual orientation".

C. In 2008, in accordance with the Violence Against Women Act (VAWA), 42 U.S.C. § 1432d, the Department of Housing and Urban Development (HUD) enacted 24 C.F.R. § 5.2005(a), which states that "[a]n incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated lease violation by the victim or threatened victim of the domestic violence, dating violence, or stalking, or as good cause to terminate the tenancy, occupancy rights, or assistance of the victim. Admission to the program shall not be denied on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking, if the applicant otherwise qualifies for assistance or admission . . . ."

II. DISCUSSION

A. The HPHA's ACOP currently does not include the classifications of "gender identity", sexual orientation", or "victim of domestic violence, dating violence, or stalking".

B. To comply with the State of Hawai`i's Discrimination in Real Property Transactions statute and HUD's VAWA regulation the HPHA seeks approval of the Board of Directors of the HPHA to change its ACOP fair housing policy to include the classification of "gender identity", sexual orientation", or "victim of domestic violence, dating violence, or stalking".

C. The attached draft shows the proposed changes in shaded highlights.

III. RECOMMENDATION

That the HPHA Board of Directors approve the proposed amendment of the discrimination policy of the Admissions and Continued Occupancy Policy (ACOP)

Prepared by: Steven Chang, Chief Compliance Officer SKC

035

ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)
FAIR HOUSING POLICY AMENDMENTS

D. FAIR HOUSING POLICY

It is the policy of the PHA to comply fully with all Federal, State, and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The PHA will comply with all laws relating to Civil Rights including:

- Title VI of the Civil Rights Act of 1964
- Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988)
- Executive Order 11063
- Section 504 of the Rehabilitation Act of 1973
- The Age Discrimination Act of 1975
- Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern)
- Violence Against Women Act (VAWA), 42 U.S.C. §1432d

Any applicable State laws or local ordinances and any legislation protecting individual rights of tenants, applicants or staff that may subsequently be enacted.

The PHA shall not discriminate because of race, color, sex, religion, marital status, creed, national or ethnic origin, age, familial status, history of domestic violence or stalking, gender identity or expression, sexual orientation, handicap or disability or HIV infection in the leasing, rental, or other disposition of housing or related facilities, including land, that is part of any project or projects under the PHA's jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended, or in the use of occupancy thereof.

Posters and housing information are displayed in locations throughout the PHA's office in such a manner as to be easily readable from a wheelchair.

To further its commitment to full compliance with applicable Civil Rights laws, the PHA will provide Federal/State/local information to public housing residents regarding "discrimination" and any recourse available to them if they believe they are victims of discrimination. Such information will be made available to them during the resident orientation session.

The PHA's Compliance Office is accessible to persons with disabilities. Accessibility for the hearing impaired is provided by the TDD telephone service provider.

The PHA shall not, on account of race, color, sex, religion, marital status, creed, national or ethnic origin, age, familial status, history of domestic violence or stalking, gender identity or expression, sexual orientation, handicap or disability, or HIV infections:

- Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to lease housing suitable to its needs:
- Provide housing that is different from that provided to others:
- Subject a person to segregation or disparate treatment:
- Restrict a person's access to any benefit enjoyed by others in connection with the housing program:

- Treat a person differently in determining eligibility or other requirements for admission: or

- Deny a person access to the same level of services.

The PHA shall not automatically deny admission to a particular group or category of otherwise qualified applicants (e.g., families with children born to unmarried parents, elderly families with pets).

Approved by the Executive Director _____
January 21, 2010

FOR ACTION

SUBJECT: Requesting Approval to Request a Waiver from HUD's Regulatory Requirement to Decrease the Payment Standard Amounts at the First Regular Annual Reexamination Instead of at the Second Regular Annual Reexamination (see Attachment C: 24 CFR 982.505(c)(3))

I. FACTS

A. The Department of Housing and Urban Development (HUD) regulations state that Public Housing Authorities (PHAs) are allowed to set the payment standards within 90% to 110% of the Fair Market Rent (FMR) schedule without approval from HUD.

B. HUD regulations state that when a PHA lowers the payment standards in the tenant-based Housing Choice Voucher program, a lower payment standard applies immediately to all new admissions, all movers (families transferring to a new unit), and families remaining in their units with a new Housing Assistance Payment contract (e.g., when the owner offers or requires a new lease). For all other Housing Choice Voucher program participants, decreased payment standard amounts are not applied until the second regular annual reexamination after the payment standard is lowered (see Attachment C: 24 CFR 982.505 (c)(3)).

II. DISCUSSION

A. The Section 8 Housing Choice Voucher Program (S8HCV) is projected to face insufficient funds by mid-2012 (see Attachment A: Projection – Funding Shortfall).

B. To address the insufficient funds issue, the Section 8 Subsidy Programs Branch will be lowering its payment standards to 90% of FMR effective February 15, 2010 for all new admissions, all movers (families transferring to a new unit), all port-in families, and families remaining in their units with a new Housing Assistance Payment (HAP) contract; and effective March 1, 2010 for all other Housing Choice Voucher participants.

C. When the payment standards are lowered, the housing assistance payments will be decreased, thereby enabling the Housing Choice Voucher Program's budget authority to either support more families and/or to decrease its overspending. Obtaining a waiver from HUD to implement the lower payment standard at the first reexamination rather than the second, will help the HPHA address the budget over-utilization in the S8HCV program by decreasing HAP costs sooner.

D. HPHA's Section 8 data shows that even when the payment standards are lowered to 90% of FMR, the payment standard amounts are still comparable to the available unassisted rental units on Oahu (see Attachment B: Proposed Payment Standards vs. Rent Reasonableness Comparison). This means that families will still be able to find affordable units to rent.

III. RECOMMENDATION

That the Hawaii Public Housing Authority Board of Directors approve the proposed request to HUD for a waiver of HUD's regulatory requirement to

decrease the payment standard amounts at the first regular annual reexamination instead of at the second regular annual reexamination (see Attachment C: 24 CFR 982.505(c)(3)).

Attachments: A: Projection – Funding Shortfall
B: Proposed Payment Standards vs. Rent Reasonableness Comparison
C: 24 CFR 982.505(c)(3)

Prepared by: Norhana Schumacher, Acting Section 8 Subsidy Programs Branch Chief NS

Attachment A

HPHA
FUND 007 - HCVP
HAP

PROJECTION - FUNDING SHORTFALL

FROM DECEMBER 2009 TO SEPTEMBER 2012

ESTIMATED REVENUE AND EXPENSES
FROM DECEMBER 2009 TO SEPTEMBER 2012

	Dec 2009	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	June 2010	July 2010	Aug 2010	Sept 2010	Oct 2010	Nov 2010	Dec 2010	Jan 2011	Feb 2011	Mar 2011	Apr 201
ESTIMATED HAP REVENUE	1,453,490.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00
ESTIMATED HAP EXPENSES	1,637,181.54	1,641,587.98	1,645,790.00	1,649,580.00	1,654,020.00	1,650,790.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00
ESTIMATED NET LOSS	(183,691.54)	(100,849.98)	(105,052.00)	(108,842.00)	(113,282.00)	(110,052.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)

ESTIMATED RESTRICTED NET ASSETS - HAP

	Dec 2009	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	June 2010	July 2010	Aug 2010	Sept 2010	Oct 2010	Nov 2010	Dec 2010	Jan 2011	Feb 2011	Mar 2011	Apr 2011
EST. RESTRD SURPLUS - HAP, BEG. BAL	3,800,373.61	3,616,682.07	3,515,832.09	3,410,780.09	3,301,938.09	3,188,656.09	3,078,604.09	2,966,762.09	2,854,920.09	2,743,078.09	2,631,236.09	2,519,394.09	2,407,552.09	2,295,710.09	2,183,868.09	2,072,026.09	1,960,184.09
ESTIMATED NET LOSS	(183,691.54)	(100,849.98)	(105,052.00)	(108,842.00)	(113,282.00)	(110,052.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)
EST. RESTRD SURPLUS - HAP, END BAL	3,616,682.07	3,515,832.09	3,410,780.09	3,301,938.09	3,188,656.09	3,078,604.09	2,966,762.09	2,854,920.09	2,743,078.09	2,631,236.09	2,519,394.09	2,407,552.09	2,295,710.09	2,183,868.09	2,072,026.09	1,960,184.09	1,848,342.09

REVENUE AND EXPENSES (ACTUAL)
FROM JULY 2009 TO NOVEMBER 2009

	July 2009	Aug 2009	Sept 2009	Oct 2009	Nov 2009	Total
HAP REVENUE	1,301,097.00	1,301,081.61	1,301,070.03	1,453,553.26	1,453,542.69	6,810,344.59
HAP EXPENSES	1,594,295.49	1,637,242.94	1,632,002.35	1,598,816.72	1,599,961.90	8,062,319.40
NET REVENUE/(DEFICIT)	(293,198.49)	(336,161.33)	(330,932.32)	(145,263.46)	(146,419.21)	(1,251,974.81)

040

N. Schumacher
1/13/10

Attachment A

HPHA
FUND 007 - HCVP
HAP

PROJECTION - FUNDING SHORTFALL

FROM DECEMBER 2009 TO SEPTEMBER 2012

ESTIMATED REVENUE AND EXPENSES
FROM DECEMBER 2009 TO SEPTEMBER 2012

	May 2011	June 2011	July 2011	Aug 2011	Sept 2011	Oct 2011	Nov 2011	Dec 2011	Jan 2012	Feb 2012	March 2012	Apr 2012	May 2012	June 2012	July 2012	Aug 2012	Sept 2012
ESTIMATED HAP REVENUE	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00
ESTIMATED HAP EXPENSES	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00
ESTIMATED NET LOSS	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)

ESTIMATED RESTRICTED NET ASSETS - HAP

	May 2011	June 2011	July 2011	Aug 2011	Sept 2011	Oct 2011	Nov 2011	Dec 2011	Jan 2012	Feb 2012	March 2012	Apr 2012	May 2012	June 2012	July 2012	Aug 2012	Sept 2012
EST. RESTRD SURPLUS - HAP, BEG. BAL	1,848,342.09	1,736,500.09	1,624,658.09	1,512,816.09	1,400,974.09	1,289,132.09	1,177,290.09	1,065,448.09	953,606.09	841,764.09	729,922.09	618,080.09	506,238.09	394,396.09	282,554.09	170,712.09	58,870.09
ESTIMATED NET LOSS	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)
EST. RESTRD SURPLUS - HAP, END BAL	1,736,500.09	1,624,658.09	1,512,816.09	1,400,974.09	1,289,132.09	1,177,290.09	1,065,448.09	953,606.09	841,764.09	729,922.09	618,080.09	506,238.09	394,396.09	282,554.09	170,712.09	58,870.09	(52,971.91)

041

N. Schumacher
1/13/10

Attachment B

Proposed Payment Standards vs. Rent Reasonableness Comparison

Section 8 Payment Standards Proposal for 2010

Proposal figures are based on 90% of the HUD 2010 Fair Market Rent Schedule as allowed by CFR 982.503(a)(b).

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Current:	$1,140	$1,270	$1,550	$2,250	$2,520	$2,898	$3,276
Proposed	**$1,072**	**$1,258**	**$1,534**	**$2,226**	**$2,491**	**$2,864**	**$3,238**
Difference	$68	$12	$16	$24	$29	$34	$38
	-6%	-1%	-1%	-1%	-1.10%	-1.20%	-1.20%

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Proposed Payment Standard	**$1,072**	**$1,258**	**$1,534**	**$2,226**	**$2,491**	**$2,864**	**$3,238**
Unit A	$1,063	$1,250	$1,483	$2,165	$2,431	$2,874	$3,324
Unit B	$1,066	$1,250	$1,533	$2,165	$2,434	$2,974	$3,574
Unit C	$1,100	$1,250	$1,550	$2,237	$2,484	$3,024	$3,574
Unit D	$1,116	$1,300	$1,583	$2,265	$2,511	$3,124	$3,590
Unit E	$1,141	$1,300	$1,583	$2,287	$2,561	$3,174	NA

Sources of actual unit comparables are attached.

Section 8 Subsidy Programs Branch
1/13/2010

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12827	10/22/2009		dy	Makiki		HR	$997.00	2009	0	1.0	500		

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1415 Liholiho St. #806	Honolulu	96822	☑	☐	☑	☐	☐	☐	☑	1 pkg., window a/c, w/d, new pnt/wood laminate floor, walk-in

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☑	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Pacific Oasis Realty, LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/22/2009	4/21/2010	$997.00	$66.00	$1,063.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12461	7/20/2009		cg	Aiea		HR	1,000.00	2009	0	1	360	1980	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
98-288 Kaonohi St.,#3208	Aiea	96701	☐	☐	☐	☐	☐	☐	☑	pkg, ac window, disposal, cable tv, internet renovated

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	KMJ Realty LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	7/20/2009	1/17/2010	$1,000.00	$66.00	$1,066.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12196	4/21/2009		dy	Ala Moana		HR	1,100.00	2009	0	1.0			*EXTENSION/RECEN

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1650 Kanunu St. #1116 'Holid	Honolulu	96814	☑	☐	☑	☐	☐	☐	☐	mtn view, utils incl., pool, high floor

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☑	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☐	☐	☐	☐	☑	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	One Kalakaua Realty

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/19/2009	4/18/2010	$1,100.00	$0.00	$1,100.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12584	8/14/2009		cg	Moiliili/McCully		HR	1,050.00	2009	0	1	400	1974	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
2525 Date St, #2204	Honolulu	96826	☐	☐	☑	☐	☐	☐	☐	pkg, a/c window, pool, bbq, convenience store, location

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☐	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Ideal Properties, Inc

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	8/14/2009	2/11/2010	$1,050.00	$66.00	$1,116.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12720	9/22/2009		dy	Salt Lake/Halawa		HR	1,075.00	2009	0	1.0	316	1984	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
5333 Likini St. #507	Honolulu	96818	☑	☑	☑	☐	☐	☐	☑	1 pkg., gated comm., resort type living w/amenities galore!,

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☑	☑	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Honolulu City Properties

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	9/22/2009	3/22/2010	$1,075.00	$66.00	$1,141.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12798	10/13/2009		dy	Aiea		HR	1,250.00	2009	1	1.0	600		

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
98-1038 Moanalua Rd. #7-170 1. 'Pearlridge Grdns and Twr'	Aiea	96701	☑	☑	☑	☐	☐	☐	☑	utils incl., 1 pkg., bbq/club hse/pool/coin-op

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☑	☑	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☐	☐	☐	☐	☑	☑	☐	☐	☑	☐	☑	☐	☑	☐	☐	Capital Realty

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/13/2009	4/12/2010	$1,250.00	$0.00	$1,250.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12596	8/18/2009		cg	Salt Lake/Halawa		HR	1,150.00	2009	1	1	552	1974	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
909 Ala Nanala St, #1202	Honolulu	96818	☐	☐	☑	☑	☑	☐	☑	pkg, a/c window, intercom, meeting room, pool, recreation

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Imaino Realty LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	8/18/2009	2/15/2010	$1,150.00	$100.00	$1,250.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12588	8/17/2009		cg	Makiki/Punchbowl		HR	1,150.00	2009	1	1	459	1977	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1440 Ward Ave, #604	Honolulu	96814	☐	☐	☑	☐	☑	☐	☑	pkg, a/c window, cable tv incl, lanai, location

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Pacific Properites

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	8/17/2009	2/14/2010	$1,150.00	$100.00	$1,250.00

045

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12711	9/21/2009		dy	Pearl City		HR	1,200.00	2009	1	1.0	515	1984	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1060 Kamehameha Hwy. #A-1	Pearl City	96782	☑	☑	☑	☐	☐	☐	☑	1 pkg., window a/c, pool, gated comm., view, across fr major

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☐	☑	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Realty Laua, LLC.

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	9/21/2009	3/21/2010	$1,200.00	$100.00	$1,300.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12832	10/22/2009		dy	Moiliili/McCully		HR	1,200.00	2009	1	1.0	556		

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1215 Alexander St. #1406	Honolulu	96826	☑	☐	☑	☐	☐	☐	☐	1 pkg., w/d, lanai, top floor unit with view, partially enclosed

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☑	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Burt Shimoda Realty, LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/22/2009	4/21/2010	$1,200.00	$100.00	$1,300.00

046

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12391	6/19/2009		dy	Wahiawa/Whitmore		LR	1,350.00	2009	2	1.0			*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1830 Wilikina Dr. #606	Wahiawa	96786	☑	☐	☑	☐	☐	☐	☐	1 pkg., w/d, lanai, pool

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☑	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	RM Mgmt LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	12/17/2009	6/16/2010	$1,350.00	$133.00	$1,483.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12520	8/3/2009		cg	Kakaako/Ala Moan		HR	1,400.00	2009	2	1	692	1966	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1655 Kanunu St, #505	Honolulu	96814	☑	☐	☑	☐	☐	☐	☐	pkg, cable tv incl, chandelier, home warranty, intercom,

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☑	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Silver Key Realty

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	8/3/2009	1/31/2010	$1,400.00	$133.00	$1,533.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12884	11/16/2009		dy	Salt Lake/Halawa		HR	1,550.00	2009	2	1.5	823		

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1160 Ala Napunani St. #1401	Honolulu	96818	☑	☐	☑	☐	☐	☐	☑	1 pkg., w/d, lanai, utils incl., pool/rec ctr., keyed elevator

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☑	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☐	☐	☐	☐	☑	☑	☐	☐	☑	☐	☑	☐	☑	☐	☐	Karen T. Kimura

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	11/16/2009	5/16/2010	$1,550.00	$0.00	$1,550.00

047

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12532	8/5/2009		cg	Makiki		HR	1,450.00	2009	2	1	773	1965	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1617 Keeaumoku St, #201	Honolulu	96822	☐	☐	☐	☐	☐	☐	☐	pkg, lanai, pool, location

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☐	☐	☐	Peterson Properties of Hawaii

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	8/5/2009	2/2/2010	$1,450.00	$133.00	$1,583.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12034	3/12/2009		dy	Kaneohe/Kahaluu		LR	1,450.00	2009	2	1.0	692		*Extension

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
46-269 Kahuhipa St. #D-303 Windward Acres	Kaneohe	96744	☐	☐	☑	☐	☐	☐	☐	1 pkg., new pnt., view, bbq/storage

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☐	☑	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Property Profiles

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	9/9/2009	3/9/2010	$1,450.00	$133.00	$1,583.00

048

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12744	9/22/2009		dy	Kaneohe/Kahaluu		TH	2,000.00	2009	3	2.5	1316		

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
47-710 Hui Kelu St. #17/1706	Kaneohe	96744	☐	☐	☑	☐	☐	☐	☐	2 pkg., end unit with courtyard, window a/c, w/d, club

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	James Kometani, Inc.

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	9/22/2009	3/22/2010	$2,000.00	$165.00	$2,165.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12418	6/30/2009		dy	Moiliili/McCully		LR	2,000.00	2009	3	1.0			*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
2630 Maunawai Pl. #F	Honolulu	96826	☐	☑	☐	☐	☐	☐	☑	lge family/lvf rm, 2 pkg, coin-op lndry.,

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Honolulu City Properties

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	12/28/2009	6/27/2010	$2,000.00	$165.00	$2,165.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12786	10/9/2009		dy	Salt Lake/Halawa		SFD	1,950.00	2009	3	2.0	960		

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1552 Ala Aolani St.	Honolulu	96818	☐	☐	☑	☐	☐	☐	☑	yrd svce incl., 2 pkg., w/d, no pets/smokers

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☑	KMJ Realty LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/9/2009	4/8/2010	$1,950.00	$287.00	$2,237.00

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Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12449	7/9/2009		dy	Kapolei/Makakilo		TH	2,100.00	2009	3	2.5	1529	2006	*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
92-7159 Elele St. #1104 'Ocean Ridge at Makakilo'	Kapolei	96707	☐	☐	☑	☐	☐	☑	☑	garage, split a/c yrd svce incl., w/d, lanai, storage, pvt yrd,

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☑	J Samuels Signature Homes LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	1/6/2010	7/6/2010	$2,100.00	$165.00	$2,265.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12117	4/8/2009		dy	Pearl City		SFD	2,000.00	2009	3	1.5	1846	1970	*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1957 Hoolehua St.	Pearl City	96782	☐	☐	☑	☐	☐	☐	☐	lge interior, w/d, lanai,

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Stott Real Estate, Inc.

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/6/2009	4/5/2010	$2,000.00	$287.00	$2,287.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12177	4/20/2009		dy	Waipahu/Waikele		SFD	2,100.00	2009	4	2.0	1590		*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
94-540 Ulieo St.	Waipahu	96797	☐	☐	☑	☑	☐	☐	☐	carport, w/d, ugraded house throughout

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Property Profiles

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/18/2009	4/17/2010	$2,100.00	$331.00	$2,431.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12214	4/29/2009		dy	Waianae		SFD	2,200.00	2009	4	2.5	1526		*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
87-2133 Pakeke St. #41 'Sea Country'	Waianae	96792	☐	☐	☑	☑	☐	☑	☑	split lvl., upgraded!, central a/c, wtr/swr incl., yrd, rec ctr.

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Jsamuels Signature Homes, LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/27/2009	4/26/2010	$2,200.00	$234.00	$2,434.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12188	4/20/2009		dy	Pearl City		SFD	2,250.00	2009	4	3.0	1321	1988	*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
98-1970 Kaahumanu St. #F 'C rest at Wailuna'	Pearl City	96782	☐	☐	☑	☐	☐	☐	☑	garage, den, rec ctr w/pools, lanai, w/d,

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☑	Marcus and Associates

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/18/2009	4/17/2010	$2,250.00	$234.00	$2,484.00

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Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
11955	2/7/2009		HB	Mililani	89.08	SFD	2,200.00	2009	4	2			*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
94-408 Papolohiwa Street	Mililani	96789	☐	☐	☑	☑	☑	☑	☑	

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent	ContactPers
☐	☑	☐	833-3701	Internet	8/7/2009	2/4/2010	$2,200.00	$311.00	$2,511.00	Aloha American Realty, Inc.

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
11953	2/7/2009		HB	Mililani	89.08	SFD	2,250.00	2009	4	2			*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
94-407 Kauopua Street	Mililani	96789	☐	☐	☑	☑	☐	☑	☑	

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc
☐	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent	ContactPers
☐	☑	☐	988-1400	Internet	8/7/2009	2/4/2010	$2,250.00	$311.00	$2,561.00	Ron Corp.

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Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12377	6/3/2009		dy	Waianae		SFD	2,500.00	2009	5	3		2007	*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
87-1060 Anaha St.	Waianae	96792	☐	☐	☑	☐	☐	☐	☐	2 car garage, w/d, central a/c

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Century 21 Homefinders of HI

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		craigslist	12/1/2009	5/31/2010	$2,500.00	$374.00	$2,874.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12378	6/3/2009		dy	Waianae		SFD	2,600.00	2009	5	3	1890		*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
86-411 Popohau Pl.	Waianae	96792	☐	☐	☑	☐	☐	☐	☐	garage, fenced backyard, on busline, tropical plnts

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Sai

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
-	☑	☐	349-6560	craigslist	12/1/2009	5/31/2010	$2,600.00	$374.00	$2,974.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12059	3/20/2009		dy	Pearl City		SFD	2,650.00	2009	5	2.0			*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1458 Noelani St.	Pearl City	96782	☐	☐	☑	☐	☐	☐	☐	carport, fenced yrd

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	RM Mgmt LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	9/17/2009	3/17/2010	$2,650.00	$374.00	$3,024.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
11956	2/7/2009		HB	Mililani	89.08	SFD	2,750.00	2009	5	2			*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
94-453 Kauopua Street	Mililani	96789	☐	☐	☑	☑	☐	☑	☑	

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Century 21 Liberty Homes

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐	625-1776	Internet	8/7/2009	2/4/2010	$2,750.00	$374.00	$3,124.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12441	7/9/2009		dy	Kapolei/Makakilo		SFD	2,800.00	2009	5	2.0			*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
92-1166 Makamai Lp.	Kapolei	96707	☐	☐	☑	☐	☐	☑	☑	garage, renovated kitchen, solar htr., fenced yrd fnt/bck,

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☑	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Coldwell Banker Pacific Properties

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	1/6/2010	7/6/2010	$2,800.00	$374.00	$3,174.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12443	7/9/2009		dy	Kapolei/Makakilo		SFD	2,950.00	2009	6	2.5			*EXTENSION/5 bdrm

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
92-428 Kaiaulu St.	Kapolei	96707	☐	☐	☑	☐	☐	☐	☑	garage, lanai, storage, w/d

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	RM Mgmt LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	1/6/2010	7/6/2010	$2,950.00	$374.00	$3,324.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12764	10/1/2009		HB	Kaimuki/Waialae	14	SFD	3,200.00	2009	6	3.5			Good

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
Kaau Street at 8th Ave.	Honolulu	96816	☐	☐	☑	☑	☐	☑	☑	

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☑	☑	Craigs List - internet

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		Internet	10/2/2009	4/1/2010	$3,200.00	$374.00	$3,574.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12766	10/1/2009		HB	Aiea	78.08	SFD	3,200.00	2009	6	3		2006	Good

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
91-1050 Aiea Hts Rd.	Aiea	96701	☐	☐	☑	☑	☐	☑	☑	

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☐	☑	☑	Bob - Internet: Craigs List

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
-	☑	☐	384-3753	Craigs List	10/2/2009	4/1/2010	$3,200.00	$374.00	$3,574.00

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Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12765	10/1/2009		HB	Haleiwa/Sunset Bc	101	SFD	3,250.00	2009	6	3.5			Good

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
59-434 Pupukea Road	Haleiwa	96712	☐	☐	☑	☑	☐	☐	☑	

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☑	☑	Team Real Estates, Inc

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐	637-3507	Craigs List - Internet	10/2/2009	4/1/2010	$3,250.00	$340.00	$3,590.00

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Attachment C

Electronic Code of Federal Regulations
e-CFR™

e-CFR Data is current as of January 6, 2010

Title 24: Housing and Urban Development

PART 982—SECTION 8 TENANT BASED ASSISTANCE: HOUSING CHOICE VOUCHER PROGRAM
Subpart K—Rent and Housing Assistance Payment

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§ 982.505 Voucher tenancy: How to calculate housing assistance payment.

(a) *Use of payment standard.* A payment standard is used to calculate the monthly housing assistance payment for a family. The "payment standard" is the maximum monthly subsidy payment.

(b) *Amount of monthly housing assistance payment.* The PHA shall pay a monthly housing assistance payment on behalf of the family that is equal to the *lower* of:

(1) The payment standard for the family minus the total tenant payment; or

(2) The gross rent minus the total tenant payment.

(c) *Payment standard for family.* (1) The payment standard for the family is the lower of:

(i) The payment standard amount for the family unit size; or

(ii) The payment standard amount for the size of the dwelling unit rented by the family.

(2) If the PHA has established a separate payment standard amount for a designated part of an FMR area in accordance with §982.503 (including an exception payment standard amount as determined in accordance with §982.503(b)(2) and §982.503(c)), and the dwelling unit is located in such designated part, the PHA must use the appropriate payment standard amount for such designated part to calculate the payment standard for the family. The payment standard for the family shall be calculated in accordance with this paragraph and paragraph (c)(1) of this section.

(3) *Decrease in the payment standard amount during the HAP contract term.* If the amount on the payment standard schedule is decreased during the term of the HAP contract, the lower payment standard amount generally must be used to calculate the monthly housing assistance payment for the family beginning at the effective date of the family's second regular reexamination following the effective date of the decrease in the payment standard amount. The PHA must determine the payment standard for the family as follows.

(i) *Step 1:* At the first regular reexamination following the decrease in the payment standard amount, the PHA shall determine the payment standard for the family in accordance with paragraphs (c)(1) and (c)(2) of this section (using the decreased payment standard amount).

(ii) *Step 2* (first reexamination payment standard amount): The PHA shall compare the payment standard amount from step 1 to the payment standard amount last used to calculate the monthly housing assistance payment for the family. The payment standard amount used by the PHA to calculate the monthly housing assistance payment at the first regular reexamination following the decrease in the payment standard amount is the higher of these two payment standard amounts. The PHA shall advise the family that the application of the lower payment standard amount will be deferred until the second regular reexamination following the effective date of the decrease in the payment standard amount.

(iii) *Step 3* (second reexamination payment standard amount): At the second regular reexamination following the decrease in the payment standard amount, the lower payment standard amount shall be used to calculate the monthly housing assistance payment for the family unless the PHA has subsequently increased the payment standard amount, in which case the payment standard amount is determined in accordance with paragraph (c)(4) of this section.

(4) *Increase in the payment standard amount during the HAP contract term.* If the payment standard amount is increased during the term of the HAP contract, the increased payment standard amount shall be used to calculate the monthly housing assistance payment for the family beginning at the effective date of the family's first regular reexamination on or after the effective date of the increase in the payment standard amount.

(5) *Change in family unit size during the HAP contract term.* Irrespective of any increase or decrease in the payment standard amount, if the family unit size increases or decreases during the HAP contract term, the new family unit size must be used to determine the payment standard amount for the family beginning at the family's first regular reexamination following the change in family unit size.

(d) *PHA approval of higher payment standard for the family as a reasonable accommodation.* If the family includes a person with disabilities and requires a higher payment standard for the family, as a reasonable accommodation for such person, in accordance with part 8 of this title, the PHA may establish a higher payment standard for the family within the basic range.

[64 FR 26649, May 14, 1999, as amended at 64 FR 56914, Oct. 21, 1999; 65 FR 16822, Mar. 30, 2000; 65 FR 42509, July 10, 2000; 66 FR 30568, June 6, 2001; 67 FR 56689, Sept. 4, 2002]

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Section 508 / Accessibility

Property Management and Maintenance Services Branch
Report for the Month Ending December 31, 2009

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

A. Fix Units

At the end of December 2009, the agency had 366 vacant units that needed repair. 217 of the 366 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 149 units.

Month	Move Ins	Move Outs	Rent Ready Pending Placement
December 2009	59	19	48
November 2009	31	35	41
October 2009	31	47	30
September 2009	57	45	35

B. Fill Units

State Occupancy Report: December 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	107	**83.59%	21	3
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	2
2401 Hale Po'ai	206	205	99.51%	1	0
2402 La'iola	108	106	98.15%	2	1
2403 Kamalu-Ho'olulu	221	220	99.55%	1	1
2404 Halia Hale	41	40	97.56%	1	1
Total	864	800	92.59%	64	8

- Puahala Homes includes *14 homeless units in addition to the 7 vacant units, 3 of the 7 units are currently ready for occupancy. **Occupancy rate based on actual total occupied units with State public housing not counting the 14 Homeless units is 94.53%.

- 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 (30 units) is being modernized. The projected ready dates for each phase (approximately 6 units per phase) is listed below:

  Phase 1 - February 2010
  Phase 2 - May 2010
  Phase 3 - July 2010
  Phase 4 - September 2010
  Phase 5 - January 2011

  As units become rent ready in each phase they will be used to transfer tenants from the next phase until the Modernization is complete.

- Ke Kumu Elua - management has completed interior repairs on 8 units, PMMSB will procure interior painting the week of January 11, 2010. Two units have been referred to CMS due to earthquake damage, 5 units are being prepared to lease by the AMP staff.

Federal Occupancy Report: December 2009

Occupancy					
AMP	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready
30 Aiea	362	358	98.90%	4	1
31 KVH	372	325	87.37%	47	6
32 MWH	363	356	98.07%	7	0
33 Kam/Kaahumanu	371	367	98.92%	4	2
34 Kalakaua	581	566	97.42%	15	1
35 Kalanihuia	584	547	93.66%	37	1
37 Hilo	301	278	92.36%	23	1
38 Kauai	319	307	96.24%	12	0
39 Maui	196	135	68.88%	61	2
40 KPT	738	696	94.31%	42	12
43 Kona	200	190	95.00%	10	6
44 Leeward Oahu	258	217	84.11%	41	4
45 Windward Oahu	225	220	97.78%	5	1
46 Kamuela	101	86	85.15%	15	2
49 Central Oahu	150	130	86.67%	20	1
50 Palolo	115	108	93.91%	7	0
Total	5,236	4886	93.32%	350	40

- AMP 31: Kalihi Valley Homes - Phase 4A, 22 units under modernization. Construction began October 26, 2009 and is scheduled to be completed October, 2010. Construction period is 12 months. 10 units with roof leaks to be repaired as funds are identified. 7 units to be repaired by AMP and Central Maintenance (CM) 3 units to be completed by January 15, 2010, 4 units to be completed in February 2010.

- AMP 35: Kalanihuia - 37 vacant units; 3 are deprogrammed, 1 is available and 26 to be renovated by AMP. Manager will refer 10 units to CMS. AMP to have 6 units available by January 31, 2010, 10 units by February 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. Bid opening was on December 15, 2009. AMP is repairing the remaining 15 vacant units.

- AMP 39: Maui –There has been some delay in the ready dates for the remaining 61 CMS units. Contractor's equipment was stolen in December. Materials were also stolen from the vacant units and had to be replaced. 10 units to be repaired by AMP see attached schedule of repair. AMP is placing units as they become available.

- AMP 40: Kuhio Park Terrace – 26 units under repair by CMS (13 roof leaks, 11 sewer repairs, 1 burn and 1 spalling). 12 placements were delayed due to problems with delivery of refrigerators. 4 units to be repaired by AMP.

- AMP 44: Leeward – 41 vacant, 13 are assigned to CMS and 28 will be fixed by AMP, 8 units are rent ready as of January 8, 2010. 5 units will be ready in January 2010, 3 units to be ready in February, and the balance in March 2010.

- AMP 46: Kamuela – Federal occupancy rate at 85.15%. 5 were referred to CMS. 7 units are on relocation hold for Hale Hauoli (8 are needed), 2 are rent ready, 1 needs ADA appliances only.

- AMP 49: Central Oahu – Of the 19 vacancies, 14 are assigned to CMS. 5 vacants will be repaired by the AMP staff. Units assigned to CMS are for roof repair. The bidding process is project to start mid January 2010.

- AMP 50: Palolo - Hazmat abatement completed. There are 7 units to be repaired:

  7E – CMS
  5F & 3E – 1/19/10
  3A – 1/31/10
  7B – 2/10/10
  7D – 3/2/10
  11C – 4/6/10

Applications: 35 qualified applicants were referred to the AMPs for placement. 5 offers of housing were refused in December 2009. These families refused the unit they were offered, after they were screened and all documentation and calculations were completed. Reasons for the refusals were due to lack of funds, rent was too high and not wanting to leave area they currently reside in. Applicants who refused the unit offers were cancelled and removed from all waiting lists.

C. Rent Collection December 2009

Federal Rent Collection

AMP	Count of Families	30-90 Days	Count of Families	Over 90 Days	AMP Collection Ratio 12/09
30 Aiea	41	19,196.65	6	3,793.00	95.26%
31 KVH	61	20,839.16	13	19,528.83	91.21%
32 MWH	30	13,659.27	12	18,783.37	99.04%
33 Kam/Kaahumanu	29	11,704.08	9	34,074.59	102.14%
34 Kalakaua	9	5,130.69	4	2,117.69	98.72%
35 Kalanihuia	27	9,346.65	13	19,293.44	96.34%
37 Hilo	26	12,109.02	7	6,068.85	107.03%
38 Kauai	28	16,221.09	19	20,652.51	98.35%
39 Maui	15	6,636.00	5	14,612.38	102.95%
40 KPT	161	88,836.35	33	42,185.55	91.35%
43 Kona	21	9,549.97	11	10,422.40	100.37%
44 Leeward Oahu	53	24,002.94	42	62,094.96	106.73%
45 Windward Oahu	35	24,289.11	8	8,945.00	91.40%
46 Kamuela	21	9,275.00	17	39,599.37	105.64%
49 Central Oahu	22	14,419.77	6	4,695.02	92.53%
50 Palolo	11	7,308.00	7	16,413.13	102.41%
Total	590	$ 292,523.75	212	$ 323,280.09	96.76%

During the month of December 2009, there were 4 evictions and 9 families were referred for eviction. Of the 9 families referred for eviction, 8 families were referred for rent and 1 for non-rent violations. (40 referred in November 2009, 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 31: 10 cases are pending eviction referral. Will be processed and submitted by January 31, 2010.

AMP 40: 7 cases are in the eviction process. 2 are pending serving the writ of possession.

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

AMP 45 – 20 pending interim recertifications. Once interims are complete the AMP should meet 95% collection rate.

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

State Rent Collection

	Non Vacated Delinquencies				
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	AMP Collection Ratio 12/09
2201-Hauiki	11	$ 8,823.40	18	$ 140,847.04	**99.29%**
2202-Puahala Homes	24	$ 12,816.31	28	$ 165,538.40	**115.87%**
2204-Kawailehua	4	$ 1,933.00	2	$ 1,896.46	**83.98%**
2205-Kahale Mua	7	$ 2,327.00	18	$ 20,131.37	**96.75%**
2206-Lokahi	3	$ 1,157.00	2	$ 12,591.50	**115.13%**
2207-Ke Kumu Elua	5	$ 1,582.30	7	$ 4,146.67	**90.06%**
2401-Hale Po'ai	0	$ -	5	$ 2,284.00	**102.57%**
2402-La'iola	2	$ 652.00	8	$ 2,302.52	**112.80%**
2403-Kamalu-Ho'olulu	2	$ 514.50	1	$ 4.40	**96.49%**
2404-Halia Hale	2	$ 682.00	1	$ 1,528.00	**95.23%**
Total	**60**	**$ 30,487.51**	**90**	**$ 351,270.36**	**103.69%**

D. Goals

- Implement New Uniform House Rules – Draft complete and submitted to Managers for comment. Will need Board approval and public comment. Target date is April 2010.
- Implement Tenant Monitor Program – Revision to ACOP required for income exclusion before implementation. Target date is end of fiscal year.
- Update Maintenance Charge List – February 2010 - Draft complete and submitted to Managers for comment. Target date is March 2010.
- Update Maintenance Labor Rate – Implementation projected by February 2010.
- Update Property Management Manual – Draft complete. Target date is April 2010.

E. Updates from previous Board Meetings

- See vacancy information in Section B.
- See REAC "for information."
- Fetu Kolio received copy of security contract on 12/21/09.
- Plan to reach 97% occupancy. The current plan is to have Central Maintenance (CM) step in and assist AMPs with vacancies when the unit exceeds 30 days of vacancy. Once CM starts work on the vacant units, the AMP will be required to have 2 of their maintenance staff assist CM, due to low staffing at CM. There are currently 122 units to be repaired by the AMPs and 217 for CMS to repair.

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 – Sent second draft of purchase and sale agreement to buyer on 1/12/2010.

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

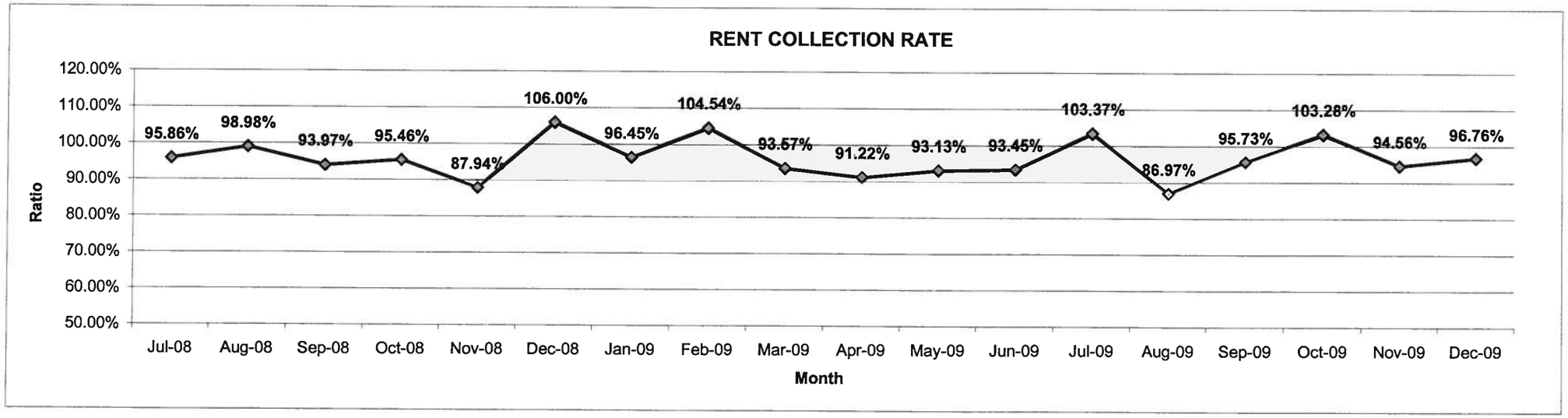
FEDERAL PUBLIC HOUSING

Rent Collection from July 2008 to December 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			Dec-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%	$114,069.72	$119,412.98	104.68%
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%	$76,423.00	$75,161.64	98.35%
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%	$41,265.00	$42,481.46	102.95%
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%	$1,120,641.22	$1,071,584.35	95.62%
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%	$ 1,352,398.94	$ 1,308,640.43	96.76%



Federal LIPH
HPHA Island Overview Report
December 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	554	92.03%	48	9	0	6	1	0	1,394	96	3	2
Kauai	319	307	96.24%	12	0	0	0	0	0	182	63	0	0
Maui	196	135	68.88%	61	2	0	3	0	0	209	46	0	3
Oahu	4,119	3,890	94.44%	229	29	18	41	6	5	6,224	1,418	22	19
Total	**5,236**	**4,886**	**93.32%**	**350**	**40**	**18**	**50**	**7**	**5**	**7,848**	**1,596**	**25**	**24**

	Non Vacated Delinquencies***				Collection Rate 12/09		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	68	$ 30,933.99	35	$ 56,090.62	$ 114,069.72	$ 119,412.98	**104.68%**
Kauai	28	$ 16,221.09	19	$ 20,652.51	$ 76,423.00	$ 75,161.64	**98.35%**
Maui	15	$ 6,636.00	5	$ 14,612.38	$ 41,265.00	$ 42,481.46	**102.95%**
Oahu	479	$ 238,732.67	153	$ 231,924.58	$ 1,120,641.22	$ 1,071,584.35	**95.62%**
Total	**590**	**$ 292,523.75**	**212**	**$ 323,280.09**	**$ 1,352,398.94**	**$ 1,308,640.43**	**96.76%**

* 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
December 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	358	98.90%	4	1	0	0	0	0	4648	0	14	0
31P-KVH	372	325	87.37%	47	6	4	6	4	0	4648	0	14	0
32P-MWH	363	356	98.07%	7	0	0	1	0	0	4648	0	14	0
33P-Kam/Kaamanu	371	367	98.92%	4	2	0	1	0	0	4648	0	14	0
34P-Kalakaua	581	566	97.42%	15	1	1	12	1	0	0	1365	0	18
35P-Kalanihuia	584	547	93.66%	37	1	0	13	0	0	4648	1365	14	18
37P-Hilo	301	278	92.36%	23	1	0	3	1	0	548	76	0	2
38P-Kauai	319	307	96.24%	12	0	0	0	0	0	182	63	0	0
39P-Maui	196	135	68.88%	61	2	0	3	0	0	209	46	0	3
40P-KPT	738	696	94.31%	42	12	9	5	0	4	4648	0	0	0
43P-Kona	200	190	95.00%	10	6	0	2	0	0	927	27	3	0
44P-Leeward Oahu	258	217	84.11%	41	4	1	0	0	1	2177	0	7	0
45P-Windward Oahu	225	220	97.78%	5	1	2	2	1	0	1533	0	1	0
46P-Kamuela	101	86	85.15%	15	2	0	1	0	0	927	27	0	0
49P-Central Oahu	150	130	86.67%	20	1	1	1	0	0	1239	184	0	1
50P-Palolo	115	108	93.91%	7	0	0	0	0	0	4648	0	0	0
Total	5,236	4,886	93.32%	350	40	18	50	7	5	7,848	1,596	25	24

	Non Vacated Delinquencies***				Collection Rate 12/09		
AMP	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	41	19,196.65	6	3,793.00	$ 147,278.00	140,291.27	95.26%
31P-KVH	61	20,839.16	13	19,528.83	$ 87,477.00	79,788.40	91.21%
32P-MWH	30	13,659.27	12	18,783.37	$ 101,431.61	100,454.59	99.04%
33P-Kam/Kaamanu	29	11,704.08	9	34,074.59	$ 92,784.93	94,775.14	102.14%
34P-Kalakaua	9	5,130.69	4	2,117.69	$ 130,352.18	128,677.68	98.72%
35P-Kalanihuia	27	9,346.65	13	19,293.44	$ 133,361.00	128,484.99	96.34%
37P-Hilo	26	12,109.02	7	6,068.85	$ 61,948.72	66,305.75	107.03%
38P-Kauai	28	16,221.09	19	20,652.51	$ 76,423.00	75,161.64	98.35%
39P-Maui	15	6,636.00	5	14,612.38	$ 41,265.00	42,481.46	102.95%
40P-KPT	161	88,836.35	33	42,185.55	$ 261,118.00	238,532.45	91.35%
43P-Kona	21	9,549.97	11	10,422.40	$ 37,081.00	37,219.23	100.37%
44P-Leeward Oahu	53	24,002.94	42	62,094.96	$ 34,240.00	36,544.95	106.73%
45P-Windward Oahu	35	24,289.11	8	8,945.00	$ 69,467.00	63,495.53	91.40%
46P-Kamuela	21	9,275.00	17	39,599.37	$ 15,040.00	15,888.00	105.64%
49P-Central Oahu	22	14,419.77	6	4,695.02	$ 41,638.00	38,527.66	92.53%
50P-Palolo	11	7,308.00	7	16,413.13	$ 21,493.50	22,011.69	102.41%
Total	590	$ 292,523.75	212	$ 323,280.09	$ 1,352,398.94	$ 1,308,640.43	96.76%

* 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).

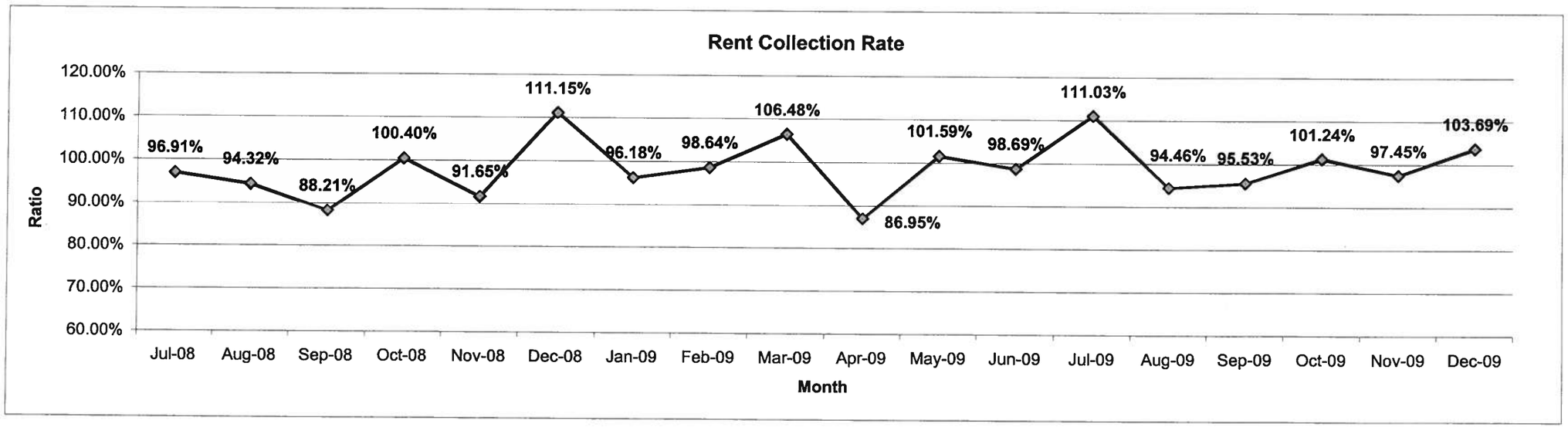
STATE PUBLIC HOUSING

Rent Collection from July 2008 to December 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			Dec-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%	$ 8,209.00	$ 8,815.49	107.39%
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%	$ 5,380.00	$ 4,518.00	83.98%
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%	$ 5,235.00	$ 5,065.00	96.75%
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%	$ 228,223.00	$ 237,762.94	104.18%
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%	$ 247,047.00	$ 256,161.43	103.69%



State LIPH
HPHA Island Overview Report
December 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	1,317	0	0	0
Kauai	26	25	96.15%	1	0	0	0	0	0	90	0	0	0
Maui	32	27	84.38%	5	0	0	0	0	0	46	0	0	0
Oahu	750	723	96.40%	27	6	1	9	3	1	5,344	528	0	5
Total	**864**	**800**	**92.59%**	**64**	**8**	**1**	**9**	**3**	**1**	**6,716**	**528**	**0**	**5**

	Non Vacated Delinquencies***				Collection Rate 12/09		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	8	$ 2,739.30	9	$ 16,738.17	$ 8,209.00	$ 8,815.49	**107.39%**
Kauai	4	$ 1,933.00	2	$ 1,896.46	$ 5,380.00	$ 4,518.00	**83.98%**
Maui	7	$ 2,327.00	18	$ 20,131.37	$ 5,235.00	$ 5,065.00	**96.75%**
Oahu	41	$ 23,488.21	61	$ 312,504.36	$ 228,223.00	$ 237,762.94	**104.18%**
Total	**60**	**$ 30,487.51**	**90**	**$ 351,270.36**	**$ 247,047.00**	**$ 256,161.43**	**103.69%**

* 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 LIPH
HPHA Project Overview Report
December 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	5269	0	0	0
2202-Puahala Homes	128	107	83.59%	21	3	0	1	0	0	223	0	0	0
2204-Kawailehua	26	25	96.15%	1	0	0	0	0	0	90	0	0	0
2205-Kahale Mua	32	27	84.38%	5	0	0	0	0	0	46	0	0	0
2206-Lokahi	30	14	46.67%	16	0	0	0	0	0	693	0	0	0
2207-Ke Kumu Elua	26	11	42.31%	15	2	0	0	0	0	687	0	0	0
2401-Hale Po'ai	206	205	99.51%	1	0	0	2	1	0	0	330	0	1
2402-La'iola	108	106	98.15%	2	1	1	2	1	0	0	99	0	1
2403-Kamalu-Ho'olulu	221	220	99.55%	1	1	0	4	1	1	0	144	0	3
2404-Halia Hale	41	40	97.56%	1	1	0	0	0	0	0	144	0	0
Total	864	800	92.59%	64	8	1	9	3	1	6,716	528	0	5

	Non Vacated Delinquencies***				Collection Rate 12/09		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	11	$ 8,823.40	18	$ 140,847.04	$ 20,346.00	20,201.17	99.29%
2202-Puahala Homes	24	$ 12,816.31	28	$ 165,538.40	$ 41,808.00	48,443.77	115.87%
2204-Kawailehua	4	$ 1,933.00	2	$ 1,896.46	$ 5,380.00	4,518.00	83.98%
2205-Kahale Mua	7	$ 2,327.00	18	$ 20,131.37	$ 5,235.00	5,065.00	96.75%
2206-Lokahi	3	$ 1,157.00	2	$ 12,591.50	$ 5,674.00	6,532.49	115.13%
2207-Ke Kumu Elua	5	$ 1,582.30	7	$ 4,146.67	$ 2,535.00	2,283.00	90.06%
2401-Hale Po'ai	0	$ -	5	$ 2,284.00	$ 58,179.00	59,675.00	102.57%
2402-La'iola	2	$ 652.00	8	$ 2,302.52	$ 33,636.00	37,942.00	112.80%
2403-Kamalu-Ho'olulu	2	$ 514.50	1	$ 4.40	$ 62,631.00	60,432.00	96.49%
2404-Halia Hale	2	$ 682.00	1	$ 1,528.00	$ 11,623.00	11,069.00	95.23%
Total	60	$ 30,487.51	90	$ 351,270.36	$ 247,047.00	$ 256,161.43	103.69%

* Occupancy also counts Scheduled for Modernization Units.
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*** Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).

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UNIT TURNOVER REPORT AS OF DECEMBER 2009
FISCAL YEAR 2009 - 2010

VACANT UNITS as of 12/31/09	TOTAL REPAIRED AND OCCUPIED 12/09	TOTAL READY MOVE IN 12/09	TOTAL TO BE REPAIRED
386	52	47	339

	Current Vacant Units	Placements Dec-09	Rent Ready Units	Total Units Under Repair		Repair Jan-10	Repair Feb-10	Repair Mar-10	Future CMS	Future AMP
30 Aiea	4	0	1	3		2	1	0	0	0
31 KVH	46	6	5	41		4	3	0	33	1
32 MWH	6	1	0	6		1	0	0	5	0
33 Kamehameha/Kaahumanu	4	1	2	2		2	0	0	0	0
34 Kalakaua	11	12	0	11		4	4	3	0	0
35 Kalanihuia	39	11	1	38		9	9	9	7	4
37 Hilo	23	0	2	21		2	0	0	19	0
38 Kauai	11	0	0	11		2	5	0	4	0
39 Maui	61	3	2	59		2	2	2	51	2
40 KPT	39	6	11	28		2	0	0	26	0
43 Kona	10	2	5	5		1	2	0	2	0
44 Leeward Oahu	41	0	5	36		4	4	6	13	9
45 Windward Oahu	3	2	0	3		1	0	0	2	0
46 Kamuela	15	1	2	13		1	0	0	12	0
49 Central Oahu	19	1	0	19		1	2	2	14	0
50 Palolo	5	0	0	5		0	0	0	0	5
State Family	42	1	6	36		3	3	0	29	1
State Elderly	7	5	5	2		2	0	0	0	0
Total	386	52	47	339	=	43	35	22	217	22

CENTRAL MAINTENANCE VACANT UNIT REPORT
JULY 2009 - DECEMBER 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
		16J			switch & electrical outlet covers, replace light bulbs as needed, install window molding, replace stove
		2J			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 washer.
	In Process	36B			**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 washer.
	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.
		29E		1-Dec	**Maintenance, Painting, Janitorial** and **Plumbing.**
		2J			**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.

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CENTRAL MAINTENANCE VACANT UNIT REPORT
JULY 2009 - DECEMBER 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
		19		11/30/2009	**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
	In Process	G201	3		Patch wall and paint vacant unit, Plumbing repairs
	In Process	G303	3		Patch wall and paint vacant unit
	In Process	D118	1		Patch wall and paint vacant unit
	In Process	D314	2		Patch wall and paint vacant unit
	Kau'iokalani	D123	3	12/7/2009	Prep, prime, paint whole unit and cleaning
		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
34	Kalakaua				
	In Process	1626	2	1/7/2010	Clean, prep and paint entire units
					Vacant janitorial and painting, cleaning and remove rubbish in units
Total Vacant Units		**32**	**(6 Units in process)**		**(28 Completed Units)**

Elevator Repair Report: Hawaii Public Housing Authority Elevators reported as of 1/4/10

Name	Type	Elevator No.	Repair	No. and duration of Repairs to Elevator for month of Dec			No. and duration of Repairs to Elevator between 7/1/07 to 12/31/09			Start Date	Date or Estimated Completion of Major Repair	Total Repair Cost as of Report Date
				Less than one day	2 to 7 days	More than 7 days	Less than one day	2 to 7 days	More than 7 days			
Kuhio Park Terrace A	Family	1		2			50	4	2			$ 118,562.27
		2					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		4			40	1	2			$ 142,030.30
		6					47					$ 9,377.84
Paoakalani	Elderly	1		2			13					$ 1,100.00
		2		1			2		1			$ 17,038.90
Kalakaua Home	Elderly	1		1			18	1	1			$ 137.50
		2					13	1				$ 14,538.60
Ho`olulu Elderly	Elderly	1							1			$ 12,140.20
		2		1			6					$ 137.50
Kalanihuia	Elderly	1					40	1	1			$ 27,763.75
		2					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					24	2	1			$ 355.15
		2					13					
Punchbowl Homes	Elderly	1		2			15	2				$ 23,350.78
		2					8	1	1			$ 275.00
Banyan St Manor	Family	1					5					$ 20,692.75
Hale Poai	Elderly	1					13	2				$ 584.13
		2		1			16					$ 432.79
Halia Hale	Elderly	1		1			5					$ 3,460.52
Kulaokahua	Homeless	1					11					$ 378.75
Laiola	Elderly	1					2					$ 412.00
		2					4					
Pumehana	Elderly	1		1			14	2				$ 17,726.24
		2					10					$ 240.63
Salt Lake Apts	Family	1		1			6					$ 23,350.78
Wilikina Apts	Family	1					8	1				$ 3,323.02
		2					10					$ 17,038.90
Total		34		17	0	0	499	27	15			
											Total Cost for Repairs to date	$ 543,869.33

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 1/4/10

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							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		$516,691	To be funded w/ FY09 Elevator CIP	Aug-08	Mar-10	Jul-10
		2	1968	40							Aug-08	Jul-10	Nov-10
Pumehana	Elderly	1	1972	36	139	21	2		$514,848	To be funded w/ FY09 Elevator CIP	Aug-08	Nov-10	Apr-11
		2	1972	36							Aug-08	Apr-11	Aug-11
Kalakaua Home	Elderly	1	1983	25	221	10	2		$502,701	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-11	Dec-11
		2	1983	25							Aug-08	Dec-11	May-12
Paoakalani	Elderly	1	1970	38	151	17	2		$490,638	To be funded w/ FY09 Elevator CIP	Aug-08	Nov-10	Mar-11
		2	1970	38							Aug-08	Apr-11	Aug-11
Makua Alii	Elderly	1	1967	41	211	20	2		$508,230	To be funded w/ FY09 Elevator CIP	Aug-08	Mar-10	Jul-10
		2	1967	41							Aug-08	Jul-10	Nov-10
Makamae	Elderly	1	1971	37	124	4	2		$285,890	To be funded w/ FY09 Elevator CIP	Aug-08	Sep-10	Nov-10
		2	1971	37							Aug-08	Nov-10	Jan-11
Punchbowl Homes	Elderly	1	1961	47	144	7	2		$413,697	To be funded w/ FY09 Elevator CIP	Aug-08	Mar-10	May-10
		2	1961	47							Aug-08	Jun-10	Sep-10

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Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 1/4/10

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		$450,345	To be funded w/ Wilikina Funds	Aug-08	Mar-10	Jun-10
		2	1977	31							Aug-08	Jun-10	Oct-10
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	$9,625,959				
	Average age of elevators			31									

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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
FY 2009	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
Dec09	9	8	1	4	3	0	0	2	7
TOTALS	167	140	27	77	46	3	4	37	130

Total # of Cases Heard for the Month of December 2009: 9
(Oahu & Neighbor Island)

Decisions Rendered:	Rent Violations	Other Violations
Eviction	4	0
Evict w/cond	2	1
10-day cure	0	0
Dismissal	0	0
Continued	2	0
TOTAL	8	1

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

AMP 35 Makamae	$ 4,369.81
AMP 40 Kuhio Park Terrace	$ 1,426.93
AMP 44 Kauiokalani	$ 9,182.00
Total:	$ 14,978.74

Contract & Procurement Office
Monthly Status Report for December 2009

Solicitations Issued in December 2009:

Solicitation No.	Title	Due Date
IFB-CMS-2009-13	Sewage Treatment Plant Improvements at Kupuna Home O Waialua (AMP 49) Job No. 07-046-150-S	January 21, 2010
IFB-CMS-2009-30	Re-Roof and Structural Repairs at Makua Alii (AMP 34) Job No. 07-028-112-F	January 12, 2010
IFB-CMS-2009-32	Re-Roof and Elevator Lobby Improvements at Kalanihuia (AMP 35) Job No. 09-011-124-F	January 7, 2010

Contracts Executed in December 2009:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 08-17-SA01	Architects Hawaii, Ltd. Design Upgrade of Hot Water System, Fire Alarm System, Re-Roof, Structural Repairs and Exterior Renovations to Hale Poai (MU 42) December 16, 2009 to July 23, 2011	$43,908.00	$362,322.00
CMS 08-21-SA02	CDS International Abatement and Interior Renovations at Lokahi (AMP 37) December 4, 2009 to February 26, 2011	$17,329.00	$390,225.00
HPB 09-62	Family Life Center Provide Rental Assistance for Permanent Housing on the Island of Oahu January 1, 2010 to September 14, 2010		$101,160.00
HPB 09-41-SA01	Housing Solutions, Inc. Provide Transitional Shelter Services on the Island of Oahu – Revise 5% withholding budget allocation August 1, 2009 to July 31, 2010	n/a	$798,000.00
PMB 08-04-SA03	Ewa Pointe Realty Property Management, Maintenance, and Resident Services for AMP 44 (Kauiokalani, Maili I, Maili II, Waimaha-Sunflower, Nanakuli Homes) Extend contract period: January 1, 2010 to June 30, 2010	$276,379.92	$1,252,952.24
PMB 08-07-SA3	Realty Laua, LLC Property Management and Maintenance Service for Wilikina Apartments Extend contract period: January 1, 2010 to August 31, 2010	$330,360.00	$1,015,895.00

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

Federal Housing Choice Voucher (Section 8) Program

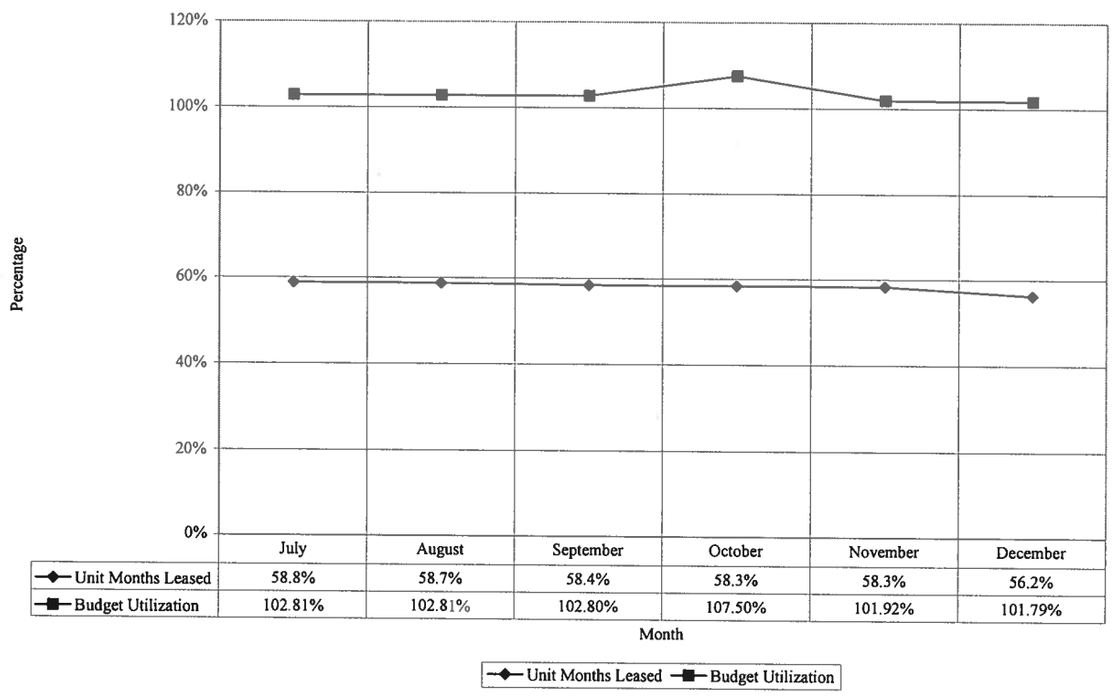
2010 Fiscal Year Report (Cumulative Trend)

- The Housing Assistance Payments (HAP) unadjusted average annual budget utilization is 101.79% 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 1,720 or 56.20% of the total 3,058 baseline vouchers; 1,758 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.
- December 2009 subsidy payments show a 0.5% 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 **101.79%.** HPHA should attain 15 points for Indicator 13 in SEMAP.

FY 2010 Section 8 Budget Utilization and Unit Months Leased



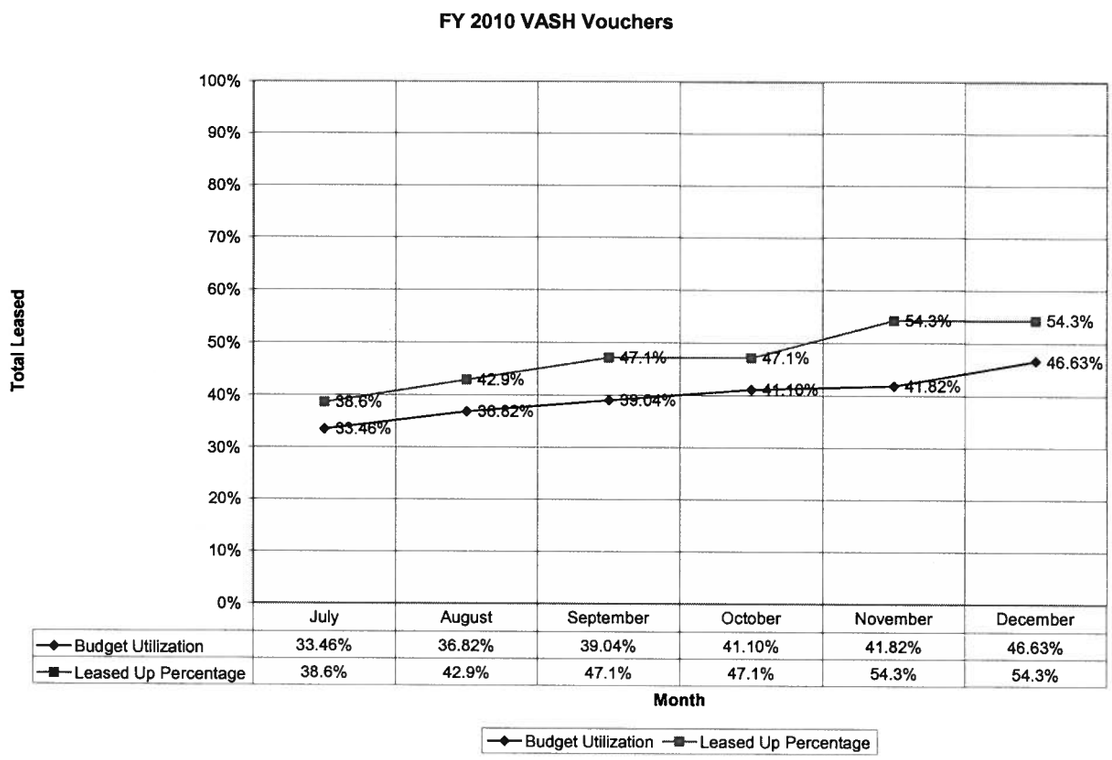
	July	August	September	October	November	December
Unit Months Leased	58.8%	58.7%	58.4%	58.3%	58.3%	56.2%
Budget Utilization	102.81%	102.81%	102.80%	107.50%	101.92%	101.79%

- The monthly average per unit cost subsidy is $937.00 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 December 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 December 31, 2009 the branch is operating at 101.79% 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 into the project-based program. The branch began to administer all incoming portable vouchers effective May 14, 2009 by billing the porting public housing agency (PHA).

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 December 2009, a total of 56 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)

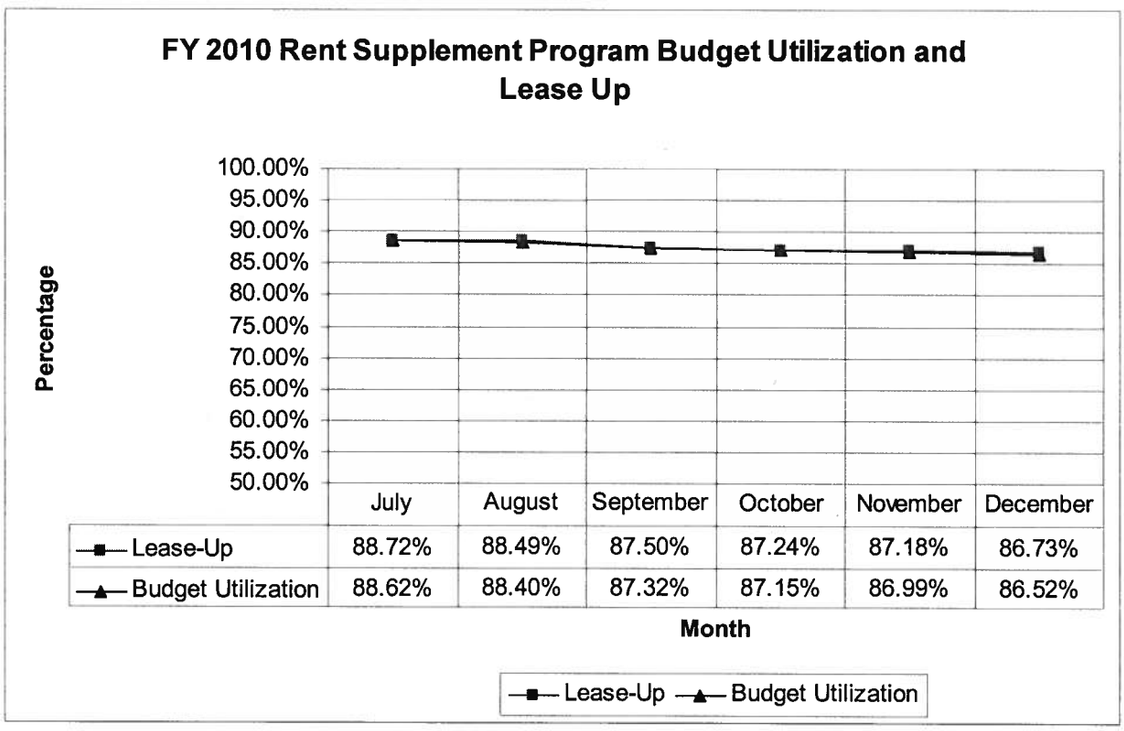


	July	August	September	October	November	December
Budget Utilization	33.46%	36.82%	39.04%	41.10%	41.82%	46.63%
Leased Up Percentage	38.6%	42.9%	47.1%	47.1%	54.3%	54.3%

State Rent Supplement Program

2010 Fiscal Year Report (Cumulative Trend)

- For FY 2010, unadjusted average monthly lease up is 340 families or 86.73% of the total 393 possible families when based on the average subsidy payments.
- The Rent Supplement unadjusted average annual budget utilization is 86.52% of the total annual allocated budget of $924,720 or $77,060 per month.
- The monthly average per unit cost subsidy is $196.00 per month. The amount reflects the difference between what the family pays towards rent and the maximum subsidy amount of $230.00 per month.
- December 2009 Rent Supplement Subsidy payments show a 0.2% monthly decrease from the previous month ($66,803 in November to $66,671 in December) because of a decrease in assistance per family. Per unit cost decreased to $196.00.
- 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	December
Lease-Up	88.72%	88.49%	87.50%	87.24%	87.18%	86.73%
Budget Utilization	88.62%	88.40%	87.32%	87.15%	86.99%	86.52%

HOMELESS PROGRAMS BRANCH
January 21, 2010

I. ACCOMPLISHMENTS

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

1. Third quarter payment requests are being received, reviewed and remitted for payment for all three programs.

2. Five new contracts are being drafted for targeted grant assistance to help those families facing a financial crisis due to Department of Human Services' immediate adoption of a graduated child care subsidy, which results in a significant reduction in subsidy for many families. The contracts are being funded by $7 million in TANF funds to help transition families to the shallower subsidy and provide them with financial literacy training to make adjustments to their budgets to accommodate the greater share of child care that they must pay.

C. Federal Programs

1. The first quarterly report for Homelessness Prevention and Rapid Re-housing (HPRP) was submitted in eSNAPS and federalreporting.gov before the January 10, 2010, deadline.

2. Homeless Programs is working with the Office of Community Services on the potential of transferring Emergency Shelter Grant, Housing Opportunities for Persons with AIDS, and Homelessness Prevention and Rapid Re-Housing to them. These programs are managed by the State on behalf of the three rural counties.

D. Other Projects

1. Renovation work at Nakolea which consists of bathroom and sewer line repairs has begun and will continue for several months.

2. Continuing to work with the Homeless Management Information System (HMIS) consultant to complete the new field of data elements required to implement record keeping for the stimulus funds under the American Revitalization and Recovery Act (ARRA). A new secure component is also being developed to contain the information from domestic violence service providers.

3. Augmenting training in all four counties for coordination and follow-up data entry of the Statewide Point in Time Count, that is scheduled to take place on January 25, 2010.

3. Amending the Memorandum of Agreement with Steadfast Housing to extract Bldg. 32 at Kalaeloa from the agreement covering Bldg. 32 and 39, and drafting a new Memorandum of Agreement and Right of Entry Agreement with the State Dept. of Defense for the use of Bldg. 32 for the National Guard Forward March program.

4. Continuing to work with the Homeless Efforts Achieving Results Together (HEART) Team to coordinate a strategy that integrates homeless programs functions with Hawaii Housing, Finance and Development efforts to produce affordable housing.

E. Response to Board Inquiry at the Meeting of December 17, 2009.

Provide an update on the Governor's Executive Order for Homeless Programs Branch to move to the Department of Human Services
Response: The Executive Order has been drafted and sent to Diane Taira for appropriate Attorney General review. Diane Taira has reviewed the Executive Order and was waiting on review by the Attorney General assigned to the Department of Human Services.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of January 7, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
OFFICE OF THE EXECUTIVE DIRECTOR						
118550	EX	N	T	Chief Financial Management Advisor	SRNA	No action; pending approval to fill.
FISCAL MANAGEMENT OFFICE						
41041	CS	N	P	Fiscal Officer I	SR26	Per DHRD memo unable to recruit as of 7/15/09
98903K	CS	N	P	Office Assistant III	SR08	Per DHRD memo unable to recruit as of 7/15/09
41252	CS	N	P	Accountant IV	SR22	RIF Placement effective 1/4/10.
46278	CS	N	P	Accountant III	SR20	RIF Placement effective 12/16/09.
100923	EX	N	P	Budget Resources Specialist	SRNA	No action; pending approval to fill.
ASSET MANAGEMENT OFFICE						
96908K	T	N	P	Office Assistant III	SR10	No action to fill; cost savings.
HOUSING INFORMATION OFFICE						
102041	EX	W	T	Housing Information Officer	SRNA	No action to fill; cost savings.
PROCUREMENT OFFICE						
100882	EX	N	T	Contracts & Procurement Officer	SRNA	No action; pending approval to fill.
CONSTRUCTION MANAGEMENT BRANCH						
2800	CS	N	P	Secretary II	SR 14	RIF Placement effective 1/4/10.
8774	CS	N	P	Engineer VI	SR28	Per DHRD memo unable to recruit as of 07/15/09.
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.
10887	CS	N	P	Engineer V	SR26	Employee terminated 12/31/09.
102676	CS	W	T	Engineer (Building) IV	SRNA	Pending approval to fill.
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	Unable to fill; request denied by B&F.
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	RIF Placement effective 12/16/09.
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

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HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of January 7, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
CENTRAL MAINTENANCE SERVICES						
28374	CS	N	P	Office Assistant III	SR08	RIF Placement effective 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
41255	CS	N	P	Public Hsg Spclt II	SR18	Employee retired as of 12/31/09.
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	RIF Placement effective 12/16/09
6791	CS	N	P	General Laborer II	BC03	RIF Placement effective 12/16/09.
43507	CS	N	P	Office Assistant III	SR08	Per DHRD memo unable to recruit as of 7/15/09
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)						
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	Pending start date.
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
6681	CS	N	P	General Laborer II	BC03	Employee retired as of 12/30/09.
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	RIF Placement effective 12/16/09.
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
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	RIF Placement effective 12/16/09.
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101114	TA	N	T	General Laborer I	SRNA	No action; cost savings.
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
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

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HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of January 7, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
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	RIF Placement effective 12/16/09.
102241	TA	N	T	General Laborer I	SRNA	Employee started on 12/07/09.
102242	TA	N	T	General Laborer I	SRNA	Pending start date.
ASSET MANAGEMENT PROJECT 39 (MU 9)						
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	No action; cost savings.
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.
103036	EX	N	T	Resident Services Pgm Specialist	SRNA	No action; cost savings.
105632	EX	N	T	Resident Services Pgm Specialist	SRNA	No action; pending approval to fill.
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
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 SUBSIDY SECTION 1						
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	RIF Placement 12/16/09.
101132	TA	N	T	Office Assistant I	SRNA	No action; cost savings.

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DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
As of January 7, 2010

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%	0	1
		5	3	8	7	1	12.50%	0	1
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	8	0	0.00%	0	0
	Pay & Disb	4	0	4	4	0	0.00%	0	0
	Budget	1	1	2	1	1	50.00%	0	1
	Asset Mgt	1	0	1	0	1	100.00%	0	1
		18	1	19	15	4	21.05%	0	4
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	4	0	0.00%	0	0
		3	1	4	4	0	0.00%	0	0
Procurement Office		4	3	7	6	1	14.29%	0	1
		4	3	7	6	1	14.29%	0	1
Construction Mgt. Branch		2	0	2	2	0	0.00%	0	0
	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	5	2	28.57%	0	2
	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	6	2	25.00%	0	2
		25	2	27	20	7	25.93%	0	7
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	5	2	28.57%	0	2
	RSS	2	8	10	5	5	50.00%	0	5
	PMCS	0	5	5	2	3	60.00%	0	3
	CMSS	19	0	19	19	0	0.00%	0	0
	Puuwai Momi - AMP 30	23	0	23	22	1	4.35%	0	1
	Kalihi Valley - AMP 31	25	0	25	24	1	4.00%	0	1
	Mayor Wright - AMP 32/33	32	0	32	29	3	9.38%	0	3
	Kalakaua - AMP 34	27	0	27	25	2	7.41%	0	2
	Kalanihuia - AMP 35	26	0	26	24	2	7.69%	0	2
	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	190	31	14.03%	0	31
TOTAL		**279**	**52**	**331**	**275**	**56**	**16.92%**	**0**	**56**

Approved by the Executive Director
January 21, 2010

FOR INFORMATION

SUBJECT: Master Schedule for the Sale of Banyan Street Manor

I. FACTS

A. HPHA transmitted draft No. 2 of the Purchase & Sale Agreement (P&S A) for the Banyan Street Manor to Buyer on January 12, 2010. The P&S A is the document that sets the requirements of the Buyer and Seller for consummating the sale.

B. Execution of the P&S A provides the Buyer with proof of control so they can proceed with obtaining financing.

II. DISCUSSION

A. Alvarez & Marsal has provided a timeline with key milestones for closing the sale of the Banyan Street Manor based on specific deadlines provided for in the P&S A or their best estimates of time to obtain approvals required of parties other the Buyer and Seller.

B. Once the P&S A is executed by Buyer and Seller, the majority of the tasks and deadlines for consummating the sale are the responsibility of the Buyer.

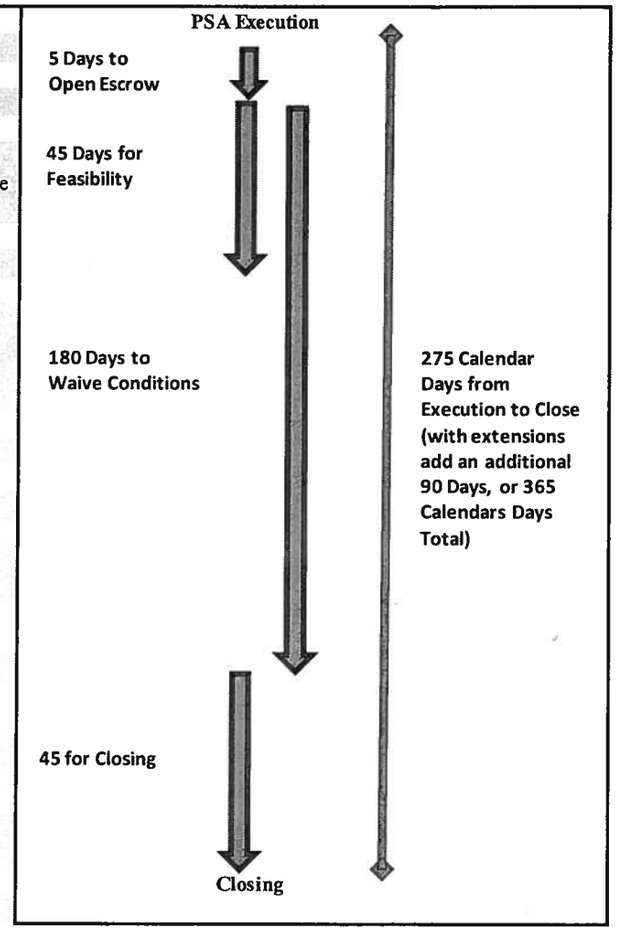
Attachment

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

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

Banyan Street Manor Key Dates & Closing Timeline

Obligator	Key Event	Period to Execute	Execution Deadline Trigger
Buyer	PSA Execution Date		Execution Date
Buyer	First Deposit ($50,000)	5 Business Days	Following the full execution of the P&S
Buyer	First Deposit goes Hard	1 Day	Following the Feasibility Date
Buyer	Second Deposit ($50,000)	5 Business Days	Following the Feasibility Date
Buyer/Seller	Opening of Escrow	5 Business Days	Following the full execution of the P&S
Buyer	Closing	45 Calendar Days	Following the latter of (i) Feasibility Date, (ii) HUD Approval Date, (iii) Tax Credit/Bond Approval Date or (iv) City Approval Date.
Buyer	Closing Extension	30 Calendar Days	Following the original closing date as applicable
Buyer	Third Deposit ($20,000)		At exercise of option to extend Closing Date
Seller	Preliminary Title Report	As soon as practicable	
Seller	Feasibility Date Commencement		At the latter of (i) the fully executed and delivered PSA, (ii) Title Company has delivered title reports, or (iii) the date Seller has provided Buyer all Property Documents.
Buyer	Feasibility Date Ends	45 Days	After the Feasibility Date commencement
Seller	Hazardous Substances further disclosure	15 Days	Prior to Feasibility Date
Seller	Delivery of Property Documents	10 Business Days	Following Preliminary Title Report
Buyer	Termination of Agreement		Prior to Feasibility Date
Buyer	HUD Approval	180 Calendar Days	Following the Opening of Escrow
Buyer	HUD Approval contingency waiver	5 Business Days	Following HUD Approval (assuming all other contingencies have been satisfied)
Buyer	HUD Approval Extension	60 Days	Following the expiration of the original HUD Approval Date
Buyer	Tax Credit/Bond Financing Submission	60 Calendar Days	Following the Opening of Escrow
Buyer	Tax Credit/Bond Financing Approval Date	180 Calendar Days	Following the submission of the Tax Credit/Bond Financing Submission
Buyer	Tax Credit/Bond Financing Extension	60 Days	Following the original Tax/Credit Bond Financing Approval Date
Buyer	City Approval Date	180 Calendar Days	Following the Opening of Escrow
Buyer	City Approval contingency waiver	5 Business Days	Following City Approval (assuming all other contingencies have been satisfied)
Buyer	City Approval Extension	60 Days	Following original City Approval Date
Buyer	Funds	1 Business Day	Prior to Closing



ALVAREZ & MARSAL

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Approved by the Executive Director _____
January 21, 2010

FOR INFORMATION

SUBJECT: Master Schedule for the Sale of Wilikina Apartments

I. FACTS

A. Version No. 5 of the Purchase & Sale Agreement (P&S A) for the Wilikina Apartments was transmitted to Buyer on January 19, 2010. The P&S A is the document that sets the requirements of the Buyer and Seller for consummating the sale.

B. Execution of the P&S A provides the Buyer with proof of control so they can proceed with obtaining financing.

II. DISCUSSION

A. Alvarez & Marsal has provided a timeline with key milestones for closing the sale of the Wilikina Apartments based on specific deadlines provided for in the P&S A or their best estimates of time to obtain approvals required of parties other the Buyer and Seller.

B. Once the P&S A is executed by Buyer and Seller, the majority of the tasks and deadlines for consummating the sale are the responsibility of the Buyer.

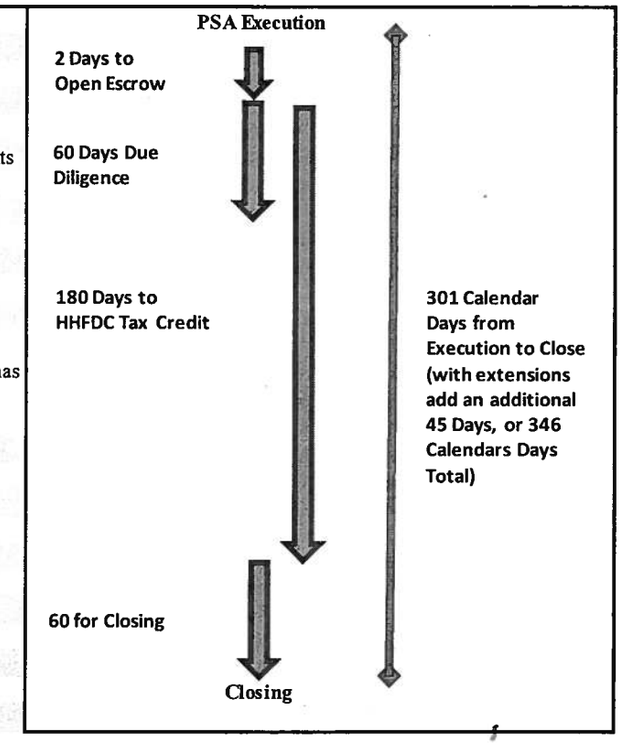
Attachment

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

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

Wilikina Apartments Key Dates & Closing Timeline

Obligator	Key Event	Period to Execute	Execution Deadline Trigger
Buyer	PSA Execution Date		Execution Date
Buyer	First Deposit ($50,000)	5 Business Days	Following the full execution of the P&S
Buyer/Seller	Open Escrow	2 Days	Following the full execution of the P&S
Buyer	Second Deposit ($50,000)	5 Business Days	Following the Due Diligence Period
Buyer	Submit application for Tax Credits	30 Calendar Days	Following the Due Diligence Period
Buyer	HFFDC Approval	180 Days	Following submission of application for Tax Credits
Buyer	Due Diligence	60 Days	Following the full execution of the PSA
Buyer	Buyers Notice To Proceed	End of Due Diligence	
Buyer	Objections to Preliminary Title Report	10 Days	Prior to Due Diligence expiration
Seller	Removal of Title exceptions	5 Days	Prior to Due Diligence expiration
Buyer	Certificate of good standing	10 Days	Prior to Closing
Buyer	Notice of Purchase	15 Days	Prior to Closing
Buyer	Closing Date	60 Days	Following (a) HUD approved transfer of HAP Contract, (b) HHFDC has issued Bonds, © HUD has approved the New Rent Schedule, (d) HUD has approved the mortgage insurance.
Buyer	Closing Date Extension ($200,000)	45 Days	Following original closing date



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Approved by the Executive Director CT
January 21, 2010

FOR INFORMATION

SUBJECT: Master Schedule For the Sale of Vacant Hana Parcel

I. FACTS:

A. The Board of Directors of the Hawaii Public Housing Authority (HPHA) authorized the marketing of the 6.824 acres of vacant land located in Hana (TMK 2-1-3-09:009).

B. Pursuant to HRS 171-64.7 Hawaii legislative approval is required for sale of real property owned by the state of Hawaii.

II. DISCUSSION

A. HPHA will hold a community meeting in Hana in early February to satisfy this condition.

B. HPHA is procuring the services of an appraiser to conduct a formal appraisal of the parcel.

Attachment

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

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

Hana Parcel Timeline

22-Jan-10	Procure appraisal services
25-Jan-10	Publish Notice of Community Meeting In Maui newspapers
4-Feb-10	Hold Community Meeting
15-Feb-10	Submit Resolution to Legislature
	(Once Legislature approves the project can close Unlike Banyan and Wilikina there are no conditions of the sale such as an affordability requirement so a Purchase and Sale Agreement is not necessary)

Approved by the Executive Director CT
January 21, 2010

FOR INFORMATION

SUBJECT: Master Schedule for the Energy Performance Contract Between the Hawaii Public Housing Authority and Ameresco

I. FACTS

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

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

II. DISCUSSION

This is an update of the most critical tasks needed to move the Energy Performance Contracting (EPC) process forward:

A. Confirmation of sites to be included in the EPC project. The Mayor Wright and KPT/Kuhio Homes sites have been removed.

B. Acceptance of energy conservation measure (ECM) selection. HPHA agreed to the current matrix of measures during the audit development phase and has confirmed with Ameresco that HPHA is in agreement with the recommended ECMs as presented in the energy audit report, with the exception of Kuhio Park Terrace/Kuhio Homes and Mayor Wright.

C. Financing: To date, HPHA has provided the necessary financial and related documents required for the due diligence relating to the Standard & Poor (S&P) rating.

D. A draft of the Energy Services Agreement (ESA) contract has already been submitted for review and comment. Copies have been provided to Board members and the State AG's office, for review and comments.

This agreement forms the backbone of the Energy Performance Contract and was submitted in advance of the full contract document (which includes the referenced appendices, such as the scope of work, savings measurement and verification methodology, etc.) to help expedite final review and approval.

E. Project Status: The EPC project is now moving ahead in terms of (i) beginning the rating process with S&P, which should take 60-90 days and (ii) preparing the necessary technical appendices for the ESA. Once the appendices are complete and Ameresco finalizes the ESA contract documents after AG and HPHA review, the ESA can then be forwarded to HUD for their approval. Once HUD approval has been received, HPHA and Ameresco can commence with executing the EPC contract and financing. The HPHA board will have a final opportunity to review and approve the execution of the EPC contract and financing.

A revised schedule listing the significant milestones to completion of the project is attached as Exhibit "B".

Attachments: Exhibit "A" – Energy Services Agreement
Exhibit "B" – Revised Master Schedule

Prepared by: Marcel Audant,Project Engineer

Reviewed by: Lydia Camacho, State Housing Development Administrator

HPHA Energy Performance Contract Master Schedule
Revised 1/14/10

Item #	Milestone	Responsible Party	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	...	Aug-12	Sep-12
1	Board Authorizes Finance Engagement, Accepts Audit Report, and Authorizes ED to Negotiate ESA	HPHA	Complete 10/15/09														
2	Execute Crews Engagement Letter	HPHA	Complete														
3	Execute S&P Engagement Letter	HPHA	Complete														
4	Submit Finance Due Diligence Information	HPHA		Complete													
5	Finalize Scope of Work	HPHA				1/15/2010											
6	Credit Analysis Process with S&P	S&P															
7	Prepare ESA Contract Documents	Ameresco															
8	Prepare Financing Documentes	Crews															
9	Review of ESA Contract Documents and Financing Documents	HPHA/State AG															
10	Finalize Contract Documents and Financing Documents	Ameresco/HPHA/Crews															
11	HUD Submittal & Approval	HPHA															
12	Board Authorizes ED to Execute ESA and Financing	HPHA											8/19/2010				
13	Execute ESA Contract & Financing Documents	[illegible] tate															
14	Implementation Phase	Ameresco															
15	Repayment & Long Term Services Begin	HPHA/Ameresco															

Approved by the Executive Director C1
January 21, 2010

FOR INFORMATION

SUBJECT: Transition Plan for Puahala Homes Transitional Housing Component

I. FACTS

A. In June 2008, the Hawaii Public Housing Authority (HPHA) identified fourteen (14) vacant units at Puahala Homes which were to be used as transitional housing for the homeless for two years.

B. HPHA contracted with Hawaii Helping the Hungry Have Hope (H5) to manage the 14 transitional units and provide the programs to help the families attain permanent housing.

C. The two year tenure of the 14 units as transitional homeless housing ends on July 30, 2010, after which the units will all be returned to the inventory of State public housing.

D. The HPHA stipend contract with H5, which includes the fourteen (14) units of transitional housing, will end on July 30, 2010.

E. Except for one unit which is occupied by the manager of the transitional units, the remaining thirteen (13) units are currently occupied by homeless families.

II. DISCUSSION

A. Due to the impending date when the transitional units at Puahala Homes will be returned to the State public housing inventory, HPHA has been working with H5 to develop a transition plan to vacate all of the units used for transitional housing by June 30, 2010.

B. As of January 15, 2010, no new families will be admitted into the transitional units at Puahala Homes. As the units are vacated through transitions of the current homeless families, the units will be returned to the HPHA public housing inventory.

C. Currently, one family will be leaving for the US mainland on January 19, 2010, in response to a job offer there. Two additional families have been in for HPHA interview for public housing and have been placed in the public housing pool for impending vacancies. Hence placement is a strong possibility within the six (6) remaining months.

D. One family is being terminated on January 21, due to non-compliance of their social service plan. This is only the third family that is actually being terminated in the two years of operation.

E. Four other families are actively seeking increased employment either from part time status or where one of two is employed and the spouse is seeking employment, as well.

F. All families are actively engaged in seeking permanent housing. Two of the families may qualify for Shelter Plus Care due to severe disability, so that avenue is being pursued.

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

Approved by the Executive Director C1
January 21, 2010

FOR INFORMATION

SUBJECT: Plan of Action for Resolution of "No Opinion" Audit of Banyan Street Manor For Fiscal Years 2006, 2007, and 2008

I. FACTS

A. The R.C. Holsinger (the auditor) has performed the audit of the Banyan Street Manor for the fiscal year ending on June 30, 2009 in accordance with Government Auditing Standards and the provisions of Office of Management and Budget (OMB) Circular A-133.

B. Because of the significance of the matters noted in the audit, 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 auditor and they have indicated that the primary issue may be attributed to the past history of the project, specifically with prior audit adjustments from previous management agents dating back to 2006. None of the management agents are available to resolve and/or correct these outstanding audit adjustments and the present management agent is not responsible for activity prior to their involvement.

B. Based on their previous experience, the auditor recommended that an audit be performed on Banyan's July 1, 2009 balance sheet. On July 1, 2009, all of the balance sheet accounts will be adjusted to the correct or current balances with the adjustments being posted to the June 30, 2009 fiscal year as a prior period adjustment.

C. All adjustments carried from previous years from the prior auditors and the prior management agents will be removed from the current fiscal year which will allow the past to be corrected and the new management agent's (EAH) performance in the current fiscal year to be properly reflected. This will provide the Board and the management agent with accurate statements for the June 30, 2010 fiscal year audit.

D. Because the current management agent (EAH) began managing the property as of February 2009, they are aware of current balances and because the agent's operations and procedures has been observed by the auditor, R.C. Holsinger believes that the July 1, 2009 balance sheet can be readily determined.

E. R.C. Holsinger has indicated that an audited July 1, 2009 balance sheet will provide Banyan with a clean beginning balance sheet and therefore allow and unqualified opinion for the fiscal year ending June 30, 2010.

F. Staff has requested a cost proposal and timeline from the R.C. Holsinger to provide an audited July 1, 2009 balance sheet.

G. On January 13, 2009 HPHA received emails from HUD Real Estate Assessment Center requiring that HPHA provide the HUD project manager (HUD Honolulu staff) with a response to the findings within 30 days. Staff is working on the responses and will confer with the auditors before submission.

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

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

Approved by the Executive Director C1
January 21, 1010

FOR INFORMATION

SUBJECT: Analysis of Budget Deficit Under the Section 8 Housing Choice Voucher Program and Alternatives to Addressing the Deficit

I. Public Housing Authorities (PHAs) must manage and monitor their programs within the amounts allocated for the calendar year (CY) that it receives from the annual appropriations from Congress. This is to ensure that its costs remain within the appropriated amounts (including unspent funds from prior years or Net Restricted Assets – NRA).

II. PHAs monitor monthly per unit housing assistance payment (HAP) costs, the number of leased units and attrition rates. If it appears that a PHA will have insufficient funds to support families in the Section 8 Housing Choice Voucher (S8HCV) program through the end of the CY, the PHA may need to implement some cost-savings measures.

III. As shown in Attachment A: Projection – Funding Shortfall, the Section 8 Housing Choice Voucher program is projected to have insufficient funds by mid-2012.

IV. Appropriately, the Section 8 Subsidy Programs Branch (S8SPB) has begun implementing cost-savings measures as a preparatory step to ensure that the costs remain manageable within the appropriated amounts. The S8SPB has taken into careful consideration the impact of these actions upon the program applicants and participants in terms of additional burden on families. They are as follows:

- <u>Family Income Matching/Verification and Other Anti-Fraud Efforts</u>
  For all families participating in the S8HCV program, the online HUD Enterprise Income Verification (EIV) system is used at the annual and interim reexaminations to ensure that all income sources are reported by the families and are used in determining the correct share of rent and HAP amounts. When any underreporting of income is discovered, the families are back charged the corrected amount, which they have to pay in full within a certain period. Termination will result if families fail to comply with their obligations to pay the back charged amounts.

- <u>Ensuring Reasonable Rents</u>
  Rent reasonableness comparisons are being generated at every annual reexaminations, initial placements, rent increase interims and transfers to new units. If the rents are determined to be unreasonable, the landlords are required to lower the rent to a reasonable amount or the families are advised to find another unit to rent. Effective May 1, 2010, the S8SPB will be requesting the landlords to defer rent increases to help the S8HCV avoid the termination of HAP contracts due to the shortfall in the HCV funding. It is, however, the landlord's option to agree to such measures.

- <u>Ensuring Accurate Utility Allowances</u>
  Utility allowances are reviewed for accuracy by the housing inspectors, housing specialists and the housing supervisors to ensure that the correct

utility allowances are used for the families. Documentation of the correct utility allowance must be present in each case folder and are reviewed during supervisory reviews. A new utility allowance schedule was issued effective January 1, 2010 in lieu of the increase in utility costs on Oahu. An increase in the utility allowances means that there will be an increase in the total HAP for the affected unit.

- Portability Absorption
  Effective May 14, 2009, S8SPB is no longer absorbing any families that are porting in from another PHA; and began billing the porting PHA to recoup the expended HAP. S8SPB will continue this practice indefinitely.

- Portability and Moves Within The PHA Jurisdiction
  24 CFR 982.314(e)(1) states that the PHA may deny a family permission to move if the PHA does not have sufficient funding for continued assistance. Denial of requests to move under this regulation may cover both portability moves to a higher cost area, as well as moves within the PHA jurisdiction to higher cost units.

  At present, families requesting portability to another PHA are required to find out the payment standard costs in the new jurisdiction. This cost is generally lower than that being used for S8HCV, so requested moves to new jurisdictions have been approved. Some PHAs are also absorbing the ported families into their own HCV program which has helped to lower S8HCV's HAP expenses.

  Families requesting moves within the HPHA's jurisdiction are required to move to a unit which carries the same or less HAP amount as their vacated unit, so as to not increase the HAP costs of the HCV program.

- Voucher Issuance
  Effective May 29, 2009, the S8SPB stopped issuing vouchers and have pulled back outstanding vouchers for applicants searching for housing that have not yet resulted in an executed HAP contract. The Veterans Assisted Supportive Housing (VASH) voucher program is an exception to this practice because it has a separate funding appropriation.

- Subsidy Standards
  On November 19, 2009, Hawaii Public Housing Authority (HPHA) Board of Directors approved an amendment to the S8HCV program's Administrative Plan to correct the Subsidy Standards for the program applicants and participants. At the end of each month, cases are reviewed by the housing specialists and the housing supervisors to ensure that the correct subsidy standards and the correct payment standards are applied. Families are required to provide the necessary documentation for requests for a larger size voucher and approval is only given after careful consideration of the payment and subsidy standards and any impacts these may have on the HAP amounts.

- Payment Standards
  The S8SPB will be lowering its payment standards to 90% of FMR effective February 15, 2010 for all new admissions, all movers (families transferring to a new unit), all port-in families, and families remaining in their units with a new Housing Assistance Payment (HAP) contract; and effective March 1, 2010 for all other Housing Choice Voucher participants (see Attachment B: Proposed Payment Standards vs. Rent Reasonableness Comparison. With the Board of Directors' approval, the

S8SPB plans to request for a HUD waiver to implement the lower payment standard sooner than at the second annual reexamination as regulations require.

Attachments: A: Projection – Funding Shortfall
B: Proposed Payment Standards vs. Rent Reasonableness Comparison

Prepared by: Norhana Schumacher, Acting Section 8 Subsidy Programs Branch Chief

Attachment A

HPHA
FUND 007 - HCVP
HAP

PROJECTION - FUNDING SHORTFALL

FROM DECEMBER 2009 TO SEPTEMBER 2012

ESTIMATED REVENUE AND EXPENSES
FROM DECEMBER 2009 TO SEPTEMBER 2012

	Dec 2009	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	June 2010	July 2010	Aug 2010	Sept 2010	Oct 2010	Nov 2010	Dec 2010	Jan 2011	Feb 2011	Mar 2011	Apr 2011
ESTIMATED HAP REVENUE	1,453,490.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00
ESTIMATED HAP EXPENSES	1,637,181.54	1,641,587.98	1,645,790.00	1,649,580.00	1,654,020.00	1,650,790.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00
ESTIMATED NET LOSS	(183,691.54)	(100,849.98)	(105,052.00)	(108,842.00)	(113,282.00)	(110,052.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)

ESTIMATED RESTRICTED NET ASSETS - HAP

	Dec 2009	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	June 2010	July 2010	Aug 2010	Sept 2010	Oct 2010	Nov 2010	Dec 2010	Jan 2011	Feb 2011	Mar 2011	Apr 2011
EST. RESTRD SURPLUS - HAP, BEG. BAL	3,800,373.61	3,616,682.07	3,515,832.09	3,410,780.09	3,301,938.09	3,188,656.09	3,078,604.09	2,966,762.09	2,854,920.09	2,743,078.09	2,631,236.09	2,519,394.09	2,407,552.09	2,295,710.09	2,183,868.09	2,072,026.09	1,960,184.09
ESTIMATED NET LOSS	(183,691.54)	(100,849.98)	(105,052.00)	(108,842.00)	(113,282.00)	(110,052.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)
EST. RESTRD SURPLUS - HAP, END BAL	3,616,682.07	3,515,832.09	3,410,780.09	3,301,938.09	3,188,656.09	3,078,604.09	2,966,762.09	2,854,920.09	2,743,078.09	2,631,236.09	2,519,394.09	2,407,552.09	2,295,710.09	2,183,868.09	2,072,026.09	1,960,184.09	1,848,342.09

REVENUE AND EXPENSES (ACTUAL)
FROM JULY 2009 TO NOVEMBER 2009

	July 2009	Aug 2009	Sept 2009	Oct 2009	Nov 2009	Total
HAP REVENUE	1,301,097.00	1,301,081.61	1,301,070.03	1,453,553.26	1,453,542.69	6,810,344.59
HAP EXPENSES	1,594,295.49	1,637,242.94	1,632,002.35	1,598,816.72	1,599,961.90	8,062,319.40
NET REVENUE/(DEFICIT)	(293,198.49)	(336,161.33)	(330,932.32)	(145,263.46)	(146,419.21)	(1,251,974.81)

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N. Schumacher
1/13/10

Attachment A

HPHA
FUND 007 - HCVP
HAP

PROJECTION - FUNDING SHORTFALL

FROM DECEMBER 2009 TO SEPTEMBER 2012

ESTIMATED REVENUE AND EXPENSES
FROM DECEMBER 2009 TO SEPTEMBER 2012

	May 2011	June 2011	July 2011	Aug 2011	Sept 2011	Oct 2011	Nov 2011	Dec 2011	Jan 2012	Feb 2012	March 2012	Apr 2012	May 2012	June 2012	July 2012	Aug 2012	Sept 2012
ESTIMATED HAP REVENUE	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00
ESTIMATED HAP EXPENSES	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00
ESTIMATED NET LOSS	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)

ESTIMATED RESTRICTED NET ASSETS - HAP

	May 2011	June 2011	July 2011	Aug 2011	Sept 2011	Oct 2011	Nov 2011	Dec 2011	Jan 2012	Feb 2012	March 2012	Apr 2012	May 2012	June 2012	July 2012	Aug 2012	Sept 2012
EST. RESTRD SURPLUS - HAP, BEG. BAL	1,848,342.09	1,736,500.09	1,624,658.09	1,512,816.09	1,400,974.09	1,289,132.09	1,177,290.09	1,065,448.09	953,606.09	841,764.09	729,922.09	618,080.09	506,238.09	394,396.09	282,554.09	170,712.09	58,870.09
ESTIMATED NET LOSS	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)
EST. RESTRD SURPLUS - HAP, END BAL	1,736,500.09	1,624,658.09	1,512,816.09	1,400,974.09	1,289,132.09	1,177,290.09	1,065,448.09	953,606.09	841,764.09	729,922.09	618,080.09	506,238.09	394,396.09	282,554.09	170,712.09	58,870.09	(52,971.91)

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N. Schumacher
1/13/10

Attachment B

Proposed Payment Standards vs. Rent Reasonableness Comparison

Section 8 Payment Standards Proposal for 2010

Proposal figures are based on 90% of the HUD 2010 Fair Market Rent Schedule as allowed by CFR 982.503(a)(b).

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Current:	$1,140	$1,270	$1,550	$2,250	$2,520	$2,898	$3,276
Proposed	**$1,072**	**$1,258**	**$1,534**	**$2,226**	**$2,491**	**$2,864**	**$3,238**
Difference	$68	$12	$16	$24	$29	$34	$38
	-6%	-1%	-1%	-1%	-1.10%	-1.20%	-1.20%

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Proposed Payment Standard	**$1,072**	**$1,258**	**$1,534**	**$2,226**	**$2,491**	**$2,864**	**$3,238**
Unit A	$1,063	$1,250	$1,483	$2,165	$2,431	$2,874	$3,324
Unit B	$1,066	$1,250	$1,533	$2,165	$2,434	$2,974	$3,574
Unit C	$1,100	$1,250	$1,550	$2,237	$2,484	$3,024	$3,574
Unit D	$1,116	$1,300	$1,583	$2,265	$2,511	$3,124	$3,590
Unit E	$1,141	$1,300	$1,583	$2,287	$2,561	$3,174	NA

Sources of actual unit comparables are attached.

Section 8 Subsidy Programs Branch
1/13/2010

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12827	10/22/2009		dy	Makiki		HR	$997.00	2009	0	1.0	500		

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1415 Liholiho St. #806	Honolulu	96822	☑	☐	☑	☐	☐	☐	☑	1 pkg., window a/c, w/d, new pnt/wood laminate floor, walk-in

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☑	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Pacific Oasis Realty, LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/22/2009	4/21/2010	$997.00	$66.00	$1,063.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12461	7/20/2009		cg	Aiea		HR	1,000.00	2009	0	1	360	1980	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
98-288 Kaonohi St.,#3208	Aiea	96701	☐	☐	☐	☐	☐	☐	☑	pkg, ac window, disposal, cable tv, internet renovated

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	KMJ Realty LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	7/20/2009	1/17/2010	$1,000.00	$66.00	$1,066.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12196	4/21/2009		dy	Ala Moana		HR	1,100.00	2009	0	1.0			*EXTENSION/RECEN TLY Renovated

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1650 Kanunu St. #1116 'Holid ay Manor'	Honolulu	96814	☑	☐	☑	☐	☐	☐	☐	mtn view, utils incl., pool, high floor

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☑	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☐	☐	☐	☐	☑	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	One Kalakaua Realty

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/19/2009	4/18/2010	$1,100.00	$0.00	$1,100.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12584	8/14/2009		cg	Moililili/McCully		HR	1,050.00	2009	0	1	400	1974	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
2525 Date St, #2204	Honolulu	96826	☐	☐	☑	☐	☐	☐	☐	pkg, a/c window, pool, bbq, convenience store, location

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☐	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Ideal Properties, Inc

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	8/14/2009	2/11/2010	$1,050.00	$66.00	$1,116.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12720	9/22/2009		dy	Salt Lake/Halawa		HR	1,075.00	2009	0	1.0	316	1984	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
5333 Likini St. #507	Honolulu	96818	☑	☑	☑	☐	☐	☐	☑	1 pkg., gated comm., resort type living w/amenities galore!,

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☑	☑	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Honolulu City Properties

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	9/22/2009	3/22/2010	$1,075.00	$66.00	$1,141.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12798	10/13/2009		dy	Aiea		HR	1,250.00	2009	1	1.0	600		

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
98-1038 Moanalua Rd. #7-170 1. 'Pearlridge Grdns and Twr'	Aiea	96701	☑	☑	☑	☐	☐	☐	☑	utils incl., 1 pkg., bbq/club hse/pool/coin-op

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☑	☑	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☐	☐	☐	☐	☑	☑	☐	☐	☑	☐	☑	☐	☑	☐	☐	Capital Realty

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/13/2009	4/12/2010	$1,250.00	$0.00	$1,250.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12596	8/18/2009		cg	Salt Lake/Halawa		HR	1,150.00	2009	1	1	552	1974	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
909 Ala Nanala St, #1202	Honolulu	96818	☐	☐	☑	☑	☑	☐	☑	pkg, a/c window, intercom, meeting room, pool, recreation

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Imaino Realty LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	8/18/2009	2/15/2010	$1,150.00	$100.00	$1,250.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12588	8/17/2009		cg	Makiki/Punchbowl		HR	1,150.00	2009	1	1	459	1977	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1440 Ward Ave, #604	Honolulu	96814	☐	☐	☑	☐	☑	☐	☑	pkg, a/c window, cable tv incl, lanai, location

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Pacific Properites

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	8/17/2009	2/14/2010	$1,150.00	$100.00	$1,250.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12711	9/21/2009		dy	Pearl City		HR	1,200.00	2009	1	1.0	515	1984	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1060 Kamehameha Hwy. #A-1 903 'Century Park Plaza'	Pearl City	96782	✓	✓	✓	☐	☐	☐	✓	1 pkg., window a/c, pool, gated comm., view, across fr major

OnSiteMgr	SecEntry	SecStaff	WDHU
✓	☐	✓	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
✓	☐	☐	☐	✓	✓	☐	✓	☐	☐	✓	☐	✓	☐	☐	Realty Laua, LLC.

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	✓	☐		website	9/21/2009	3/21/2010	$1,200.00	$100.00	$1,300.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12832	10/22/2009		dy	Moililili/McCully		HR	1,200.00	2009	1	1.0	556		

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1215 Alexander St. #1406	Honolulu	96826	✓	☐	✓	☐	☐	☐	☐	1 pkg., w/d, lanai, top floor unit with view, partially enclosed

OnSiteMgr	SecEntry	SecStaff	WDHU
✓	✓	☐	✓

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
✓	☐	☐	☐	✓	✓	☐	✓	☐	☐	✓	☐	✓	☐	☐	Burt Shimoda Realty, LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	✓	☐		website	10/22/2009	4/21/2010	$1,200.00	$100.00	$1,300.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12391	6/19/2009		dy	Wahiawa/Whitmore		LR	1,350.00	2009	2	1.0			*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1830 Wilikina Dr. #606	Wahiawa	96786	☑	☐	☑	☐	☐	☐	☐	1 pkg., w/d, lanai, pool

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☑	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	RM Mgmt LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	12/17/2009	6/16/2010	$1,350.00	$133.00	$1,483.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12520	8/3/2009		cg	Kakaako/Ala Moan		HR	1,400.00	2009	2	1	692	1966	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1655 Kanunu St, #505	Honolulu	96814	☑	☐	☑	☐	☐	☐	☐	pkg, cable tv incl, chandelier, home warranty, intercom,

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☑	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Silver Key Realty

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	8/3/2009	1/31/2010	$1,400.00	$133.00	$1,533.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12884	11/16/2009		dy	Salt Lake/Halawa		HR	1,550.00	2009	2	1.5	823		

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1160 Ala Napunani St. #1401	Honolulu	96818	☑	☐	☑	☐	☐	☐	☑	1 pkg., w/d, lanai, utils incl., pool/rec ctr., keyed elevator

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☑	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☐	☐	☐	☐	☑	☑	☐	☐	☑	☐	☑	☐	☑	☐	☐	Karen T. Kimura

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	11/16/2009	5/16/2010	$1,550.00	$0.00	$1,550.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12532	8/5/2009		cg	Makiki		HR	1,450.00	2009	2	1	773	1965	

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1617 Keeaumoku St, #201	Honolulu	96822	☐	☐	☐	☐	☐	☐	☐	pkg, lanai, pool, location

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☐	☐	☐	Peterson Properties of Hawaii

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	8/5/2009	2/2/2010	$1,450.00	$133.00	$1,583.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12034	3/12/2009		dy	Kaneohe/Kahaluu		LR	1,450.00	2009	2	1.0	692		*Extension

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
46-269 Kahuhipa St. #D-303 Windward Agent	Kaneohe	96744	☐	☐	☑	☐	☐	☐	☐	1 pkg., new pnt., view, bbq/storage

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☐	☑	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Property Profiles

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	9/9/2009	3/9/2010	$1,450.00	$133.00	$1,583.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12744	9/22/2009		dy	Kaneohe/Kahaluu		TH	2,000.00	2009	3	2.5	1316		

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
47-710 Hui Kelu St. #17/1706	Kaneohe	96744	☐	☐	☑	☐	☐	☐	☐	2 pkg., end unit with courtyard, window a/c, w/d, club

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	James Kometani, Inc.

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	9/22/2009	3/22/2010	$2,000.00	$165.00	$2,165.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12418	6/30/2009		dy	Moiliili/McCully		LR	2,000.00	2009	3	1.0			*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
2630 Maunawai Pl. #F	Honolulu	96826	☐	☑	☐	☐	☐	☐	☑	lge family/lvf rm, 2 pkg, coin-op lndry.,

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Honolulu City Properties

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	12/28/2009	6/27/2010	$2,000.00	$165.00	$2,165.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12786	10/9/2009		dy	Salt Lake/Halawa		SFD	1,950.00	2009	3	2.0	960		

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1552 Ala Aolani St.	Honolulu	96818	☐	☐	☑	☐	☐	☐	☑	yrd svce incl., 2 pkg., w/d, no pets/smokers

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☑	KMJ Realty LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/9/2009	4/8/2010	$1,950.00	$287.00	$2,237.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12449	7/9/2009		dy	Kapolei/Makakilo		TH	2,100.00	2009	3	2.5	1529	2006	*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
92-7159 Elele St. #1104 'Ocea n Ridge at Makakilo'	Kapolei	96707	☐	☐	☑	☐	☐	☑	☑	garage, split a/c yrd svce incl., w/d, lanai, storage, pvt yrd,

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☑	J Samuels Signature Homes LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	1/6/2010	7/6/2010	$2,100.00	$165.00	$2,265.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12117	4/8/2009		dy	Pearl City		SFD	2,000.00	2009	3	1.5	1846	1970	*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1957 Hoolehua St.	Pearl City	96782	☐	☐	☑	☐	☐	☐	☐	lge interior, w/d, lanai,

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Stott Real Estate, Inc.

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/6/2009	4/5/2010	$2,000.00	$287.00	$2,287.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12177	4/20/2009		dy	Waipahu/Waikele		SFD	2,100.00	2009	4	2.0	1590		*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
94-540 Ulieo St.	Waipahu	96797	☐	☐	☑	☑	☐	☐	☐	carport, w/d, ugraded house throughout

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Property Profiles

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/18/2009	4/17/2010	$2,100.00	$331.00	$2,431.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12214	4/29/2009		dy	Waianae		SFD	2,200.00	2009	4	2.5	1526		*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
87-2133 Pakeke St. #41 'Sea Country'	Waianae	96792	☐	☐	☑	☑	☐	☑	☑	split lvl., upgraded!, central a/c, wtr/swr incl., yrd, rec ctr.

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Jsamuels Signature Homes, LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/27/2009	4/26/2010	$2,200.00	$234.00	$2,434.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12188	4/20/2009		dy	Pearl City		SFD	2,250.00	2009	4	3.0	1321	1988	*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
98-1970 Kaahumanu St. #F 'Crest at Wailuna'	Pearl City	96782	☐	☐	☑	☐	☐	☐	☑	garage, den, rec ctr w/pools, lanai, w/d,

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☑	Marcus and Associates

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	10/18/2009	4/17/2010	$2,250.00	$234.00	$2,484.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
11955	2/7/2009		HB	Mililani	89.08	SFD	2,200.00	2009	4	2			*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
94-408 Papolohiwa Street	Mililani	96789	☐	☐	☑	☑	☑	☑	☑	

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent	ContactPers
☐	☑	☐	833-3701	Internet	8/7/2009	2/4/2010	$2,200.00	$311.00	$2,511.00	Aloha American Realty, Inc.

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
11953	2/7/2009		HB	Mililani	89.08	SFD	2,250.00	2009	4	2			*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
94-407 Kauopua Street	Mililani	96789	☐	☐	☑	☑	☐	☑	☑	

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc
☐	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent	ContactPers
☐	☑	☐	988-1400	Internet	8/7/2009	2/4/2010	$2,250.00	$311.00	$2,561.00	Ron Corp.

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12377	6/3/2009		dy	Waianae		SFD	2,500.00	2009	5	3		2007	*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
87-1060 Anaha St.	Waianae	96792	☐	☐	☑	☐	☐	☐		2 car garage, w/d, central a/c

OnSiteMgr	SecEntry	SecStaff	WDHU
☑	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Century 21 Homefinders of HI

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		craigslist	12/1/2009	5/31/2010	$2,500.00	$374.00	$2,874.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12378	6/3/2009		dy	Waianae		SFD	2,600.00	2009	5	3	1890		*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
86-411 Popohau Pl.	Waianae	96792	☐	☐	☑	☐	☐	☐	☐	garage, fenced backyard, on busline, tropical plnts

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Sai

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐	349-6560	craigslist	12/1/2009	5/31/2010	$2,600.00	$374.00	$2,974.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12059	3/20/2009		dy	Pearl City		SFD	2,650.00	2009	5	2.0			*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1458 Noelani St.	Pearl City	96782	☐	☐	☑	☐	☐	☐	☐	carport, fenced yrd

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	RM Mgmt LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	9/17/2009	3/17/2010	$2,650.00	$374.00	$3,024.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
11956	2/7/2009		HB	Mililani	89.08	SFD	2,750.00	2009	5	2			*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
94-453 Kauopua Street	Mililani	96789	☐	☐	☑	☑	☐	☑	☑	

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☐

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Century 21 Liberty Homes

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐	625-1776	Internet	8/7/2009	2/4/2010	$2,750.00	$374.00	$3,124.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12441	7/9/2009		dy	Kapolei/Makakilo		SFD	2,800.00	2009	5	2.0			*EXTENSION

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
92-1166 Makamai Lp.	Kapolei	96707	☐	☐	☑	☐	☐	☑	☑	garage, renovated kitchen, solar htr., fenced yrd fnt/bck,

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☑	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	Coldwell Banker Pacific Properties

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	1/6/2010	7/6/2010	$2,800.00	$374.00	$3,174.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12443	7/9/2009		dy	Kapolei/Makakilo		SFD	2,950.00	2009	6	2.5			*EXTENSION/5 bdrm

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
92-428 Kaiaulu St.	Kapolei	96707	☐	☐	☑	☐	☐	☐	☑	garage, lanai, storage, w/d

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☐	☐	RM Mgmt LLC

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		website	1/6/2010	7/6/2010	$2,950.00	$374.00	$3,324.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12764	10/1/2009		HB	Kaimuki/Waialae	14	SFD	3,200.00	2009	6	3.5			Good

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
Kaau Street at 8th Ave.	Honolulu	96816	☐	☐	☑	☑	☐	☑	☑	

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☑	☑	Craigs List - internet

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
☐	☑	☐		Internet	10/2/2009	4/1/2010	$3,200.00	$374.00	$3,574.00

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12766	10/1/2009		HB	Aiea	78.08	SFD	3,200.00	2009	6	3		2006	Good

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
91-1050 Aiea Hts Rd.	Aiea	96701	☐	☐	☑	☑	☐	☑	☑	

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☑	☐	☐	☑	☑	Bob - Internet: Craigs List

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent
-	☑	☐	384-3753	Craigs List	10/2/2009	4/1/2010	$3,200.00	$374.00	$3,574.00

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond
12765	10/1/2009		HB	Haleiwa/Sunset Bc	101	SFD	3,250.00	2009	6	3.5			Good

Address	City	Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
59-434 Pupukea Road	Haleiwa	96712	☐	☐	☑	☑	☐	☐	☑	

OnSiteMgr	SecEntry	SecStaff	WDHU
☐	☐	☐	☑

TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc
☑	☐	☐	☑	☑	☑	☐	☑	☐	☐	☑	☐	☑	☑	☑

Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent	ContactPers
☐	☑	☐	637-3507	Craigs List - Internet	10/2/2009	4/1/2010	$3,250.00	$340.00	$3,590.00	Team Real Estates, Inc