Approved by the Executive Director DN
July 15, 2010

FOR ACTION

MOTION: To Approve the Appointment of Mr. Stanley H.C. Young to the Oahu Eviction Board and Ms. Kathy Merritt to the Maui Eviction Board for a Two-Year Term Expiring on July 31, 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 Hawaii Public Housing Authority (HPHA) 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. There are currently ten (10) Oahu Eviction Board members. Hilo Eviction Board has 6 members, Kauai Eviction Board has 4 members, Kona Eviction Board has 3 members and Maui Eviction Board has 3 members. There is one vacancy on the Kona Eviction Board.

E. Mr. Young is a resident of Oahu. He is a retired attorney that served as the Hearings Officer with the Housing and Community Development Corporation of Hawaii (predecessor agency to the HPHA) from 1993 to 2002. Mr. Young has the knowledge and experience regarding the policies and practices of management and the eviction process and would be a valuable asset to the Board. Mr. Young has expressed a willingness to serve as a member of the Oahu Eviction Board for a two-year term.

F. Ms. Merritt is a resident of Maui. She is currently an Officer and serves as the Maui County Coordinator for the Salvation Army on Maui, Molokai and Lanai. In her previous employment she was the Facility Manager where she was responsible for overseeing the HUD assisted senior living project. Ms. Merritt's property management and accounting experience would be a

valuable asset to the Board. Ms. Merritt has expressed a willingness to serve as a member of the Maui Eviction Board for a two-year term.

G. New and current Board members appointed to the Oahu and Neighbor Island Eviction Boards are informed of the current and updated policies and practices of HPHA Management and the current and updated procedures governing the federal eviction process.

II. RECOMMENDATION

That the Hawaii Public Housing Board of Directors approve the Appointment of Mr. Stanley H.C. Young to the Oahu Eviction Board and Ms. Kathy Merritt to the Maui Eviction Board for a two-year term expiring on July 31, 2012.

Exhibit A: Resume for Mr. Stanley H.C. Young
Exhibit B: Resume for Ms. Kathy Merritt

Prepared by: Renee Blondin-Nip, Hearings Officer RBN

Executive Director's June/July 2010 Board Status Report

Accomplishments:

- Received DHS approval (signed T-205 forms) to purchase the following:
  - 100 new PCs to replace aging equipment (out of warranty) at AMPs statewide
  - 250 corporate licenses for MS Office 2010 to put all staff on same platform
  - Web cams to enable video conferencing between AMP sites

  This will enable HPHA to upgrade obsolete systems and have all work stations consistently using the MS Office 2010 software. Allow for easier document exchange.
- Issued RFP for Legal Services for KPT Redevelopment project. Posted on HPHA website and NAHRO, CLPHA, and PHADA websites. These are websites that are used by professional housing organizations and the cost is minimal.
- For fiscal year 2010, HPHA heard 263 cases as compared to 232 cases in fiscal 2009, and for fiscal year 2010, 109 households were evicted as compared to 94 households in fiscal year 2009.
- Toured Kalihi Valley Homes (KVH) at night to check and monitor curfew activities over 4th of July holiday. Tenant Association was actively patrolling and security personnel were responding to resident concerns.
- In coordination with the Pacific Mediation Center. A facilitator was used to facilitate two sessions with the Section 8 staff. The intent of the facilitation was to develop constructive conflict resolution skills between staff to create a healthier dialogue in times of stress and also to promote a healthier work environment. Staff was receptive and several suggestions made. The suggestions will be reviewed and a team of staff and supervisors assembled to determine implementation feasibility and timeframes.
- Visited Hilo AMP and toured Lanakila. Reviewed work to be done on vacant units and met with staff.
- Met with Rep. Karen Awana-Nanakuli to discuss HPHA work in area and future plans for developments.
- Building A, which houses Section 8 and Applications, had to be vacated due to strong odor for approximately 2 weeks. Staff was relocated to Building E, Personnel and Computer Lab and temporary work stations set-up. Source was a cat who had climbed into an outside air conditioning unit through an unhinged panel. Ducts were cleaned and air conditioning units were disinfected. While down the air conditioning units were overhauled and repaired. Air quality samples were taken and awaiting results.

Planned Activities for June/July:

- HUD Real Estate Assessment Center (REAC) Inspectors will be conducting site and unit inspections beginning July 6th in Hilo and concluding the inspections July 23rd at KPT.
- PMMSB in conjunction with the Planning Office will begin revising "guest policy" at elderly housing properties to accommodate and detail terms of emergency housing of grandchildren.
- Meeting with Senator Roz Baker to discuss projects on Maui.
- KVH Residents meeting to discuss lifting curfew – July 28th.
- Planned trip to Maui to visit developments – July 22nd.
- Meeting with residents of Kalakaua to discuss concerns and issues.

- Develop performance metrics in conjunction with Branch Chiefs to incorporate the 2010/2011 budget into performance measures. Work with Branch Chiefs to establish realistic benchmarks for each branch including AMPs. Establish review periods, monitoring reports and corrective actions as needed.
- RC Holsinger Associates, Inc. has been contracted to perform the reconciliation of the Replacement for Reserve account for Banyan Street Manor. Once completed, this will close out the Banyan Street Manor audit issues with HUD's Office of Enforcement. Should be completed by end of July.

Trends/Issues:

- On June 8, 2010 David Birr with Synchronous Energy Solutions was retained to assist the Hawaii Public Housing Authority with the review of the Agency's Energy Service Agreement. Synchronous Energy will act on the behalf of HPHA during contract negotiations and the financing details. Mr. Birr is an expert in the field of Energy Performance Contracts and has advised the Agency in the recent past regarding the same. Mr. Birr's services will be compensated by the Department of Business, Economic Development and Tourism. The Department has received an allocation from the Department of Energy to carry out various energy initiatives and they have selected to work with HPHA.

  The Energy Performance Contract is entering the final stages of negotiation and approval. As directed by the Executive Board, Staff is preparing an Engagement Letter for Standard and Poor's for execution by the Executive Director. Execution by the Executive Director will allow the credit due diligence to proceed. Prior to signing the Engagement Letter, Attorneys General will review and given the financing mechanism, Build America Bonds, this may also require review by B&F. All is currently in process.

- **Lanakila Rehab/Demo Project (Big Island):**
  The parcel where the units are designated for demo and rehab is enclosed by a black nylon construction fence. This fence is riddled with graffiti and there are signs of "squatters" using the units. Fence will need to be replaced and units secured.

Potential Risks

- **Kahekili Terrace (Maui)**
  The building permits for site 1 and 2 have been issued. The Notice to Proceed was released on June 28, 2010.

  CMS staff is still working on a viable relocation plan. The estimated cost has not yet been determined.

- **Makani Kai Hale** (Maui)
  During the permit application process, CMS staff discovered that a Certificate of Occupancy was never issued for the development. The Maui County Building Development has accepted our building permit application and will start processing the submittals, but will not release the

permit until the CO matter is resolved. HPHA/CMS will prepare and submit an application for review/approval and will incur fines to obtain a CO for the project site. The estimated sum of the fine is approximately $12,000. CMS staff is working with the County of Maui to resolve the issue.

As part of the permit review, DCAB is requiring a change to the sliding glass door threshold. The additional construction cost is estimated at $15,000-$20,000; the price will be solidified after the consultant completes the new design work and final cost analysis.

In addition to the changes required by DCAB, Maui County Building Department is requiring the installation of smoke detectors for several units and compliance with the 2006 International Energy Conservation Code Standards. The consultant is currently reviewing the impact of including the additional energy improvements and will provide staff with a scope of work and cost analysis in the near future.

There will also be an additional cost to pay for relocation and security for 2 days while the property is being tented for termites. The estimated cost is approximately $8,700.00. The termite tenting and relocation of tenants took place on June 28-30, 2010.

- **Risks for the above two projects:**
  Both these projects are funded by the American Recovery and Reinvestment Act. These funds are strapped with hard expenditure deadlines. The permit problems must be addressed in a short period of time, or the agency is at risk of lapsing grant funds. 60% of the funds awarded must be expended by March 15, 2011.

- **Elevator Modernization Project:**
  There has been a slight delay in issuing the Notice to Proceed. Gordon Ernst, HPHA's elevator consultant has expressed concern that Okada Trucking may not have the capacity to fully carry out a project of this magnitude. Mr. Ernst has requested and attained personnel and training records for the workforce assigned to this elevator modernization project. It is anticipated that said project will be available for transfer to Okada Trucking on or about July 19, 2010. This date does not affect the current master schedule.

  Construction Management staff along Gordon Ernst, Elevator Consultant determined the modernization project cannot be expedited. Okada Trucking and its subcontractor do not have the capacity to accelerate the construction project beyond the schedule provided by the Elevator Consultant

- **Ameresco Energy Project Financing**:
  The financing component is key to the overall project success; if the closing doesn't take place prior to December 31, 2010 there is a possibility of losing the Build America Bond Program interest rate of 4.78%.

PMMSB Status Report
June 2010

Completed Activities

- During the month of June, 2010, rent collections for HPHA State properties were 97% and the total tenant occupancy rate was 92.35%
- During the month of June, 2010, rent collections for HPHA Federal properties were 94.97% and the total tenant occupancy rate was 93.22%.
- Units being renovated for ADA requirements at Lanakila (Hilo) were inspected by the PMMSB Chief, the Executive Director, CMS Chief and a representative from Procurement. All sites in Hilo and Keaau were also visited.

Planned Activities

- Draft of the uniform House Rules has been updated and will be sent to the Attorney General for another round of comments.
- PMMSB will institute criminal background checks for every adult member of the household during the annual certification. Prior to this, PMMSB will ensure all notifications have been issued, should it be required.
- Community Room Rules have been drafted and will be sent to the Attorney General for comment. HPHA will be allowing residents to rent the community room at their AMP if they are in good standing one the rules are reviewed.
- FMO will be meeting with AMP managers regarding FY 2010-2011 budgets. Performance standards and guidelines will be created for monitoring the AMPs financial condition and adherence to budget.
- PMMSB will be meeting with AMP 30 (Kalihi Valley Homes) management and Major Chur of the Honolulu Police Department to streamline the trespassing process for unwanted individuals on public housing property, which will ultimately be applied to all properties. This may also require a change in the Administrative Rules. PMMSB will work with the Attorney General as needed.
- PMMSB will work with the HPHA Planning Office on making necessary changes to implement housing designated for grandparents and grandchildren.

- The REAC - HUD contractor will inspect units at the following AMPs in July 2010.

July 6 - 7	AMP 37	Lanakila Homes I (Hilo)
July 7 - 9	AMP 43	Ka Hale Kahaluu (Kona)
July 12 - 13	AMP 30	Puuwai Momi Aiea
July 13 - 14	AMP 34	Kalakaua Homes
July 14 - 15	AMP 50	Palolo Vallley Homes
July 15 - 19	AMP 31	Kalihi Valley Homes
July 19 - 21	AMP 32	Mayor Wright Homes
July 20 - 22	AMP 33	Kamehameha Homes
July 21 - 23	AMP 40	Kuhio Park Terrace

Trends/Issues

- PMMSB will continue to review and assess residential units used for non rent revenue activities. Service providers will be asked for data which reflects how many residents are benefiting from the service they are providing.
- Corrections to the Banyan vouchers were prepared by the former managing agent (Realty Laua) and re-submitted to HUD. Once again HUD rejected the vouchers. PMMSB is working with the current management agent (EAH) to come up with a solution to this problem.
- The Wilikina HAP contract renewal request will be re-submitted for HUD approval.
- PMMSB is considering closing the waitlist for Federal family public housing. There are currently 8,000+ families on the waitlist. We will continue to accept applications for State public housing and elderly Federal and State public housing.

Risks

- On January 12, 2010, HUD requested the submission of PHA's reporting requirement for MASS (Management Assistance Sub System). PMMSB sent a request to waive the required submission of documents due to administrative burden. To date, we have verified the waiver was received but we have not received a response.

Federal LIPH
HPHA Island Overview Report
June 2010

	Occupancy *							LIPH and Elderly Waiting List**				
Island	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	600	546	50	91.00%	9	3	4	Average Income	20	0.21%	9.54	4.42
Kauai	319	299	19	93.73%	2	0	1	Low Income (80%)	26	0.27%	3.31	2.06
Maui	196	142	48	72.45%	1	1	6	Very Low Inc. (50%)	227	2.38%	2.93	1.93
Oahu	4,122	3,895	204	94.49%	13	9	23	Extrmly Low Inc. (30%)	9,249	97.13%	2.54	1.76
Total	**5,237**	**4,882**	**321**	**93.22%**	**25**	**13**	**34**	********	**9,522**	**100.00%**	**2.57**	**1.77**

	Non Vacated Delinquencies***				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	23	$ 15,666.62	11	$ 11,489.75	$ 112,822.92	$ 108,468.00	**96.14%**
Kauai	25	$ 15,824.42	13	$ 27,470.02	$ 78,374.00	$ 70,438.19	**89.87%**
Maui	9	$ 3,518.00	8	$ 4,370.57	$ 41,116.00	$ 38,664.05	**94.04%**
Oahu	195	$ 106,020.43	90	$ 141,117.31	$ 1,121,497.78	$ 1,068,095.60	**95.24%**
Total	**252**	**$ 141,029.47**	**122**	**$ 184,447.65**	**$ 1,353,810.70**	**$ 1,285,665.84**	**94.97%**

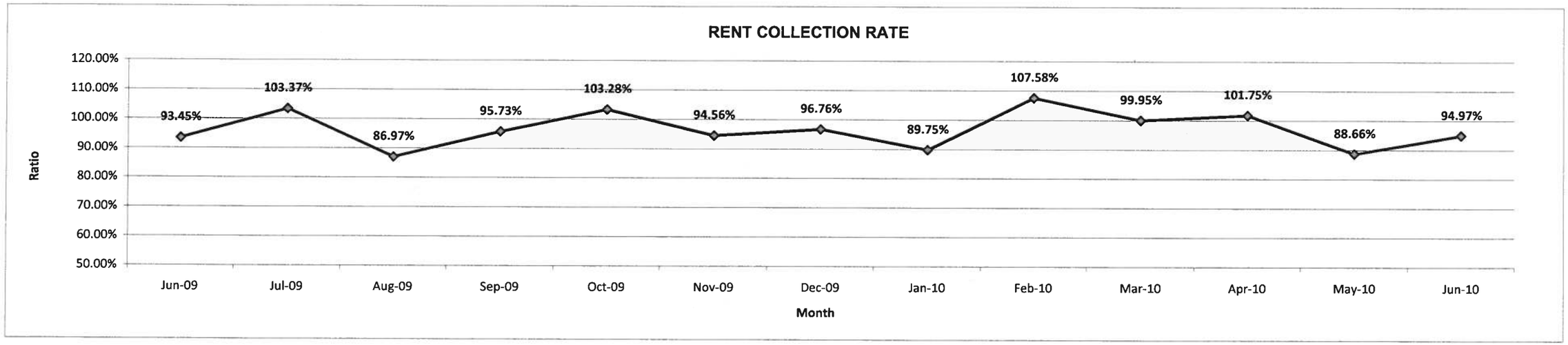
* Occupancy also counts Scheduled for Modernization Units.
** Please notice WL Income Limits assumes 2009 HUD Family Income Limit for Hawaii.
*** Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).
**** Families have the option to be placed on federal and state housing - The total number of HoH may represent duplicate applications.

FEDERAL PUBLIC HOUSING

Rent Collection from June 2009 to June 2010

	Jun-09			Jul-09			Aug-09			Sep-09			Oct-09			Nov-09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 125,699.50	$ 116,981.70	93.06%	$ 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%
Kauai	$ 82,065.00	$ 75,445.23	91.93%	$ 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%
Maui	$ 49,901.00	$ 42,621.61	85.41%	$ 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%
Oahu	$ 1,221,464.94	$ 1,147,238.16	93.92%	$ 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%
Total	$ 1,479,130.44	$ 1,382,286.70	93.45%	$ 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%

	Dec-09			Jan-10			Feb-10			Mar-10			Apr-10			May-10			Jun-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$114,069.72	$119,412.98	104.68%	$116,704.72	$100,450.20	86.07%	$ 114,112.72	$ 123,818.28	108.51%	$ 111,742.56	$ 116,961.95	104.67%	$ 114,516.69	$ 122,029.78	106.56%	$ 113,063.10	$ 106,671.27	94.35%	$ 112,822.92	$ 108,468.00	96.14%
Kauai	$76,423.00	$75,161.64	98.35%	$76,185.00	$65,796.55	86.36%	$ 79,317.00	$ 78,818.84	99.37%	$ 78,569.00	$ 73,688.81	93.79%	$ 75,812.00	$ 74,505.00	98.28%	$ 77,802.00	$ 64,010.35	82.27%	$ 78,374.00	$ 70,438.19	89.87%
Maui	$41,265.00	$42,481.46	102.95%	$41,683.00	$37,016.56	88.80%	$ 39,286.00	$ 40,224.33	102.39%	$ 39,522.00	$ 41,955.64	106.16%	$ 42,734.00	$ 43,717.38	102.30%	$ 42,283.00	$ 35,857.47	84.80%	$ 41,116.00	$ 38,664.05	94.04%
Oahu	$1,120,641.22	$1,071,584.35	95.62%	$1,121,888.75	$1,014,179.21	90.40%	$ 1,123,281.42	$ 1,215,939.13	108.25%	$ 1,120,869.72	$ 1,117,474.18	99.70%	$ 1,128,670.65	$ 1,145,247.82	101.47%	$ 1,119,480.19	$ 992,672.38	88.67%	$ 1,121,497.78	$ 1,068,095.60	95.24%
Total	$ 1,352,398.94	$ 1,308,640.43	96.76%	$ 1,356,461.47	$ 1,217,442.52	89.75%	$ 1,355,997.14	$ 1,458,800.58	107.58%	$ 1,350,703.28	$ 1,350,080.58	99.95%	$ 1,361,733.34	$ 1,385,499.98	101.75%	$ 1,352,628.29	$ 1,199,211.47	88.66%	$ 1,353,810.70	$ 1,285,665.84	94.97%



Federal LIPH
HPHA Project Overview Report
June 2010

	Occupancy*						
AMP	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready
30P-Aiea	362	356	5	98.34%	0	1	1
31P-KVH	372	326	45	87.63%	3	0	1
32P-MWH	363	350	13	96.42%	0	0	0
33P-Kam/Kaamanu	371	369	1	99.46%	0	0	1
34P-Kalakaua	581	564	17	97.07%	2	0	0
35P-Kalanihuia	587	566	17	96.42%	4	2	4
37P-Hilo	300	271	28	90.33%	2	0	1
38P-Kauai	319	299	19	93.73%	2	0	1
39P-Maui	196	142	48	72.45%	1	1	6
40P-KPT	738	691	38	93.63%	1	3	9
43P-Kona	199	191	5	95.98%	5	3	3
44P-Leeward Oahu	258	223	31	86.43%	2	0	4
45P-Windward Oahu	225	217	8	96.44%	0	1	0
46P-Kamuela	101	84	17	83.17%	2	0	0
49P-Central Oahu	150	120	27	80.00%	0	2	3
50P-Palolo	115	113	2	98.26%	1	0	0
Total	5,237	4,882	321	93.22%	25	13	34

	Non Vacated Delinquencies**				Collection Rate		
AMP	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	21	12,188.81	4	2,781.42	$ 143,257.00	140,940.25	98.38%
31P-KVH	20	12,327.77	13	13,468.70	$ 84,050.00	80,035.11	95.22%
32P-MWH	16	6,601.90	8	20,348.29	$ 104,914.51	98,953.29	94.32%
33P-Kam/Kaamanu	19	8,999.95	8	28,823.11	$ 91,207.57	85,613.11	93.87%
34P-Kalakaua	2	816.70	0	0.00	$ 131,966.70	123,531.17	93.61%
35P-Kalanihuia	14	7,779.15	7	6,672.97	$ 141,392.00	133,392.48	94.34%
37P-Hilo	8	8,284.62	6	4,138.70	$ 62,438.92	60,333.19	96.63%
38P-Kauai	25	15,824.42	13	27,470.02	$ 78,374.00	70,438.19	89.87%
39P-Maui	9	3,518.00	8	4,370.57	$ 41,116.00	38,664.05	94.04%
40P-KPT	44	17,236.36	15	22,533.04	$ 256,334.00	246,655.35	96.22%
43P-Kona	4	2,175.00	1	31.00	$ 36,287.00	35,320.55	97.34%
44P-Leeward Oahu	36	28,609.59	22	28,496.82	$ 42,815.00	41,280.81	96.42%
45P-Windward Oahu	11	4,041.96	3	589.41	$ 64,406.00	59,417.96	92.26%
46P-Kamuela	11	5,207.00	4	7,320.05	$ 14,097.00	12,814.26	90.90%
49P-Central Oahu	2	958.24	2	2,118.00	$ 37,641.00	36,909.16	98.06%
50P-Palolo	10	6,460.00	8	15,285.55	$ 23,514.00	21,366.91	90.87%
Total	252	$ 141,029.47	122	$ 184,447.65	$ 1,353,810.70	$ 1,285,665.84	94.97%

* Occupancy also counts Scheduled for Modernization Units.

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

State LIPH
HPHA Island Overview Report
June 2010

	Occupancy*							LIPH and Elderly Waiting List**				
Island	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	56	25	29	44.64%	0	0	2	Average Income	15	0.20%	8.94	4.38
Kauai	26	25	0	96.15%	0	0	1	Low Income (80%)	8	0.10%	2.63	1.75
Maui	32	27	5	84.38%	0	0	0	Very Low Inc. (50%)	135	1.76%	3.04	1.97
Oahu	749	720	22	96.13%	9	2	7	Extrmly Low Inc. (30%)	7,516	97.94%	2.46	1.68
Total	**863**	**797**	**56**	**92.35%**	**9**	**2**	**10**	********	**7,674**	**100.00%**	**2.48**	**1.69**

	Non Vacated Delinquencies***				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	6	$ 1,307.30	7	$ 15,650.17	$ 8,745.00	$ 7,718.66	**88.26%**
Kauai	3	$ 1,769.00	2	$ 4,491.46	$ 5,594.00	$ 4,927.00	**88.08%**
Maui	4	$ 827.00	17	$ 11,126.37	$ 5,488.00	$ 5,405.00	**98.49%**
Oahu	16	$ 12,192.60	52	$ 279,884.78	$ 224,870.00	$ 219,304.48	**97.53%**
Total	**29**	**$ 16,095.90**	**78**	**$ 311,152.78**	**$ 244,697.00**	**$ 237,355.14**	**97.00%**

* Occupancy also counts Scheduled for Modernization Units.
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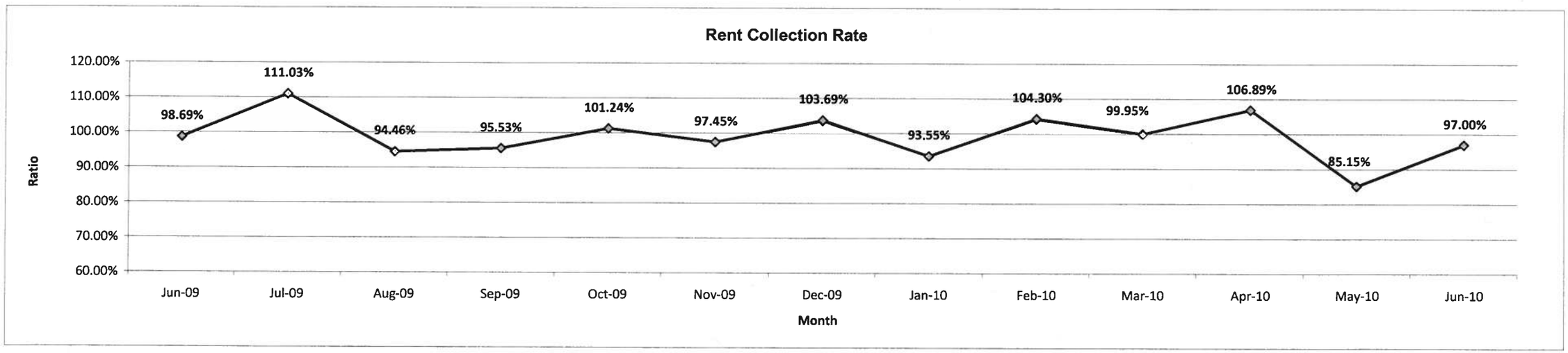
**** Families have the option to be placed on federal and state housing - The total number of HoH may represent duplicate applications.

STATE PUBLIC HOUSING

Rent Collection from June 2009 to June 2010

	Jun-09			Jul-09			Aug-09			Sep-09			Oct-09			Nov-09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 9,164.00	$ 8,930.00	97.45%	$ 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%
Kauai	$ 6,687.00	$ 7,217.00	107.93%	$ 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%
Maui	$ 4,806.00	$ 4,752.00	98.88%	$ 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%
Oahu	$ 223,648.00	$ 220,206.96	98.46%	$ 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%
Total	$ 244,305.00	$ 241,105.96	98.69%	$ 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%

	Dec-09			Jan-10			Feb-10			Mar-10			Apr-10			May-10			Jun-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 8,209.00	$ 8,815.49	107.39%	$ 8,716.00	$ 8,408.62	96.47%	$ 8,882.00	$ 7,628.00	85.88%	$ 8,153.00	$ 7,563.00	92.76%	$ 8,103.00	$ 8,259.00	101.93%	$ 8,678.00	$ 8,289.30	95.52%	$ 8,745.00	$ 7,718.66	88.26%
Kauai	$ 5,380.00	$ 4,518.00	83.98%	$ 5,639.00	$ 4,493.00	79.68%	$ 5,297.00	$ 4,164.11	78.61%	$ 5,297.00	$ 5,077.00	95.85%	$ 5,198.00	$ 4,418.00	84.99%	$ 5,599.00	$ 3,679.00	65.71%	$ 5,594.00	$ 4,927.00	88.08%
Maui	$ 5,235.00	$ 5,065.00	96.75%	$ 5,195.00	$ 4,667.00	89.84%	$ 5,379.00	$ 7,157.00	133.05%	$ 5,851.00	$ 6,231.00	106.49%	$ 5,777.00	$ 5,390.00	93.30%	$ 5,993.00	$ 4,659.00	77.74%	$ 5,488.00	$ 5,405.00	98.49%
Oahu	$ 228,223.00	$ 237,762.94	104.18%	$ 229,851.00	$ 215,748.79	93.86%	$ 227,881.00	$ 239,141.25	104.94%	$ 227,169.00	$ 227,468.38	100.13%	$ 225,833.00	$ 243,720.60	107.92%	$ 224,782.00	$ 192,029.45	85.43%	$ 224,870.00	$ 219,304.48	97.53%
Total	$ 247,047.00	$ 256,161.43	103.69%	$ 249,401.00	$ 233,317.41	93.55%	$ 247,439.00	$ 258,090.36	104.30%	$ 246,470.00	$ 246,339.38	99.95%	$ 244,911.00	$ 261,787.60	106.89%	$ 245,052.00	$ 208,656.75	85.15%	$ 244,697.00	$ 237,355.14	97.00%



State LIPH
HPHA Project Overview Report
June 2010

	Occupancy *						
Project	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready
2201-Hauiki	46	45	1	97.83%	0	0	0
2202-Puahala Homes	128	108	16	84.38%	2	1	4
2204-Kawailehua	26	25	0	96.15%	0	0	1
2205-Kahale Mua	32	27	5	84.38%	0	0	0
2206-Lokahi	30	14	16	46.67%	0	0	0
2207-Ke Kumu Elua	26	11	13	42.31%	0	0	2
2401-Hale Po'ai	206	203	3	98.54%	2	0	0
2402-La'iola	108	105	2	97.22%	2	1	1
2403-Kamalu-Ho'olulu	220	219	0	99.55%	3	0	1
2404-Halia Hale	41	40	0	97.56%	0	0	1
Total	863	797	56	92.35%	9	2	10

	Non Vacated Delinquencies**				Collection Rate		
Project	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	3	$ 3,888.00	14	$ 138,015.94	$ 19,019.00	$ 19,223.29	101.07%
2202-Puahala Homes	11	$ 7,961.60	25	$ 137,593.92	$ 41,867.00	$ 40,666.19	97.13%
2204-Kawailehua	3	$ 1,769.00	2	$ 4,491.46	$ 5,594.00	$ 4,927.00	88.08%
2205-Kahale Mua	4	$ 827.00	17	$ 11,126.37	$ 5,488.00	$ 5,405.00	98.49%
2206-Lokahi	1	$ 218.00	2	$ 12,591.50	$ 5,455.00	$ 5,235.66	95.98%
2207-Ke Kumu Elua	5	$ 1,089.30	5	$ 3,058.67	$ 3,290.00	$ 2,483.00	75.47%
2401-Hale Po'ai	0	$ -	5	$ 2,284.00	$ 56,531.00	$ 53,753.00	95.09%
2402-La'iola	0	$ -	7	$ 1,986.52	$ 33,517.00	$ 31,806.00	94.90%
2403-Kamalu-Ho'olulu	2	$ 343.00	1	$ 4.40	$ 62,814.00	$ 62,416.00	99.37%
2404-Halia Hale	0	$ -	0	$ -	$ 11,122.00	$ 11,440.00	102.86%
Total	29	$ 16,095.90	78	$ 311,152.78	$ 244,697.00	$ 237,355.14	97.00%

* Occupancy also counts Scheduled for Modernization Units.

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

Project Status Report
July 6, 2010
American Recovery and Reinvestment Act and Miscellaneous Projects

Completed Activities

- Construction contracts have been executed for all 8 projects
- The Construction Management contract for Makua Alii has been executed
- All Pre-Construction Conference meetings have been conducted
- The Notice to Proceed has been issued for 6 of the 8 projects (NTP not required for the Makua Alii Construction Management contract)
- Permits have been obtained for 7 of the 8 projects
- The building permit for Kahekili Terrace was issued on June 28, 2010
- The Notice to Proceed for Kahekili Terrace was issued on June 28, 2010
- Application for the Certificate of Occupancy for Makani Kai Hale I & II was submitted in June, 2010

Planned Activities

- Release Notice to Proceed for Hale Hauoli
- Development a Relocation Plan for Kahekili Terrace

Trends/Issues

Makani Kai Hale

During the permit application process, CMS staff discovered that a Certificate of Occupancy was never issued for the development. The Maui County Building Development has accepted our building permit application and will start processing the submittals, but will not release the permit until the CO matter is resolved. HPHA/CMS will prepare and submit an application for review/approval and will incur fines to obtain a CO for the project site. The estimated sum of the fine is approximately $12,000. CMS staff is working with the County of Maui to resolve the issue.

As part of the permit review, DCAB is requiring a change to the sliding glass door threshold. The additional construction cost is estimated at $15,000-$20,000; the price will be solidified after the consultant completes the new design work and final cost analysis.

In addition to the changes required by DCAB, Maui County Building Department is requiring the installation of smoke detectors for several units and compliance with the 2006 International Energy Conservation Code Standards. The consultant is currently reviewing the impact of including the additional energy improvements and will provide staff with a scope of work and cost analysis in the near future.

There will also be an additional cost to pay for relocation and security for 2 days while the property is being tented for termites. The estimated cost is approximately $8,700.00. The termite tenting and relocation of tenants took place on June 28-30, 2010.

Risk

The American Recovery and Reinvestment Act allocation is strapped with hard expenditure deadlines. The permit problems must be addressed in a short period of time, or the agency is at risk of lapsing grant funds.

Kahekili Terrace

The building permits for site 1 and 2 have been issued. The Notice to Proceed was released on June 28, 2010.

CMS staff is still working on a viable relocation plan. The estimated cost has not yet been determined.

Risks

The American Recovery and Reinvestment Act allocation is strapped with hard expenditure deadlines. The permit problems must be addressed in a short period of time, or the agency is at risk of lapsing grant funds.

718 Capital Fund Program

Completed Activities

- All 13 Design and Construction projects have been approved by HUD
- Design Contracts have been executed for all 4 active projects
- Construction Contracts have been executed for all 7 active projects
- The Notice to Proceed has been issued for 5 of the 7 active construction projects
- Held Pre-Construction Conference for 1 of the 7 active construction projects

Planned Activities

- Hold Pre-Construction Conference for the remaining projects
- Obtain building permits for construction projects

Trends/Issues

Staff will advance the active contracts through several stages of construction and/or design over the next two years.

AMERICAN RECOVERY AND REINVESTMENT ACT
PROJECT STATUS REPORT
July 6, 2010

PROJECT	CONTRACT AMOUNT	ADVERTISE - INVITATION FOR BID	BID OPENING	APPROVAL GRANTED BY HUD	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONTRUCTION CONFERENCE	CONSTRUCTION START DATE	CONSTRUCTION COMPLETION
Hale Hauoli	$ 1,798,597.00	11/17/2009	12/29/2009	2/9/2010	2/23/2010	est. 7/2010	3/18/2010	est. 8/2010	est. 12/2010
Kahekili Terrace	$ 5,079,289.00	1/11/2010	2/4/2010	2/23/2010	3/11/2010	6/28/2010	4/20/2010	6/28/2010	2/8/2011
Kaimalino & Kealakehe	$ 1,836,041.00	6/15/2010	7/16/2010	8/6/2010	1/7/2010	2/1/2010	1/18/2010	2/1/2010	10/20/2010
Kalanihuia	$ 196,865.00	12/4/2009	1/7/2010	2/26/2010	3/11/2010	4/19/2010	4/1/2010	4/19/2010	8/19/2010
Makani Kai Hale I & II	$ 1,412,267.00	1/11/2010	2/4/2010	2/25/2010	3/4/2010	6/4/2010	4/20/2010	6/4/2010	est. 01/2011
Makua Alii	$ 1,940,130.00	12/18/2009	1/12/2010	2/16/2010	3/11/2010	4/26/2010	4/21/2010	4/26/2010	8/19/2011
Kalakaua	$ 780,553.00	1/12/2010	2/9/2010	2/26/2010	3/11/2010	6/1/2010	3/22/2010	6/1/2010	est. 10/2010
Kalihi Valley Homes	$ 1,554,915.00	5/19/2009	7/12/2009	8/13/2009	9/12/2009	10/26/2009	9/18/2009	10/26/2009	10/25/2010
Makua Alii Construction Management	$ 409,171.00	N/A	N/A	2/9/2010	3/9/2010	N/A	N/A	N/A	N/A
Sub-Total	**$ 15,007,828.00**								
Administration	$ 1,237,615.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sub-Total	**$ 1,237,615.00**								
TOTAL	**$ 16,245,443.00**								

NOTE: 60% Expenditure deadline is March 17, 2011.
100% Expenditure deadline is March 17, 2012.

AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA)
EXPENDITURE REPORT

Current Date: 7/6/2010 13:29

Project	Contract No.	NTP Issued	Contract Amount	Reporting Year 1				Reporting Year 2		Total
				Q1	Q2	Q3	Q4	Q1	Q2	
				Oct-Dec 09	Jan-Mar 10	Apr-Jun 10	Jul-Sep 10	Oct-Dec 10	Jan-Mar 11	
Makua Alii - Construction Mgt. Service (SSFM International, Inc.)	CMS 08-39-SA02	N/A	$409,171.00							$0.00
Kalihi Valley Homes - Site & Dwelling Improvements, Phase 4A (Rainforest G Construction, LLC)	CMS 09-15-CO01	10/26/2009	$1,554,915.00			$525,000.00	$460,656.05			$985,656.05
Kaimalino & Kealakehe - Reroofing & Misc. Repairs (Coastal Construction, Inc.)	CMS 10-01	2/1/2010	$1,836,041.00			$547,988.92	$237,463.51			$785,452.43
Hale Hauoli - Reroof & Renovation (Isemoto Contracting Co., Ltd.	CMS 10-07		$1,798,597.00							$0.00
Makani Kai Hale I & II - Physical Improvements (Artistic Builders Corporation)	CMS 10-08	6/4/2010	$1,412,267.00							$0.00
Makua Alii - Reroof and Structural Repairs (Hi-Tec Roofing, Inc.)	CMS 10-09	4/26/2010	$1,940,130.00				$77,277.33			$77,277.33
Kalakaua Homes - Reroofing (Tory's Roofing & Waterproofing, Inc.)	CMS 10-10	5/20/2010	$780,553.00							$0.00
Kahekili Terrace - Physical Improvements (F&H Construction)	CMS 10-11	6/28/2010	$5,079,289.00							$0.00
Kalanihuia - Reroof & Elevator Lobby Improvements (ABC Design Center)	CMS 10-12	4/19/2010	$196,865.00							$0.00
Administration	N/A	N/A	$1,237,615.00		$601,688.00					$601,688.00
Total Amount:			$16,245,443.00	$0.00	$601,688.00	$1,072,988.92	$775,396.89	$0.00	$0.00	$2,450,073.81
Budget Balance:				$16,245,443.00	$15,643,755.00	$14,570,766.08	$13,795,369.19	$13,795,369.19	$13,795,369.19	
Percentage Expended:				0.00%	3.70%	10.30%	15.08%	0.00%	0.00%	

NOTE: HPHA must expend at least 60% of all ARRA Funds no later than March 17, 2011. The expenditure rate is 15.08% as of July 8, 2010.

CAPITAL FUND PROGRAM - 718
PROJECT STATUS REPORT
July 6, 2010

PROJECT (CONSTRUCTION)	PROJECT COST	ADVERTISE - INVITATION FOR BID	BID OPENING	APPROVAL GRANTED BY HUD	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONST. CONFERENCE	CONST. START DATE	CONST. COMPLETION
Kaahumanu Homes - Reroofing	$ 2,018,300.00	5/4/2010	5/26/2010	6/2/2010	6/7/2010	6/8/2010	est. 8/3/2010	8/9/2010	est. 12/7/2010
KPT Tower B - Reroofing	$ 781,591.00	5/4/2010	5/26/2010	6/2/2010	6/7/2010	6/8/2010	est. 8/3/2010	8/9/2010	est. 12/7/2010
KPT - Security Cameras	$ 660,028.00	6/29/2009	7/23/2009	8/11/2009	9/28/2009	3/18/2010	3/2/2010	3/18/2010	7/16/2010
KPT - Trash Chutes	$ 1,260,573.40	8/29/2008	9/18/2008	12/18/2008	4/30/2009	6/29/2009	est. 7/14/2010	est. 7/2010	12/2010
KPT - Hot Water Storage Tank	$ 39,539.26	5/13/2010	5/26/2010	N/A	PO 6/1/2010	6/1/2010	6/1/2010	6/1/2010	est. 7/2010
Mayor Wright Homes - Reroofing	$ 287,340.20	1/19/2010	2/11/2010	4/26/2010	5/25/2010	6/3/2010	8/2/2010	8/2/2010	12/30/2010
Wahiawa Terrace Reroofing	$ 589,277.25	1/19/2010	2/11/2010	4/27/2010	5/25/2010	6/3/2010	8/2/2010	8/2/2010	12/30/2010
Makamae Investigation & Repair	$ 131,522.00	N/A	5/18/2006	6/15/2006	6/29/2006	N/A	N/A	N/A	N/A
SUB-TOTAL	$ 5,768,171.11								

PROJECT (DESIGN)	PROJECT COST	SPO PNS POSTING	APPROVAL GRANTED BY HUD	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	COMPLETION DATE
Lanakila Homes - Phase II, III & IV	$ 354,997.67			12/15/2009	9/5/2001	10/15/2001	multi phases-ongoing
Palolo Valley - Physical Improvements	$ 2,089,728.50	5/12/2009 (9/11/2009 - SelCom establ.)	5/18/2010	05/20/2010	6/3/2010	est. 06/28/10	est. 6/2012
Kalihi Valley Homes Phase II Site & Dwelling Improvements	$ 20,055.56	unk	unk	8/10/2001	8/27/2001	unk	9/29/2008
Environmental (All Federal Projects)	$ 159,131.00	5/12/2009	Ltr requesting approval sent 4/15/2010	4/9/2010	5/12/2010	5/17/2010	10/13/2010
Makani Kai Hale (Relocation)	$ 7,259.00	N/A	5/28/2010	N/A	PO 6/4/2010	N/A	
SUB-TOTAL	$ 2,631,171.73						
Operations	$ 2,522,747.00						
Management Improvements	$ 430,270.71						
Administration	$ 1,261,373.00						
SUB-TOTAL	$ 4,214,390.71						
TOTAL	**$ 12,613,733.55**						
TOTAL GRANT	**$ 12,613,733.00**						

Note: Expenditure deadline is June 12, 2012.

CIP Fund B-07-416-K
PROJECT STATUS REPORT
July 6, 2010

PROJECT (CONSTRUCTION)	ADVERTISE - INVITATION FOR BID	BID OPENING	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONST. CONFERENCE	CONST. START DATE	CONST. COMPLETION
Hale Po'ai Building Improvements	No Info							
Hoolulu and Kamalu Emergency Call System Repair	2/27/2009	4/9/2009	8/10/2009	9/14/2009	3/4/2010	3/9/2010	3/15/2010	3/14/2011
Honokaa Teacher's Cottages, Hale Hauoli, Hale Hookipa & Nani Olu LCCC	1/31/2008	3/14/2008	4/18/2008	5/21/2008	5/30/2008		6/2/2008	6/1/2009
Kahale Mua (Federal) Site & Reroof	No Info							
Kahale Mua (State) Site & Building Modernization	No Info							
Kalihi Valley Homes Reroof (11) Residential Bldgs. & Admin. Bldg.	No update. Architect has yet to be selected. No available funds.							
Kalihi Valley Homes Community Center	Design at 90%; to be completed mid-July 2010.							
Hauiki Replace Four Termite Damaged Poles and Two Transformers	No available funds. Consultant has yet to be selected. Waiting for the FY 2010-2011 Request for Qualification (RFQ) list.							
KPT, Redevelopment of KPT and Kuhio Homes	c/o CPO/OED							
KPT, Reroof Two Low Rise Buildings ~~(A & B)~~ C-3 and C-4	7/10/2008 (Thru HePS)	7/31/2008	10/8/2008	12/11/2008 (PO#09K00918)				1/20/2009
KPT, Reroofing Tower A	7/15/2010 est.							
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements	12/15/2009	1/21/2010	6/15/2010					
La'iola Upgrade Fire Alarm System	1/22/2009	3/6/2009	4/8/2009	5/15/2009	8/7/2009	6/1/2009	8/10/2009	9/15/2009
Lanakila Homes Fair Housing Renovations	11/4/2009	12/15/2009	4/9/2010	6/10/2010		6/29/2010		
LCCC for Federal & State Projects on the Island of Kauai	5/5/2010 est.							
LCCC for Federal & State Projects on the Island of Maui	11/14/2008	12/19/2008	2/6/2009	4/27/2009	6/17/2009		6/18/2008	9/18/2009
Lokahi HazMat Abatement and Interior Renovation	5/12/2009	6/18/2009	9/17/2009	10/22/2009	11/3/2009	8/25/2009	11/16/2009	11/15/2010
Nani O'Puna & Hale O'Puna LCCC	9/7/2007	10/12/2007	11/8/2007	1/8/2008	6/2/2008	2/5/2008	6/9/2008	6/3/2009
Noelani I & II and Waimea Teacher's Cottages LCCC	3/22/2007	4/26/2007	5/8/2007	7/25/2007	10/17/2007		11/5/2007	7/31/2008
Noelani I & II - Make 9 Vacant Units Ready for Tenants Relocating from Ka Hale Kahaluu (CMS 06-16)	N/A	N/A	4/23/2010 PO# 10K01808	N/A	N/A	N/A	N/A	N/A

CIP Fund B-07-415-K (Design)
PROJECT STATUS REPORT
July 6, 2010

PROJECT	ADVERTISE - RFQ	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	DESIGN CONTRACT START DATE	DESIGN Documents 60% COMPLETION	DESIGN CONTRACT 100% COMPLETION
Hale Po'ai Building Improvements	8/28/2006	5/8/2007	5/26/2008	6/5/2008	6/9/2008	10/28/2009	7/23/2011
Kahale Mua (Federal) Site & Reroof	6/3/2008	est. 9/13/2010	est. 10/4/2010	est. 10/7/2010	est. 10/11/2010	est. 12/13/2010	est. 2/7/2011
Kahale Mua (State) Site & Building Modernization	6/3/2008	est. 9/13/2010	est. 10/4/2010	est. 10/7/2010	est. 10/11/2010	est. 12/13/2010	est. 2/7/2011
Kalakaua Homes - Roof and ADA Phase II	6/3/2008	9/25/2009	10/13/2009	10/19/2009	10/22/2009	12/28/2009	10/25/2011
Kalanihuia Reroofing and Elevator Lobby Improvements	6/3/2008	7/29/2009	9/28/2009	10/2/2009	10/5/2009	12/5/2009	7/11/2011
Kalihi Valley Homes Reroof (11) Residential Bldgs. & Administration Bldg.	No funding.						
Kalihi Valley Homes Site & Dwelling Improvements, Phase IVA	8/28/2006	8/1/2008	9/26/2008	10/2/2008	10/20/2008	3/31/2009	1/3/2011
Hauiki Replace Four Termite Damaged Poles and Two Transformers	Waiting for the Request for Qualification (RFQ) to be published.						
KPT, Sewer Repairs/abatement Phase I	2/20/2007	4/7/2008	6/6/2008	6/13/2008	6/16/2008		12/20/2010
Kupuna Home O'Waialua Sewage Treatment Plant Improvements	5/31/2007	5/6/2008	6/3/2008	7/25/2008	7/28/2008	8/31/2009	4/1/2011
LCCC for Federal and State Projects, Island of Maui	8/28/2006	4/14/2008	5/20/2008	5/30/2008	6/2/2006	4/21/2010	12/21/2010
LCCC for Federal Projects, Island of Kauai	8/28/2006	4/14/2008	5/20/2008	5/30/2008	11/25/2009	1/18/2010	6/9/2010
LCCC for Noelani I and II	5/13/2005	1/30/2006	3/21/2006	3/28/2006	3/28/2006	1/15/2007	7/25/2010
Lokahi Electrical Work, Poles, Transformers - HELCO/PO	N/A	N/A	N/A	11/10/2009 est. (Purchase Order)	N/A	N/A	N/A
Lokahi HazMat Abatement & Interior Renovation, Electrical Work, Poles, Transformers	8/28/2006	5/6/2008	6/2/2008	8/12/2008	7/21/2008	12/30/2008	2/26/2011
Lokahi LCCC Evaluation of Existing Tanks	Will be a Supplemental Contract to CMS 06-04.					N/A	
Kahekili Terrace Physical Improvements, Roof, Solar, Drainage	6/3/2008	4/30/2008	6/18/2008	6/20/2008	6/25/2008	N/A	6/28/2009
Makani Kai Hale Physical Improvements	5/31/2007	4/30/2008	6/17/2008	6/20/2008	6/25/2008	10/8/2008	12/31/2010
Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers A & B, Kaahumanu Homes and Kauiokalani - Design for Roof Repairs	12/22/2006	10/24/2008	12/1/2008	2/6/2009	2/9/2009	4/21/2010	5/24/2010
Mayor Wright Replacement of Solar Hot Water Sytem	5/31/2007	4/30/2008	6/2/2008	6/4/2008	6/6/2008	9/24/2009	11/28/2009
Puahala Homes Site Improvements	8/28/2006	3/12/2008	4/10/2008	4/21/2008	4/23/2008	10/28/2008	11/3/2011
Puuwai Momi, Electrical System Repairs	8/28/2006	11/30/2007	5/26/2008	5/30/2008	6/9/2008	1/0/1900	10/19/2010

Project Status Report
July 6, 2010
16 Elevator Modernization Project

Completed Activities

- Invitation to Bid was issued July 10, 2009
- Bids were due and opened October 29, 2009
- On February 1, 2010, CPO resolved issue with the bid submitted by Okada Trucking
- On March 18, 2010, HPHA supplied the award letter and construction contract to Okada Trucking
- Okada Trucking delivered the construction contracts to HPHA on April 19, 2010
- Pre-Construction Conference held on April 19, 2010
- Construction Contracts delivered to the Attorney General's Office on April 20, 2010
- HPHA executed the final construction contract on May 3, 2010

Planned Activities

- Issue Notice to Proceed
- Execute a supplemental contract extending the maintenance agreement with Kone until Oktada Trucking assumes ownership of the project
- Transfer maintenance contract to Okada Trucking
    - Provide keys for each building and elevator machine rooms
    - Inform each facility that Okada Trucking is the new Contractor
    - Provide each facility with 24/7 contact information
    - Program each elevator in-car emergency phone with Okada's 24/7 telephone number

Trends/Issues

There has been a slight delay in issuing the Notice to Proceed. Gordon Ernst, HPHA's elevator consultant has expressed concern that Okada Trucking may not have the capacity to fully carry out a project of this magnitude. Mr. Ernst has requested and attained personnel and training records for the workforce assigned to this elevator modernization project. It is anticipated that said project will be available for transfer to Okada Trucking on or about July 19, 2010. This date does not affect the current master schedule.

Construction Management staff along Gordon Ernst, Elevator Consultant determined the modernization project cannot be expedited. Okada Trucking and its subcontractor do not have the capacity to accelerate the construction project beyond the schedule provided by the Elevator Consultant.

Risks

As mentioned above, there is immense concern about Okada's ability to perform as required in the original contract. The existing contract has been reviewed by HPHA's Procurement Office and it was determined that unless Okada Trucking is in breach, they must to allowed to perform.

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 7/6/2010

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 Phase 1	Family	3	1981	27	271	16	3		$3,970,469	FY08 Elevator CIP	Sep-07	Apr-09	May-10
Phase 2		1	1964	44							Sep-07	Nov-09	Nov-10
Phase 3		2	1964	44							Sep-07	May-10	May-11
Kuhio Park Terrace B Phase 1	Family	4	1964	44	298	16	3				Sep-07	Apr-09	May-10
Phase 2		5	1964	44							Sep-07	Nov-09	Nov-10
Phase 3		6	1981	27							Sep-07	May-10	Jun-11
Kalakaua Home Phase 1	Elderly	1	1983	25	221	10	2		$460,733	FY09 Elevator CIP	Aug-08	10/25/2010	2/18/2011
		2	1983	25							Aug-08	2/21/2011	6/20/2011
Makua Alii Phase 1	Elderly	1	1967	41	211	20	2		$460,733	FY09 Elevator CIP	Aug-08	10/25/2010	2/18/2011
		2	1967	41							Aug-08	2/21/2011	6/20/2011
Kalanihuia Phase 2	Elderly	1	1968	40	151	15	2		$471,204	FY09 Elevator CIP	Aug-08	6/23/2011	10/27/2011
		2	1968	40							Aug-08	10/31/2011	3/5/2012
Paoakalani Phase 2	Elderly	1	1970	38	151	17	2		$445,026	FY09 Elevator CIP	Aug-08	6/23/2011	10/27/2011
		2	1970	38							Aug-08	10/31/2011	3/5/2012
Pumehana Phase 3	Elderly	1	1972	36	139	21	2		$465,968	FY09 Elevator CIP	Aug-08	3/7/2012	7/11/2012
		2	1972	36							Aug-08	7/16/2012	11/16/2012
Punchbowl Homes Phase 3	Elderly	1	1961	47	144	7	2		$371,728	FY09 Elevator CIP	Aug-08	3/7/2012	7/11/2012
		2	1961	47							Aug-08	7/16/2012	11/16/2012

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Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 7/6/2010

Note: All dates and costs are subject to change

MODERNIZATION (REBUILDING) OF HPHA ELEVATORS													
Name	Housing Type	Elevator No.	Year Elevator Installed	Age of Elevators in Years	Number of Units	Number of Floors	Modernizations Planned		Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Makamae Phase 4	Elderly	1	1971	37	124	4	2		$261,780	FY09 Elevator CIP	Aug-08	11/21/2012	1/30/2013
		2	1971	37							Aug-08	2/4/2013	4/15/2013
Wilikina Apts Phase 4	Family	1	1977	31	119	9	2		$424,712	FY09 Elevator CIP	Aug-08	11/21/2012	3/13/2013
		2	1977	31							Aug-08	3/18/2013	7/8/2013
Salt Lake Apts	Family	1	1970	38	28	8	1		$1,000,000	B-08-401-K			
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	$9,672,353				
	Average age of elevators			31									

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Contract & Procurement Office
Monthly Status Report for June 2010

Solicitations Issued in June 2010:

Solicitation No.	Title	Due Date
IFB-CMS-2010-12	Provide Operational and Preventive Maintenance Services for the Sewage Lift/Pump Station at Wahiawa Terrace (AMP 49) on the Island of Oahu	June 28, 2010
IFB-CMS-2010-07	Large Capacity Cesspool Conversions at Kekaha Haaheo, Kalaheo, and Kilauea (AMP 38) on the Island of Kauai	July 12, 2010
IFB-CPO-2010-06	Furnish Custodial Services for the Hawaii Public Housing Authority's Central Offices located on the Island of Oahu.	July 7, 2010
IFB-PMB-2010-13	Furnish Security Services at the Federally Funded Public Housing Complex Known as Puuwai Momi (AMP 30) on the island of Oahu	July 8, 2010
RFP-CPO-2010-14	Furnish Professional Legal Services for the Kuhio Park Terrace and Kuhio Homes (AMP 40) Redevelopment Project on the Island of Oahu	August 2, 2010

Contracts Executed in June 2010:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 10-20	Alan Shintani Exterior Accessibility Improvements and Interior Renovations of Buildings 1 thru 20 to Comply with Fair Housing Requirements for Lanakila Homes (AMP 37) on the Island of Hawaii 365 days from Notice to Proceed		$1,745,349.00
CMS 10-21	Global Specialty Contractors Site improvements at Puahala Homes (MU 42) on the Island of Oahu 365 days from Notice to Proceed		$2,514,247.00
CMS 10-22	Group 70 International Design Services for Site & Dwelling Improvements at Hale Hoolulu, Kalaheo, Hale Nana Kai O Kea (AMP 38) on the Island of Kauai 850 days from Notice to Proceed		$568,089.00
CMS 08-27-SA02	GYA Architects, Inc. Additional Design Services for Physical Improvements at Makani Kai Hale (AMP 39) on the Island of Maui December 31, 2010	$2,242.50	$161,279.92

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 08-37-SA01	GYA Architects, Inc. Additional Design Services for Site and Dwelling Improvements at Kalihi Valley Homes (AMP 31) on the Island of Oahu January 3, 2011	$13,848.16	$665,819.16
CMS 09-05-SA-01	Ikaika Builders, Inc. Additional Labor and Materials for the Trash Chute Replacement at Kuhio Park Terrace (AMP 40) & Increase Time of Performance by an Additional 115 days on the Island of Oahu 236 Days from Notice to Proceed	$413,573.40	$1,297,573.40
CMS 09-09-SA01	Artistic Builders Corp. Additional Labor and Materials for the Renovation of 55 vacant Units at Kahekili Terrace, Makani Kai Hale, David Malo Circle, and Piilani Homes (AMP 39) on the Island of Maui September 22, 2010	$150,631.20	$1,202,758.38
PMB 08-10-SA02	Honolulu Disposal Service Inc. Continue to Furnish Refuse Collection Services for AMPs 31 (Kalihi Valley Homes), 32 (Mayor Wright Homes), 33, (Kamehameha Homes), 34 (Kalakaua Homes), 40 (Kuhio Park Terrace), 44 (Leeward Coast), 50 (Palolo Valley Homes) on the Island of Oahu – 12-month extension July 1, 2010 to June 30, 2011	$869,405.17	$2,602,716.37
PMB 08-11-SA02	The KNG Group Continue to Furnish Refuse Collection Services for AMPs 31 (Puuwai Momi), 45 (Windward Oahu), 49 (Central Oahu) on the Island of Oahu – 12-month extension July 1, 2010 to June 30, 2011	$207,646.78	$609,005.77
PMB 08-12-SA02	Maui Waste Services Continue to Furnish Refuse Collection Services for AMP 39 (Kahekili Terrace) on the Island of Maui – 12-month extension July 1, 2010 to June 30, 2011	$31,357.62	$93,444.30
PMB 08-13-SA02	Pacific Waste Inc Continue to Furnish Refuse Collection Services for AMP 43 (Kona) on the Island of Hawaii – 12-month extension July 1, 2010 to June 30, 2011	$91,104.00	$273,932.00

Contract No.	Contractor & Project	Supp. Amount	Total Amount
PMB 08-14-SA03	Orchid Island Rubbish & Recycle Continue to Furnish Refuse Collection Services for AMP 37 (Hilo) on the Island of Hawaii – 12-month extension July 1, 2010 to June 30, 2011	$73,235.76	$713,531.56
PMB 08-15-SA02	Rolloffs Hawaii Continue to Furnish Refuse Collection Services for AMP 35 (Kalanihuia) and MU 42 (State Elderly) on the Island of Oahu – 12-month extension July 1, 2010 to June 30, 2011	$70,893.48	$206,893.48
PMB 08-18-SA02	Transportation Concepts dba Pacific Appliance Group, Inc. Continue to Furnish Electric/Gas Ranges for Public Housing Complexes State-wide July 1, 2010 to June 30, 2011	$356,735.20	$1,445,645.18
PMB 08-19-SA02	Sears, Roebuck and Company Continue to Furnish Refrigerators for Public Housing Complexes State-wide July 1, 2010 to June 30, 2011	$356,526.49	$1,509,526.46
PMB 08-08-SA02	Pacific Island Security Provide to Furnish Security Services for AMP 34 (Kalakaua Homes) on the Island of Oahu – 12-month extension July 1, 2010 to June 30, 2011	$90,063.96	$269,188.15
PMB 07-03-SA02	Ewa Pointe Realty Continue to Furnish Property Management, Maintenance and Resident Services for Asset Management Project 44 (Leeward Oahu) – 30-day extension July 1, 2010 to July 30, 2010	$48,841.18	$1,301,793.42

HEARINGS OFFICE- STATEWIDE FEDERAL 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	Total	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
Jan10	8	5	3	3	4	1	0	0	8
Feb10	20	20	0	7	8	0	0	5	15
Mar10	23	19	4	5	11	0	1	6	17
Apr10	14	11	3	7	3	0	1	3	11
May10	8	8	0	3	2	0	0	3	5
June10	23	20	3	7	9	0	0	7	16
TOTALS	263	223	40	109	83	4	6	61	202

Total # of Cases Heard for the Month of June 2010: 23
(Oahu & Neighbor Island)

Decisions Rendered:	Rent Violations	Other Violations
Eviction	5	2
Evict w/cond	9	0
10-day cure	0	0
Dismissal	0	0
Continued	6	1
TOTAL	20	3

Delinquent balances for rent cases ordered evicted for month of June 2010:

AMP 30 Puuwai Momi	$ 1,000.00
AMP 33 Kaahumanu Homes	$ 22,578.59
AMP 39 Maui	$ 3,425.00
AMP 40 Kuhio Park Terrace	$ 893.87
Total:	$ 27,896.87

Hawaii Public Housing Authority (HPHA)
Personnel Office
Aggregated Staffing Report as of July 1, 2010

Total **Civil Service** vacant positions - 46

Total **Exempt** vacant positions – 23

Total **Vacant** positions – 69

Positions in recruitment:	Civil Service -	7
	Exempt -	2
Total positions in recruitment:		**9**

Number of positions **Abolished** = August 31, 2009 to April 30, 2010 - 31

Total **full-time positions** hiring deferred due to cost savings – 46

Total **Tenant Aide** vacant positions - 14

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of July 1, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	*CURRENT* Position Title	SR	Status
OFFICE OF THE EXECUTIVE DIRECTOR						
118550	EX	N	T	Chief Financial Management Advisor	SRNA	No action; cost savings.
COMPLIANCE OFFICE						
100917	EX	N	T	Housing Compliance & Evaluation Spclt	SRNA	No action; cost savings.
FISCAL MANAGEMENT OFFICE						
41041	CS	N	P	Fiscal Officer I	SR26	Open Competitive recruitment as of 5/29/10
98903K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
100923	EX	N	P	Budget Resources Specialist	SRNA	Continuous recruitment as of 7/1/10
96908K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
7994	CS	N	P	Account Clerk V	SR15	No action; cost savings.
HOUSING INFORMATION OFFICE						
102041	EX	W	T	Housing Information Officer	SRNA	No action; cost savings.
PROCUREMENT OFFICE						
100882	EX	N	T	Contracts & Procurement Officer	SRNA	Request to fill in review by manager.
CONSTRUCTION MANAGEMENT SECTION						
8774	CS	N	P	Engineer VI	SR28	No action; cost savings.
103024	EX	N	T	Contract Administrator	SRNA	Interviews completed; pending recommendation.
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	No action; cost savings.
102676	CS	W	T	Engineer (Building) IV	SR24	No action; cost savings.
100886	EX	W	T	Housing Development Specialist I	SRNA	State funded unable to fill.
8421	CS	N	P	Building Construction Inspector II	SR19	Pending Gov's approval to fill.
10887	CS	N	P	Engineer V	SR26	Interview scheduled for 7/7/10.
48707	CS	N	T	Office Assistant III	SR08	Employee resigned 6/30/10.
INFORMATION TECHNOLOGY OFFICE						
106429	CS	N	T	Information Technology Specialist IV	SR22	No action; cost savings.
PLANNING AND EVALUATION OFFICE						

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HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of July 1, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	*CURRENT* Position Title	SR	Status
107934	EX	N	T	Housing Planner	SRNA	Continuous recruitment.
98902K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH						
8751	CS	N	P	Public Hsg Supervisor VI	SR26	Request to fill in review by manager.
96904K	EX	N	T	Hsg Maintenance Manager	SRNA	No action; cost savings.
6182	CS	N	P	Secretary III	SR16	No action; cost savings.
PMMSB-APPLICATION SERVICES UNIT						
117850	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
41255	CS	N	P	Public Hsg Spclt II	SR18	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 30 (MU 1)						
6307	CS	N	P	Public Housing Supervisor IV	SR22	No action; cost savings.
43507	CS	N	P	Office Assistant III	SR08	No action; cost savings.
6171	CS	N	P	Account Clerk II	SR08	No action; cost savings.
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.
105746	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 31 (MU 2)						
4939	CS	N	P	General Laborer II	BC03	No action; cost savings.
111470	CS	N	T	Public Hsg Spclt I	SR16	No action; cost savings.
101137	TA	N	T	Janitor II	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 32/33 (MU 3)						
5035	CS	N	P	Public Housing Supvr IV	SR22	No action; cost savings.
6788	CS	N	P	Truck Driver	BC06	No action; cost savings.
6681	CS	N	P	General Laborer II	BC03	No action; cost savings.
101126	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 34 (MU 4)						
6693	CS	N	P	Public Hsg Spvr IV	SR22	No action; cost savings.
8832	CS	N	P	Gen Constr & Maint Supvr I	F110	No action; cost savings.
101127	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of July 1, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	*CURRENT* Position Title	SR	Status
PMMSB - ASSET MANAGEMENT PROJECT 35 (MU 5)						
41258	CS	N	P	Bldg. Maint. Wkr II	WS09	No action; cost savings.
23698	CS	W	P	Public Hsg Spclt I	SR16	No action; cost savings.
41483	CS	N	P	Carpenter I	BC09	No action; cost savings.
41073	CS	N	P	Social Services Assistant IV	SR11	No action; cost savings.
41539	CS	N	P	Social Services Assistant IV	SR11	No action; cost savings.
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101114	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 37 (MU 7)						
15721	CS	N	P	Building Maint Worker I	BC09	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 38 (MU 8)						
41349	CS	N	P	Public Housing Supervisor IV	SR22	Pending internal vacancy announcement.
119285	CS	N	T	Public Housing Supervisor III	SR20	Request to fill in review by manager.
119260	CS	N	P	Public Housing Specialist II	SR18	No action; cost savings.
8756	CS	N	P	Bldg Maint Wkr I	BC09	Pending eligible listing.
17576	CS	N	P	Bldg Maint Wkr I	BC09	No action; cost savings.
10541	CS	N	P	Bldg Maint Helper	BC05	Pending eligible listing.
43948	CS	N	P	General Laborer I	BC02	Interview completed; pending start date.
102242	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 39 (MU 9)						
6635	CS	N	P	Bldg. Maint. Wkr II	WS09	Retirement 6/30/10.
4938	CS	N	P	Bldg. Maint. Wkr I	BC09	No action; cost savings.
101121	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101122	TA	N	T	General Laborer I	SRNA	No action; cost savings.
105750	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PMMSB - PRIVATE MANAGEMENT CONTRACTS SECTION (PMCS)						
100986	EX	N	T	Property Management Coordinator II	SRNA	Request to fill in review by manager.
102048	EX	W	P	Property Management Specialist	SRNA	No action; cost savings.
117841	EX	N	T	Property Management Specialist	SRNA	Request to fill in review by manager.
107932	EX	N	T	Property Management Coordinator I	SRNA	No action; cost savings.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of July 1, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	*CURRENT* Position Title	SR	Status
PMMSB - RESIDENT SERVICES SECTION						
100892	EX	N	T	Tenant Services Manager	SRNA	No action; cost savings.
103036	EX	N	T	Resident Services Pgm Specialist	SRNA	Request to fill in review by manager.
105632	EX	N	T	Resident Services Pgm Specialist	SRNA	Request to fill in review by manager.
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.
S8SPB - INSPECTION SECTION						
101214	EX	N	T	Lead Housing Inspector	SRNA	Pending request to fill.
119190	CS	N	T	Housing Quality Standards Inspector II	SR15	No action; cost savings.
100985	EX	N	T	Research & Couns Assistant	SRNA	No action; cost savings.
S8SPB - RENT SUBSIDY SECTION						
41280	CS	N	P	Public Hsg Supervisor V	SR24	Interviews scheduled for 7/8/10.
S8SPB - RENT SUBSIDY SECTION 1						
9647	CS	N	P	Public Hsg Spclt II	SR18	Pending request to fill.
42526	CS	N	T	Public Hsg Spclt II	SR18	Pending request to fill.
S8SPB - RENT SUBSIDY SECTION 2						
111419	CS	N	P	Office Assistant IV	SR10	No action; cost savings.
35416	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
101132	TA	N	T	Office Assistant I	SRNA	No action; cost savings.

DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
July 1, 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%	1	1
		1	2	3	1	2	66.67%	1	1
Compliance Office		0	3	3	2	1	33.33%	0	1
		0	3	3	2	1	33.33%	0	1
Housing Information Office		0	2	2	1	1	50.00%	0	1
		0	2	2	1	1	50.00%	0	1
Hearings Office		1	2	3	3	0	0.00%	0	0
		1	2	3	3	0	0.00%	0	0
Fiscal Management Office	FM Office	4	0	4	2	2	50.00%	1	1
	Acctg Sec	8	0	8	8	0	0.00%	0	0
	Pay & Disb	4	0	4	3	1	25.00%	0	1
	Budget	1	1	2	1	1	50.00%	1	0
	Asset Mgt	1	0	1	0	1	100.00%	0	1
		18	1	19	14	5	26.32%	2	3
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	1	2	66.67%	0	2
	CMS I	2	7	9	4	5	55.56%	1	4
	CMS 2	5	2	7	5	2	28.57%	1	1
	DSS	1	2	3	2	1	33.33%	0	1
		13	11	24	14	10	41.67%	2	8
Homeless Branch	Homeless	1	2	3	3	0	0.00%	0	0
		1	2	3	3	0	0.00%	0	0
Section 8 Branch	Sec 8 Office	2	0	2	1	1	50.00%	1	0
	Insp Unit	5	2	7	4	3	42.86%	0	3
	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	19	8	29.63%	1	7

DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
July 1, 2010

Branch	Section	Total Full Time Positions Civil Svc	Exempt	Total	Occupied	Vacant	% Vacant	Active Recruitment Yes	No
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	1	4	80.00%	0	4
	CMSS	19	0	19	19	0	0.00%	0	0
	Puuwai Momi - AMP 30	23	0	23	20	3	13.04%	0	3
	Kalihi Valley - AMP 31	25	0	25	23	2	8.00%	0	2
	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	21	5	19.23%	0	5
	Hilo - AMP 37	14	0	14	13	1	7.14%	0	1
	Kauai - AMP 38	16	0	16	9	7	43.75%	3	4
	Maui - AMP 39	12	0	12	10	2	16.67%	0	2
		206	15	221	182	39	17.65%	3	36
TOTAL		**278**	**50**	**328**	**259**	**69**	**21.04%**	**9**	**60**

RENOVATION OF KPT TOWERS

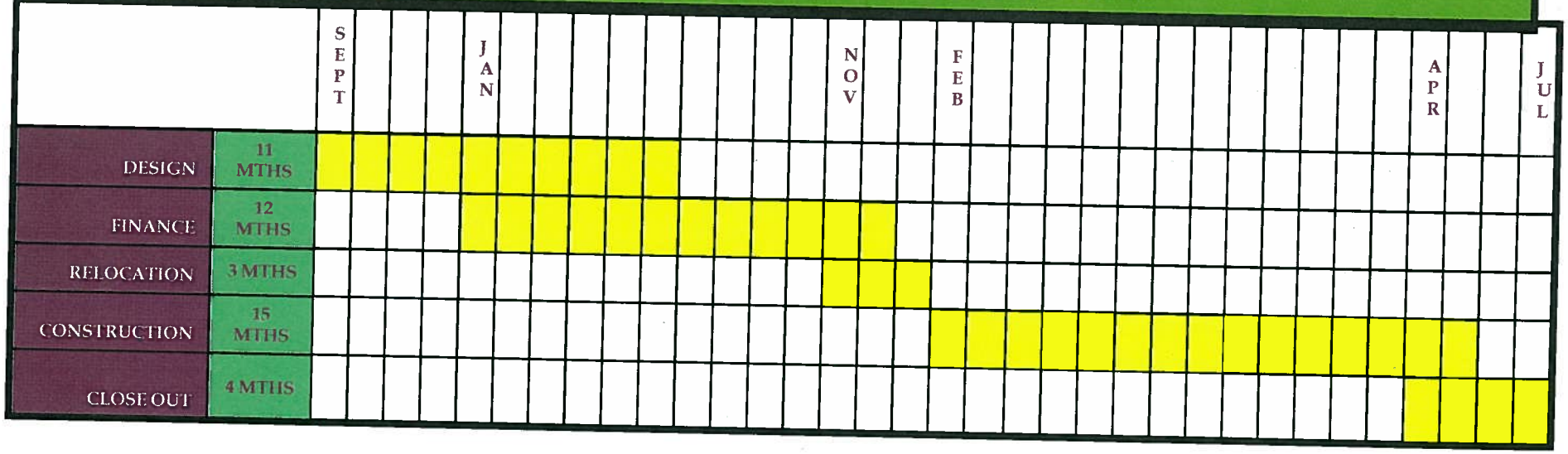
ANTICIPATED PRE DEVELOPMENT SCHEDULE

	PERIOD	ORGANIZATION & TITLE	CONSTRUCTION DESIGN &	LAND USE APPROVALS	FINANCING: PROJECT BUDGETING	FINANCING: PREDEVELOPMENT LOAN	FINANCING: HARD DEBT	FINANCING: TAX CREDITS	FINANCING: SELLERS NOTE	FINANCING: PROPERTY MGMT & OPERATING SUBSIDY	RELOCATION	COMMUNITY RELATIONS
2009	Pre-August		Selection of Design Team & GC	Review of Approval Process; Preparation of Exemption Request; Investigation of Utility Availability	Initial Development & Operating Budgets						Development of Initial Relocation Plan	Initial Meetings w/ Stakeholders
	August	Selection by HPHA	Negotiation of Design Contracts				Initial visit with HHFDC & reviews w/ Citibank	Initial contacts with equity providers				
	September		Initial Title Report & Survey; Master Planning;									
	October	Submittal of Draft MDA & Option Agreement				Submittal of Predevelopment Loan Agreement & Budget			Option Agreement includes provision for Sellers Note			
	November	Creation of Ownership Entity & Initial Operating Agreement										
	December											
2010	January		Unit Inspections; Conceptual Design Phase: Exterior Improvements; Floor Plans; Refinement of Construction Budget	Phase 1 Draft	First Refinement of Budgets							
	February											
	March											
	April											
	May											
	June	Execution of Option Agreement		Review & Approval of Exemption Request			Submittal of Bond & Tax Credit Application	Submittal of Project Suimmary & Budgets to Syndicators & Investors	Option Agreement executed	Application includes soft commitment for subsidies; Initial discussion regarding operating costs		
	July				2nd Refinement of Budgets	Execution of Loan Documents; Submittal of Initial Draw	Initial Review of Application; Deignation of Team; Inducement Resolution			Follow up on budgeting		
	August							Formal request for proposals from fed & state equity providers		Development of Management Plan	Refinement of Relocation Plan	Mntly Mtg with Resident Assoc; Follow up with Stakeholders
	September		Design Documents; Interim Estimates from GC; Negotiation of Contract Form		3rd Refinement of Budgets							
	October				4th Refinement of Budgets	Monthly Requisitions	Weekly Closing Calls; Preparation of Closing Documents; Term Sheet from Citibank; Due Diligence Final Approvals of HHFDC & Citibank	Selection of Equity Providers	Drafting of Sellers Note	Development of Management Plan		
	November	Drafting of Deed; Ground Lease	Construction Documents; Firm Estimates from GC Value	Submittal of Building Permit Applications	5th Refinement of Budgets & Refinement of F1s			Due Diligence & Draft Amended Partnership Agreement		Review & Approval of Rental Term Sheet & F1s		
	December											
2011	January		Drafting of Section 3 Plan, Final Negotiations		Final Pre-Closing Refinement of Budgets			Final Negotiations on Partnership		Review of HUD Evidentiaries		
	February											
	March	INITIAL CLOSING- Execution of Ground Lease, Deed, Partnership Agreement; Loan Documents; Management Agreement, Construction Contract										
	April		Rehab Begins							Property Management Begins	Relocation Plan Initiated	

COMPLETION OF 1ST TOWER BY APRIL 2012

COMPLETION OF 2ND TOWER BY APRIL 2013

VILLAGES NEW CONSTRUCTION



Each Phase: 3 Years from Concept to Occupancy

Approved by the Executive Director DW
July 15, 2010

FOR INFORMATION

SUBJECT: Status Report and Schedule of Energy Performance Contract with Ameresco

I. FACTS

A. The Hawaii Public Housing Authority (HPHA) entered into contract with Ameresco on November 21, 2008.

B. The HPHA Board accepted the Investment Grade Audit and Proposed Energy Conservation Measures on October 15, 2009.

C. The HPHA Board approved the final Energy Conservation Measures on February 18, 2010.

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

E. The Energy Service Agreement was sent to Mr. David Birr, Consultant, on June 21, 2010.

II. DISCUSSION

A. Planned Activities: The HPHA will prepare and execute a new engagement letter and forward to Ameresco/Crews & Associates. Staff will complete the review of the Energy Service Agreement and schedule a meeting with the Attorney General's Office and the U.S. Department of Housing and Urban Development (HUD) to discuss the Energy Service Agreement. The HPHA will then schedule an appointment with Standard & Poor to conduct a site visit and start the credit due diligence process.

B. Trends/Issues: On June 8, 2010, Mr. David Birr with Synchronous Energy Solutions was retained to assist the HPHA with the review of the Agency's Energy Service Agreement. Synchronous Energy will act on behalf of the HPHA during the contract negotiations and the financing details. Mr. Birr is an expert in the field of Energy Performance Contracts and has advised the HPHA in the recent past regarding the same. Mr. Birr's services will be compensated by the Department of Business, Economic Development

and Tourism (DBEDT). The DBEDT has received an allocation from the Department of Energy to carry out various energy initiatives and they have selected to work with the HPHA.

The Energy Performance Contract is entering the final stages of negotiation and approval. As directed by the Executive Board, staff is preparing an Engagement Letter for Standard and Poor's for execution by the Executive Director. Execution by the Executive Director will allow the credit due diligence to proceed. The review by the Attorney General's Office (Legal) and the HUD will occur simultaneously.

C. Risks: The financing component is key to the overall project success. If the closing does not take place prior to December 31, 2010, there is a serious possibility of losing the Build America Bond Program which has an existing interest rate of 4.78%.

Attachment A: HPHA Energy Performance Contract Master Schedule

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

HPHA Energy Performance Contract Master Schedule
Revised 7/1/10

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	Oct-10	Nov-10	Dec-10	Jan-11	...	Dec-12	Jan-13
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/Update Finance Due Diligence Information	HPHA																			
5	Approve Final Scope of Work	HPHA					Complete 2/18/10														
6	Execute New S&P Engagement Letter	HPHA																			
7	Credit Analysis Process with S&P	S&P																			
8	Prepare ESA Contract Documents	Ameresco						Complete 3/31/10													
9	Prepare Financing Documents	Crews																			
10	Review of ESA Contract Documents	HPHA/State AG																			
11	Finalize ESA Contract Documents	Ameresco/HPHA																			
12	Finalize Financing Documents	HPHA/Crews																			
13	HUD Submittal & Approval	HPHA																			
14	Board Authorizes ED to Execute ESA and Financing	HPHA																			
15	Execute ESA Contract & Financing Documents	Ameresco/HPHA/Crews/ State																			
16	Implementation Phase	Ameresco																			
17	Repayment & Long Term Services Begin	HPHA/Ameresco																			

Attachment A

Approved by the Executive Director DW
July 15, 2010

FOR INFORMATION

SUBJECT: History and Status of Sale of Banyan Street Manor

I. FACTS

Below is a history and prospective timeline for closure of the sale of the Banyan Street Apartments with Banyan Housing Limited Partnership.

A. 1/28/2010: HPHA executed a purchase and sale agreement with Banyan Housing Limited Partnership (Buyer);

B. 6/8/2010: Buyer notified the HPHA that the second deposit of $50,000.00 has been placed in the escrow account;

C. The purchase price of the property is eight million five hundred thousand dollars ($8,500,000.00); and

D. The anticipated closing date is forty-five (45) days after i) receipt of HUD approval; ii) receipt of tax credit/bond approval by Buyer; or iii) the approval by the City and County of Honolulu.

Prepared by: Steven K. Chang, Chief Compliance Officer SKC

Approved by the Executive Director DW
July 15, 2010

FOR INFORMATION

SUBJECT: Update on the Status of Pilot Program for Designated Elderly Housing

I. FACT

A. The Hawaii Public Housing Authority is currently securing funding to hire a contractor to submit the request for the designation of the Kalanihuia, Paoakalani and Makua Alii public housing projects as elderly only to the U.S. Department of Housing and Urban Development. The RFP will be drafted once funding is secured.

Prepared by: Stephanie Fo, Property Management and Maintenance Services Branch Chief SF