Approved by the Executive Director
March 18, 2010

FOR ACTION

SUBJECT: To Approve the Hawaii Public Housing Authority's Annual Public Housing Agency Plan for the Fiscal Year Beginning July 1, 2010 to June 30, 2011 and to Authorize the Executive Director to Take Required Actions to Submit the Approved Plan to the U.S. Department Of Housing and Urban Development

I. FACTS

A. The FY 2010-2011 Annual Public Housing Agency (PHA) Plan modifies and updates the status of the goals and objectives set out in the HPHA 2009 – 2014 Five Year and Annual Plan as approved by the Board on April 16, 2009.

B. Public notice of hearings on the draft PHA Plan, required by 24 Code of Federal Regulations, Part 903.17, was approved by the Board of Directors on January 21, 2010 and published in the Honolulu Star Bulletin, The Garden Island (Kauai), The Maui News, West Hawaii Today (Kailua-Kona), and the Hawaii Tribune Herald (Hilo) the week of January 25, 2010.

C. On February 18, 2010, the HPHA Board of Directors voted to accept the HPHA draft annual PHA plan for FY 2010 – 2011 as published, subject to comments at the public hearing. Public hearings were held in each county on March 15, 2010. A summary of the testimony received prior to and at the hearings was completed. (Attachment A)

D. Meetings with the Resident Advisory Board (RAB) on the draft PHA Plan started in September 2009 and concluded on March 8, 2010. A summary of the RAB's final recommendations and HPHA's response was prepared. (Attachment B)

E. HPHA must electronically submit the final proposed PHA Plan and required attachments to the local Honolulu HUD Office no later than April 16, 2010 for its review and subsequent approval.

II. DISCUSSION

A. HPHA staff reviewed and considered all testimony received prior to and at the public hearings, along with recommendations of the RAB. Appropriate changes were made to the draft PHA Plan. The changes made to the draft plan are non-substantial and therefore do not require additional public hearings. They are summarized in Attachment C.

B. Discussion will continue with the RAB on the details and implementation of changes included in the PHA Plan, once it is approved by the Board and HUD.

C. Attachment D is the proposed final FY 2010-2011 PHA Plan, subject to changes approved by the Board, and will be submitted to HUD upon approval.

III. RECOMMENDATION

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

Attachment A: Summary of Public Testimony
Attachment B: RAB Recommendations and HPHA Response
Attachment C: Summary of Changes to the Draft PHA Plan
Attachment D: Final Proposed FY 2010-2011 PHA Plan

Prepared by: Alan Sarhan, Planner AS

Approved by the Executive Director DW
March 18, 2010

FOR ACTION

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

A. FACTS

1. Under the ARRA formula allocation for capital funds, the Hawaii Public Housing Authority (HPHA) received $16,245,443.00 for capital improvement activities.

2. On March 19, 2009, the HPHA Board approved the proposed projects to be funded under the federal American Recovery and Reinvestment Act (ARRA) capital fund grant.

3. On February 18, 2010 the HPHA Board authorized HPHA staff to hold hearings on changes to the Fiscal Year 2009-2010 Capital Fund Plan in order to amend the projects to be funded under ARRA. Notice of public hearing was published in newspapers in each county on March 1, 2020 and hearings held on March 10, 2010. No testimony in support or opposition was received. Attachment A is the explanation of the changes posted for public review on the HPHA web site.

4. HPHA staff discussed the proposed amendment with the Resident Advisory Board (RAB) on March 8, 2010. The RAB members present were in support of the amendment.

B. DISCUSSION

1. Without this amendment to the ARRA portion of the Five Year and Annual Plan for Fiscal Year July 1, 2009 to June 30, 2010, HPHA will not be able to meet ARRA deadlines for obligation of funds, and unobligated funds will have to be returned to HUD.

2. There is no opposition to the proposed changes on the part of the public or the RAB.

C. RECOMMENDATION

That the HPHA Board of Directors Ratify the Hawaii Public Housing Authority's Amended Five Year and Annual Plan for the Fiscal Year July 1, 2009 to June 30, 2010 and to Authorize the Executive Director to Take Required Actions to Submit the Amended Plan to the U.S. Department Of Housing and Urban Development

Attachment A: Explanation of Plan Amendment

Prepared by: Alan Sarhan, Chief Planner AS

Property Management and Maintenance Services Branch
Report for the Month Ending February 28, 2010

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

A. Fix Units

At the end of February 2010, the agency had 336 vacant units that needed repair

Month	Move Ins	Move Outs	Rent Ready Pending Placement
February 2010	35	20	28
January 2010	27	48	24
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: February 2010

Occupancy					
Project	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready
2201 Hauiki	45	97.83%	97.83%	1	0
2202 Puahala Homes	107	83.59%	**84.38%	20	4
2204 Kawailehua	23	88.46%	92.31%	2	0
2205 Kahale Mua	28	87.50%	81.25%	6	0
2206 Lokahi	14	46.67%	46.67%	16	0
2207 Ke Kumu Elua	11	42.31%	42.31%	15	2
2401 Hale Po'ai	203	98.54%	99.03%	2	0
2402 La'iola	104	96.30%	98.15%	2	0
2403 Kamalu-Ho'olulu	217	98.19%	99.10%	2	2
2404 Halia Hale	40	97.56%	97.56%	1	1
Total	864	792	91.67%	72	11

- Puahala Homes includes *14 homeless units in addition to the 6 vacant units, 4 of the 6 units are currently ready for occupancy. **Actual occupancy rate with homeless units as occupied is 95.31%.

- Kawailehua has 2 units waiting for the painting contract to be issued this month.

- Kahale Mua has 4 vacant units, 2 are CMS units and 2 units are scheduled for placement in March 2010.

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

  Phase 1 - April 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 – currently 14 vacant units, management has completed interior repairs on 10 units, PMMSB procurement of interior painting delayed to March, 2010. Two units have been referred to CMS due to earthquake damage, 3 units are rent ready.

Federal Occupancy Report: February 2010

Occupancy					
AMP	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready
30 Aiea	362	354	97.79%	8	7
31 KVH	372	323	86.83%	49	1
32 MWH	363	356	98.07%	7	1
33 Kam/Kaahumanu	371	367	98.92%	4	2
34 Kalakaua	581	563	96.90%	18	0
35 Kalanihuia	584	559	95.72%	25	2
37 Hilo	301	273	90.70%	28	1
38 Kauai	319	302	94.67%	17	0
39 Maui	196	133	67.86%	63	2
40 KPT	738	696	94.31%	42	2
43 Kona	199	187	93.97%	12	3
44 Leeward Oahu	258	218	84.50%	40	4
45 Windward Oahu	225	223	99.11%	2	0
46 Kamuela	101	83	82.18%	18	1
49 Central Oahu	150	125	83.33%	25	1
50 Palolo	115	109	94.78%	6	1
Total	5,236	4871	93.05%	364	28

- AMP 31: Kalihi Valley Homes - Phase 4A, 22 units under modernization. Notice to Proceed was issued and construction began October 26, 2009. Construction period is 12 months. 17 units with roof leaks to be repaired by contractor when funds are identified. 2 units being utilized for temporary relocation and 2 units vacant due to health and safety. 6 units to be repaired by AMP.

- AMP 37: 11 vacant units being held for relocation. CMS to repair 10 for future contracts and AMP is repairing the remaining 6 units, 1 unit is ready to rent.

- AMP 38: 8 units waiting for painting contract to be issued this month.

- AMP 39: Maui –Of the 55 CMS units being repaired, 30 units have been completed; 6 units AMP to do janitorial. To date, 14 units became occupied with a projected 10 more families to be placed in March 2010.

  The termite tenting of the building will commence after the Kahekili units are renovated and CMS is working on a supplemental extension contract.

  Kahekili Terrace and the project continues to have roof leaks, tenants are being transferred to other vacant units until the leaks are addressed.

- AMP 40: Kuhio Park Terrace – 26 units under repair by CMS (13 roof leaks, 11 sewer repairs, 1 burn and 1 spalling). 12 units to be repaired by AMP and 2 are rent ready.

- AMP 43 Kona – 2 units deprogrammed, 2 units assigned to CMS, 4 families evicted during the month of February, units will be repaired by AMP. Doing termite treatment on the 4 units. 3 units are rent ready and 3 will be repaired by AMP.

- AMP 44: Leeward – 41 vacant, 13 are assigned to CMS and 2 are occupied; 4 are available; 1 vacant to be contracted out; 11 units scheduled to become available in March; 2 units scheduled to become available in April; balance to be come available in May.

- AMP 46: Kamuela – 5 units referred to CMS. 7 units are on relocation hold for Hale Hauoli (8 are needed), 3 rent ready, 4 units under repair by AMP staff.

- AMP 49: Central Oahu – Of the 22 vacancies, 17 are assigned to CMS. 2 units became occupied in February; 2 units scheduled to become available in March; and 1 in April. Units assigned to CMS are for roof repair.

- AMP 50: Palolo - 4 units to be repaired:

  7B – Scheduled for placement 3/24/10
  7D – Scheduled for placement 4/13/10
  7E – Pending abatement
  11C – Maintenance Hold

Applications: 27 qualified applicants were referred to the AMPs for placement. 2 offers of housing were refused in January 2010. 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 February 2010

Federal Rent Collection

AMP	Count of Families	30-90 Days	Count of Families	Over 90 Days	AMP Collection Ratio
30 Aiea	13	6,126.98	1	248.00	**105.10%**
31 KVH	10	6,447.45	6	10,225.17	**107.44%**
32 MWH	9	5,426.37	8	15,439.87	**106.72%**
33 Kam/Kaahumanu	4	2,153.27	3	23,846.09	**102.99%**
34 Kalakaua	3	871.64	2	1,590.24	**98.99%**
35 Kalanihuia	8	2,402.90	6	4,536.29	**102.47%**
37 Hilo	11	3,760.50	8	5,594.52	**107.85%**
38 Kauai	23	10,572.92	11	17,385.20	**99.37%**
39 Maui	8	2,127.57	4	1,326.16	**102.39%**
40 KPT	42	17,607.47	15	31,656.22	**117.23%**
43 Kona	6	2,399.00	4	5,114.07	**112.93%**
44 Leeward Oahu	23	10,106.92	24	33,182.17	**163.04%**
45 Windward Oahu	14	9,482.96	7	7,773.00	**105.72%**
46 Kamuela	5	2,383.00	9	7,944.24	**101.57%**
49 Central Oahu	7	6,777.42	2	3,086.00	**97.02%**
50 Palolo	11	7,840.00	9	18,202.31	**89.93%**
Total	**197**	**$ 96,486.37**	**119**	**$ 187,149.55**	**107.58%**

During the month of February 2010, there were 7 evictions and 18 families were referred for eviction. Of the 18 families referred for eviction, 13 families were referred for rent and 5 for non-rent violations. (9 referred in December, 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 37 - Two tenants evicted, pending writ ($4,650), two households being referred for eviction ($4,000), and nine households are on repayment plans ($5,566). Two additional households have requested a grievance hearing to dispute billing ($774).

AMP 43 – 3 households on payment plan. 1 family referred for eviction and the remainder paid.

AMP 46 – 5 accounts pending eviction.

State Rent Collection

	Non Vacated Delinquencies				
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	AMP Collection Ratio
2201-Hauiki	6	$ 4,422.73	14	$ 135,694.71	117.66%
2202-Puahala Homes	10	$ 8,393.08	26	$ 163,445.65	107.89%
2204-Kawailehua	2	$ 1,692.00	2	$ 2,415.46	78.61%
2205-Kahale Mua	3	$ 1,134.00	18	$ 20,538.37	133.05%
2206-Lokahi	1	$ 229.00	2	$ 12,591.50	88.83%
2207-Ke Kumu Elua	5	$ 1,728.30	6	$ 3,655.67	79.33%
2401-Hale Po'ai	0	$ -	5	$ 2,284.00	100.03%
2402-La'iola	1	$ 632.00	8	$ 2,618.52	99.64%
2403-Kamalu-Ho'olulu	3	$ 632.50	1	$ 4.40	107.26%
2404-Halia Hale	0	$ -	0	$ -	100.85%
Total	31	$ 18,863.61	82	$ 343,248.28	104.30%

Kawailehua – Payment plan in progress and interim certification pending.

Kahale Mua – 3 accounts are pending eviction.

Lokahi – 1 account with AG's Office for eviction

Ke Kumu Elua – 4 accounts pending eviction.

D. Goals

- Implement New Uniform House Rules – Draft complete and submitted to Managers for comment by 2/19/10. 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 Property Management Manual – Draft complete. Target date is April 2010.

E. Updates from previous Board Meetings

Feed back from Asset Management Training. Managers felt training was useful. They appreciated that the trainers were knowledgeable about Public Housing and what their job entails. The Managers would like more training similar to this in the future. PMMSB plans to budget for yearly trainings in the future.

F. Property Sales

- Sale of Wilikina Apartments – Purchase and sale agreement scheduled to be signed. PMMSB providing documents for due diligence.

- Sale of Banyan Street Manor – Purchase and sale agreement signed 1/22/10. PMMSB providing documents for due diligency.

- Sale of Hana vacant parcel – Pending appraisal.

FEDERAL PUBLIC HOUSING

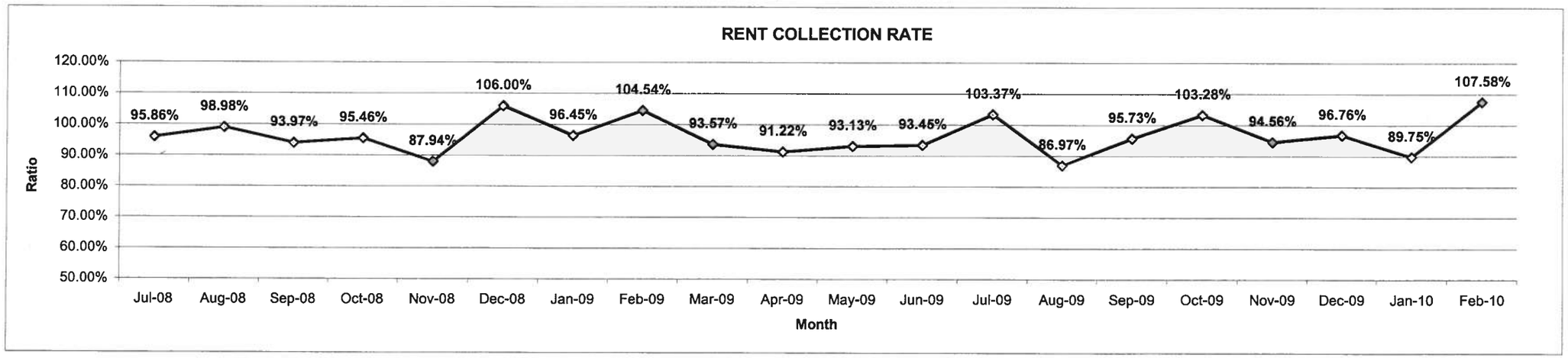
Rent Collection from July 2008 to February 2010

	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%

	Jan-10			Feb-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$116,704.72	$100,450.20	86.07%	$ 114,112.72	$ 123,818.28	108.51%
Kauai	$76,185.00	$65,796.55	86.36%	$ 79,317.00	$ 78,818.84	99.37%
Maui	$41,683.00	$37,016.56	88.80%	$ 39,286.00	$ 40,224.33	102.39%
Oahu	$1,121,888.75	$1,014,179.21	90.40%	$ 1,123,281.42	$ 1,215,939.13	108.25%
Total	$ 1,356,461.47	$ 1,217,442.52	89.75%	$ 1,355,997.14	$ 1,458,800.58	107.58%



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Federal LIPH
HPHA Island Overview Report
February 2010

	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	601	543	90.35%	58	5	7	14	6	0	1,312	64	4	3
Kauai	319	302	94.67%	17	0	4	0	0	0	189	72	0	0
Maui	196	133	67.86%	63	2	4	4	2	1	252	44	1	2
Oahu	4,119	3,893	94.51%	226	21	23	35	10	5	6,445	1,455	14	22
Total	**5,235**	**4,871**	**93.05%**	**364**	**28**	**38**	**53**	**18**	**6**	**8,885**	**1,610**	**19**	**27**

	Non Vacated Delinquencies***				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	22	$ 8,542.50	21	$ 18,652.83	$ 114,112.72	$ 123,818.28	**108.51%**
Kauai	23	$ 10,572.92	11	$ 17,385.20	$ 79,317.00	$ 78,818.84	**99.37%**
Maui	8	$ 2,127.57	4	$ 1,326.16	$ 39,286.00	$ 40,224.33	**102.39%**
Oahu	144	$ 75,243.38	83	$ 149,785.36	$ 1,123,281.42	$ 1,215,939.13	**108.25%**
Total	**197**	**$ 96,486.37**	**119**	**$ 187,149.55**	**$ 1,355,997.14**	**$ 1,458,800.58**	**107.58%**

* Occupancy also counts Scheduled for Modernization Units.
** Please notice 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
February 2010

	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	354	97.79%	8	7	1	2	0	0	4797	0	12	0
31P-KVH	372	323	86.83%	49	1	1	0	0	1	4797	0	12	0
32P-MWH	363	356	98.07%	7	1	2	2	2	0	4797	0	12	0
33P-Kam/Kaamanu	371	367	98.92%	4	2	0	2	0	0	4797	0	12	0
34P-Kalakaua	581	563	96.90%	18	0	3	4	3	0	0	1397	0	22
35P-Kalanihuia	584	559	95.72%	25	2	4	11	1	1	4797	1397	12	22
37P-Hilo	301	273	90.70%	28	1	5	6	3	0	530	57	1	1
38P-Kauai	319	302	94.67%	17	0	4	0	0	0	189	72	0	0
39P-Maui	196	133	67.86%	63	2	4	4	2	1	252	44	1	2
40P-KPT	738	696	94.31%	42	2	5	6	1	1	4797	0	0	0
43P-Kona	199	187	93.97%	12	3	2	4	0	0	860	8	3	2
44P-Leeward Oahu	258	218	84.50%	40	4	3	2	0	2	2282	0	0	0
45P-Windward Oahu	225	223	99.11%	2	0	0	3	1	0	1612	0	2	0
46P-Kamuela	101	83	82.18%	18	1	0	4	3	0	860	8	0	2
49P-Central Oahu	150	125	83.33%	25	1	3	1	1	0	1305	197	0	0
50P-Palolo	115	109	94.78%	6	1	1	2	1	0	4797	0	0	0
Total	5,235	4,871	93.05%	364	28	38	53	18	6	8,885	1,610	19	27

	Non Vacated Delinquencies***				Collection Rate		
AMP	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	13	6,126.98	1	248.00	$ 145,462.00	152,877.13	105.10%
31P-KVH	10	6,447.45	6	10,225.17	$ 84,917.00	91,235.12	107.44%
32P-MWH	9	5,426.37	8	15,439.87	$ 104,502.99	111,529.93	106.72%
33P-Kam/Kaamanu	4	2,153.27	3	23,846.09	$ 96,715.13	99,606.56	102.99%
34P-Kalakaua	3	871.64	2	1,590.24	$ 131,555.30	130,228.46	98.99%
35P-Kalanihuia	8	2,402.90	6	4,536.29	$ 136,868.00	140,252.34	102.47%
37P-Hilo	11	3,760.50	8	5,594.52	$ 63,281.72	68,246.59	107.85%
38P-Kauai	23	10,572.92	11	17,385.20	$ 79,317.00	78,818.84	99.37%
39P-Maui	8	2,127.57	4	1,326.16	$ 39,286.00	40,224.33	102.39%
40P-KPT	42	17,607.47	15	31,656.22	$ 256,941.00	301,224.44	117.23%
43P-Kona	6	2,399.00	4	5,114.07	$ 34,695.00	39,182.75	112.93%
44P-Leeward Oahu	23	10,106.92	24	33,182.17	$ 35,561.00	57,979.76	163.04%
45P-Windward Oahu	14	9,482.96	7	7,773.00	$ 66,309.00	70,100.32	105.72%
46P-Kamuela	5	2,383.00	9	7,944.24	$ 16,136.00	16,388.94	101.57%
49P-Central Oahu	7	6,777.42	2	3,086.00	$ 41,533.00	40,295.75	97.02%
50P-Palolo	11	7,840.00	9	18,202.31	$ 22,917.00	20,609.32	89.93%
Total	197	$ 96,486.37	119	$ 187,149.55	$ 1,355,997.14	$ 1,458,800.58	107.58%

* Occupancy also counts Scheduled for Modernization Units.

** Please notice 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

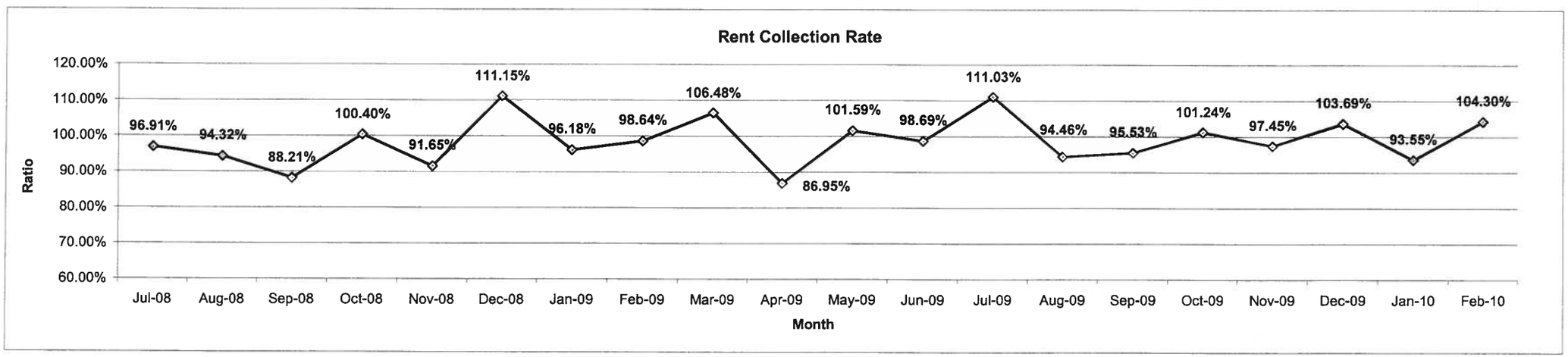
Rent Collection from July 2008 to February 2010

	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%

	Jan-10			Feb-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 8,716.00	$ 8,408.62	96.47%	$ 8,882.00	$ 7,628.00	85.88%
Kauai	$ 5,639.00	$ 4,493.00	79.68%	$ 5,297.00	$ 4,164.11	78.61%
Maui	$ 5,195.00	$ 4,667.00	89.84%	$ 5,379.00	$ 7,157.00	133.05%
Oahu	$ 229,851.00	$ 215,748.79	93.86%	$ 227,881.00	$ 239,141.25	104.94%
Total	$ 249,401.00	$ 233,317.41	93.55%	$ 247,439.00	$ 258,090.36	104.30%



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State LIPH
HPHA Island Overview Report
February 2010

	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	1,279	0	0	0
Kauai	26	23	88.46%	3	0	0	0	0	0	91	0	0	0
Maui	32	28	87.50%	4	0	0	2	0	0	38	0	0	0
Oahu	750	716	95.47%	34	9	7	8	2	0	5,495	495	0	5
Total	**864**	**792**	**91.67%**	**72**	**11**	**7**	**10**	**2**	**0**	**6,821**	**495**	**0**	**5**

	Non Vacated Delinquencies***				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	6	$ 1,957.30	8	$ 16,247.17	$ 8,882.00	$ 7,628.00	**85.88%**
Kauai	2	$ 1,692.00	2	$ 2,415.46	$ 5,297.00	$ 4,164.11	**78.61%**
Maui	3	$ 1,134.00	18	$ 20,538.37	$ 5,379.00	$ 7,157.00	**133.05%**
Oahu	20	$ 14,080.31	54	$ 304,047.28	$ 227,881.00	$ 239,141.25	**104.94%**
Total	**31**	**$ 18,863.61**	**82**	**$ 343,248.28**	**$ 247,439.00**	**$ 258,090.36**	**104.30%**

* Occupancy also counts Scheduled for Modernization Units.
** Please notice 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
February 2010

	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	5420	0	0	0
2202-Puahala Homes	128	107	83.59%	21	4	0	0	0	0	223	0	0	0
2204-Kawailehua	26	23	88.46%	3	0	0	0	0	0	91	0	0	0
2205-Kahale Mua	32	28	87.50%	4	0	0	2	0	0	38	0	0	0
2206-Lokahi	30	14	46.67%	16	0	0	0	0	0	687	0	0	0
2207-Ke Kumu Elua	26	11	42.31%	15	2	0	0	0	0	650	0	0	0
2401-Hale Po'ai	206	203	98.54%	3	0	2	2	1	0	0	304	0	3
2402-La'iola	108	104	96.30%	4	0	3	1	0	0	0	92	0	1
2403-Kamalu-Ho'olulu	221	217	98.19%	4	4	2	3	1	0	0	140	0	1
2404-Halia Hale	41	40	97.56%	1	1	0	2	0	0	0	140	0	0
Total	864	792	91.67%	72	11	7	10	2	0	6,821	495	0	5

	Non Vacated Delinquencies***				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	6	$ 4,422.73	14	$ 135,694.71	$ 19,188.00	22,577.11	117.66%
2202-Puahala Homes	10	$ 8,393.08	26	$ 163,445.65	$ 41,717.00	45,007.14	107.89%
2204-Kawailehua	2	$ 1,692.00	2	$ 2,415.46	$ 5,297.00	4,164.11	78.61%
2205-Kahale Mua	3	$ 1,134.00	18	$ 20,538.37	$ 5,379.00	7,157.00	133.05%
2206-Lokahi	1	$ 229.00	2	$ 12,591.50	$ 6,124.00	5,440.00	88.83%
2207-Ke Kumu Elua	5	$ 1,728.30	6	$ 3,655.67	$ 2,758.00	2,188.00	79.33%
2401-Hale Po'ai	0	$ -	5	$ 2,284.00	$ 58,221.00	58,237.00	100.03%
2402-La'iola	1	$ 632.00	8	$ 2,618.52	$ 33,998.00	33,877.00	99.64%
2403-Kamalu-Ho'olulu	3	$ 632.50	1	$ 4.40	$ 63,199.00	67,787.00	107.26%
2404-Halia Hale	0	$ -	0	$ -	$ 11,558.00	11,656.00	100.85%
Total	31	$ 18,863.61	82	$ 343,248.28	$ 247,439.00	$ 258,090.36	104.30%

* Occupancy also counts Scheduled for Modernization Units.
** Please notice 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).

Elevator Repair Report: Hawaii Public Housing Authority Elevators reported as of 3/1/10

Name	Type	Elevator No.	Repair	No. and duration of Repairs to Elevator for month of Feb			No. and duration of Repairs to Elevator between 7/1/07 to 2/28/10			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			52	4	2			$ 118,858.33
		2		2			63	7	2			$ 73,463.98
		3					3					$ 2,936.71
Kuhio Park Terrace B	Family	4	Parts used to	Cannot be repaired.					1	06/29/07	Modernization completion	
		5		2			44	1	2			$ 142,156.78
		6		1			47					$ 9,928.59
Paoakalani	Elderly	1					16					$ 1,100.00
		2					3		1			$ 17,038.90
Kalakaua Home	Elderly	1					19	1	1			$ 137.50
		2					13	1				$ 14,538.60
Ho`olulu Elderly	Elderly	1					1		1			$ 12,140.20
		2					7					$ 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					6		1			$ 2,722.51
		2					2					$ 893.74
Makua Alii	Elderly	1					25	2	1			$ 355.15
		2					14					
Punchbowl Homes	Elderly	1					17	2				$ 23,763.28
		2					8	1	1			$ 481.25
Banyan St Manor	Family	1		1			6					$ 20,692.75
Hale Poai	Elderly	1					16	2				$ 675.84
		2					17					$ 432.79
Halia Hale	Elderly	1					6					$ 3,460.52
Kulaokahua	Homeless	1					11					$ 378.75
Laiola	Elderly	1					2					$ 412.00
		2					4					
Pumehana	Elderly	1		1			16	2				$ 17,726.24
		2					10					$ 240.63
Salt Lake Apts	Family	1					7					$ 23,350.78
Wilikina Apts	Family	1					10	1				$ 3,323.02
		2					10					$ 17,038.90
Total		34		9	0	0	528	27	15			
											Total Cost for Repairs to date	$ 546,028.99

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 3/1/10

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

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Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 3/1/10

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		$700,000	To be funded w/ Wilikina Funds	Aug-08	Apr-12	Aug-12
		2	1977	31							Aug-08	Aug-12	Nov-12
Salt Lake Apts	Family	1	1970	38	28	8	1		$450,000	To be funded w/ FY09 Elevator CIP			
Hale Poai	Elderly	1	1989	19	206	7		2	$320,000	Full Modernization not required, only installation of safety related items. Funding dependent on bids for major modernization listed above.			
		2	1989	19									
Halia Hale	Elderly	1	1995	13	41	5		1	$255,000				
Laiola	Elderly	1	1991	17	108	6		2	$220,000				
		2	1991	17									
Kulaokahua	Homeless	1	1992	16	30	3		1	$60,000				
Ho`olulu Elderly	Elderly	1	1994	14	112	7		2	$245,000				
		2	1994	14									
Kamalu Elderly	Elderly	1	1993	15	109	7		2	$240,000				
		2	1993	15									
Banyan St Manor	Family	1	1977	31	55	3							
	TOTAL	34			2,518	181	23	10	$11,932,919				
	Average age of elevators			31									

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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
Jan10	8	5	3	3	4	1	0	0	8
Feb10	20	20	0	7	8	0	0	5	15
TOTALS	195	165	30	87	58	4	4	42	153

Total # of Cases Heard for the Month of February 2010: 20
(Oahu & Neighbor Island)

Decisions Rendered:	Rent Violations	Other Violations
Eviction	7	0
Evict w/cond	8	0
10-day cure	0	0
Dismissal	0	0
Continued	5	0
TOTAL	20	0

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

AMP 33 Kaahumanu Homes	$ 174.00
AMP 40 Kuhio Park Terrace	$8,780.00
AMP 49 Kauhale Nani	$6,555.58
AMP 38 Hale Hoonanea	$2,326.00
Total:	$17,835.58

Contract & Procurement Office
Monthly Status Report for February 2010

Solicitations Issued in February 2010:

Solicitation No.	Title	Due Date
IFB-CMS-2009-29	Site Improvements to Puahala Homes (MU 42) on the Island of Oahu Job No. 07-026-202-S	March 24, 2010
IFB-CMS-2010-02	Repairs to Sewer System at Kuhio Park Terrace (AMP 40) on the Island of Oahu Job No. 07-012-110-S	March 9, 2010
RFI-HPB-2010-03	Provide Emergency Shelter under the HUD Emergency Grant Program for this Islands of Hawaii, Kauai, and Maui	March 15, 2010
RFI-HPB-2010-04	Provide Rental Assistance and Supportive Services for Persons Living with AIDS under the Housing Opportunities for Persons With AIDS for the Islands of Hawaii, Kauai, and Maui	March 15, 2010
RFP-CO-2009-29	Prepare the Fair Housing Analysis of Impediments for the State of Hawaii	March 11, 2010
RFP-PMB-2010-28	Furnish Integrated Pest Management Services for Kuhio Park Terrace and Kuhio Homes (AMP 40) on the Island of Oahu	March 29, 2010

Contracts Executed in February 2010:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 10-06	Richard Matsunaga & Associates Architects, Inc. Design Services for Site and Building Improvements Roof for Kawailehua – State (AMP 38) and Kawailehua – Federal (AMP 38) on the Island of Kauai 1125 days from Notice to Proceed		$412,917.00
CMS 10-07	Isemoto Contracting Company, Ltd. Re-Roof and Renovations to Hale Hauoli (AMP 43) on the Island of Hawaii 200 day from Notice to Proceed		$1,798,597.00
CMS 08-11-SA01	Kim & Shiroma Engineers, Inc. Design Services for Site Improvements to Puahala Homes (MU 42) – Increase Scope of Work April 10, 2008 to November 3, 2011	$13,456.00	$168,876.00
CMS 08-27-SA01	GYA Architects, Inc. Continue to Provide Design Services for Physical Improvement at Makani Kai Hale (AMP 39) on the Island of Maui for an additional 11-months June 17, 2008 to December 31, 2010	n/a (no-cost extension)	$159,037.42
CMS 09-08-SA01	Doonwood Engineering, Inc. Replace 2 existing Heat Pumps and 2 existing Gas Water Heaters and provide 3 years preventative maintenance services for 8 Heat Pumps and 8 Gas Water Heaters at Wahiawa Terrace (AMP 49) – Increase Scope of Work 719 days from Notice to Proceed	$6,702.00	$76,105.00
HPB 10-01	Helping Hands Hawaii Provide Financial Assistance for Homeless Persons and At-Risk Families for Homelessness January 15, 2010 to June 30, 2010		$2,130,000.00

Contract No.	Contractor & Project	Supp. Amount	Total Amount
HPB 10-02	Alu Like Provide Financial Assistance for Homeless Persons and At-Risk Families for Homelessness January 15, 2010 to June 30, 2010		$420,000
HPB 10-03	H-5 Hawaii Helping the Hungry Have Hope Provide Outreach Services for Homeless Persons on the Island of Oahu December 15, 2009 to June 30, 2010		$55,000.00
HPB 10-04	Maui Family Support Services Provide Financial Assistance for Homeless Persons and At-Risk Families on the Island of Maui January 15,2010 to June 30, 2010		$840,000.00
HPB 10-05	Office for Social Ministry Provide Financial Assistance for Homeless Persons and At-Risk Families on the Island of Hawaii January 15, 2010 to June 30, 2010		$1,610,000.00
HPB 10-06	Salvation Army Provide Financial Assistance for Homeless Persons and At-Risk Families on the Island of Oahu January 20, 2010 to June 30, 2010		$2,000,000.00
HPB 10-07	Office for Social Ministry Provide Rental Assistance for Homeless Persons on the Island of Hawaii January 1, 2010 to September 30, 2014		$184,800.00
PMB 10-01	National Center for Housing Management Site Investigation Services (ADA) for Kuhio Park Terrace and Kuhio Homes (AMP 40)		$42,000.00

Personnel Summary for the Month of February

Recruitment:

- DHS Recruitment informed HPHA on 3/8/10, all 100% federally funded positions will not require Governor's approval.
- HPHA Personnel will continue to recruit those 9 priority positions endorsed by the board, and OED and PERS will review and identify additional positions to recruit.
- Personnel will advertise the following exempt positions: Housing Planner, Property Management Coordinator II and Contract Administrator on 3/14, 2010.

Training:

- Pers is currently negotiating training cost and training on EPA's Lead Safe and Renovation and Recycling/Abatement . This training will be targeted to Construction Branch staff and Property Management Staff.

Safety:

- Pers is conducting on-site safety inspection at the AMPs in March, and will continue School Street Offices.

DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
As of March 4, 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	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%	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	1	4	80.00%	0	4
	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	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	24	3	11.11%	0	3
	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	8	8	50.00%	0	8
	Maui - AMP 39	12	0	12	11	1	8.33%	0	1
		206	15	221	186	35	15.84%	0	35
TOTAL		**278**	**50**	**328**	**269**	**59**	**17.99%**	**0**	**59**

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of March 4, 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, cost savings.
FISCAL MANAGEMENT OFFICE						
41041	**CS**	**N**	**P**	**Fiscal Officer I**	**SR26**	**Request to fill sent to DHS on 2/23/10.**
98903K	CS	N	P	Office Assistant III	SR08	No action, cost savings.
100923	**EX**	**N**	**P**	**Budget Resources Specialist**	**SRNA**	**Pending request to fill.**
96908K	T	N	P	Office Assistant III	SR10	No action; cost savings.
HOUSING INFORMATION OFFICE						
102041	EX	W	T	Housing Information Officer	SRNA	No action; cost savings.
PROCUREMENT OFFICE						
100882	EX	N	T	Contracts & Procurement Officer	SRNA	No action; cost savings.
CONSTRUCTION MANAGEMENT SECTION						
8774	CS	N	P	Engineer VI	SR28	No action; cost savings.
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	SRNA	No action; cost savings.
100886	EX	W	T	Housing Development Specialist I	SRNA	State funded unable to fill.
10887	**CS**	**N**	**P**	**Engineer V**	**SR24**	**Completed request to fill; pending approval by OED.**
INFORMATION TECHNOLOGY OFFICE						
106429	CS	N	T	Information Technology Specialist IV	SRNA	No action; cost savings.
PLANNING AND EVALUATION OFFICE						
107934	**EX**	**N**	**T**	**Housing Planner**	**SRNA**	**Request to fill in review by manager.**
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	No action; cost savings.
96904K	EX	N	T	Hsg Maintenance Manager	SR26	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.
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.
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	Employee retired 2/18/10.
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	SR18	Employee retired 2/19/10.

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HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of March 4, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
101137	TA	N	T	Janitor II	BC02	No action cost savings
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.
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	Employee retired 2/1/10.
8842	CS	N	P	Painter I	BC09	No action; cost savings.
101127	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
6565	CS	N	P	General Laborer I	BC02	No action; cost savings.
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.
41073	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.
ASSET MANAGEMENT PROJECT 37 (MU 7)						
15721	CS	N	P	Building Maint Worker I	BC09	No action; cost savings.
ASSET MANAGEMENT PROJECT 38 (MU 8)						
41349	**CS**	**N**	**P**	**Public Housing Supervisor IV**	**SR22**	**Request to fill in review by manager.**
119285	CS	N	T	Public Housing Supervisor III	SR20	No action; cost savings.
119260	CS	N	P	Public Housing Specialist II	SR18	No action; cost savings.
8756	**CS**	**N**	**P**	**Bldg Maint Wkr I**	**BC09**	**Request to fill in review by manager.**
17576	CS	N	P	Bldg Maint Wkr I	BC09	No action; cost savings.
10541	**CS**	**N**	**P**	**Bldg Maint Helper**	**BC05**	**Request to fill in review by manager.**
43948	**CS**	**N**	**P**	**General Laborer I**	**BC02**	**Request to fill in review by manager.**
102242	TA	N	T	General Laborer I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 39 (MU 9)						
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.
101134	TA	N	T	Office Assistant I	SR04	No action; cost savings.
105750	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PRIVATE MANAGEMENT CONTRACTS SECTION (PMCS)						
100986	EX	N	T	Property Management Coordinator II	SRNA	Employee retired COB 2/26/10.
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	Pending request to fill.
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.

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HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of March 4, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
105632	EX	N	T	Resident Services Pgm Specialist	SRNA	No action; cost savings.
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	No action; cost savings.
RENT SUBSIDY PROGRAMS BRANCH (S8SPB)						
41280	CS	N	P	Public Hsg Supervisor V	SR24	No action; cost savings.
RENT SUBSIDY SECTION 1						
9647	CS	N	P	Public Hsg Spclt II	SR18	No action; cost savings.
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.

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FOR INFORMATION/DISCUSSION

A. For Information: Kuhio Park Terrace (KPT) Lawsuits: *Faletogo et al. v. Hawaii Public Housing Authority* (Civil No. 08-1-2608-12) and *McMillon et al. v. Hawaii Public Housing Authority* (Civil No. CV08-00578)

Update will be provided by the Attorney General's office

B. For Information: Update on the Audit of the Hawaii Public Housing Authority by the Office of the Legislative Auditor

At the time the Board packet was prepared no draft audit was received

C. For Information: Update on the Rock Fall and Mitigation Measures at the Kalihi Valley Homes

Update will be provided by the Attorney General's office

Approved by the Executive Director
March 18, 2010

FOR INFORMATION

SUBJECT: Update on the American Recovery and Reinvestment Act (ARRA) Capital Fund Grant Program

A. FACTS

1. Under the ARRA formula allocation for capital funds, the Hawaii Public Housing Authority (HPHA) received $16,245,443.00 for capital improvement activities.

2. On March 19, 2009, the HPHA Board approved the proposed projects to be funded under the federal American Recovery and Reinvestment Act (ARRA) capital fund grant.

3. On February 18, 2010, the HPHA Board approved the final list of projects that would be funded under the ARRA grant.

B. DISCUSSION

1. On March 11, 2010, the HPHA successfully obligated 100% of the ARRA funds as follows:

Project Title	Project Description	Amount
Kalanihuia Reroofing and Elevator Lobby Improvements	Reroof & install aluminum storefront buffer walls and windows	$196,865.00
Kalakaua Homes Reroofing	Reroofing	$780,553.00
Kahekili Terrace Improvements	Sewer and Drainage Improvements and Security Lighting Improvements	$5,079,289.00
Kaimalino and Kealakehe Reroofing and Site repair	Repair roofing, exterior repairs and painting. Site repairs to sidewalks, handrails, lighting, parking area, etc.	$1,831,483.00
Makani Kai Hale Physical Improvements	Reroof, install rain gutters, siding repacement, electrical upgrade	$1,412,267.00
Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation	Interior renovation, painting, re-roofing, ADA unit conversion, etc.	$1,798,597.00
Kalihi Valley Homes, Phase IVA Modernization	Total building and unit renovations	$1,549,966.00
Makua Alii Structural and Spall Repairs (Construction Management)	Supplemental agreement to the basic A/E contract	$409,171.00
Makua Alii Structural and Spall Repairs (Construction)	Correct concrete spalling on exterior of Makua Alii, including elastomeric exterior waterproofing, correct exterior structure and trim	$1,940,130.00
BLI 1410, Administrative Costs	Administration Cost	$1,247,122.00
	TOTAL	$16,245,443.00

2. HPHA must expend at least 60% of all ARRA funds no later than March 17, 2011, and expend 100% no later than March 17, 2012.

Prepared by: Lydia J. Camacho, State Housing Development Administrator

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Approved by the Executive Director
March 18, 2010

FOR INFORMATION

SUBJECT: Update on Legislative Bills Affecting the Hawaii Public Housing Authority

I. FACTS

A. The Hawaii State Legislature opened on January 20, 2010. There are numerous bills that could potentially affect the Hawaii Public Housing Authority (HPHA).

B. The HPHA works with DHS, the Office of the Attorney General and the Governor's Policy Office to coordinate HPHA's testimony at the legislature.

II. DISCUSSION

Below is a status update on the most significant bills being tracked. A full listing is attached; updates will be provided at the March 18 meeting. (Attachment A)

A. SB 910, transfer of Homeless Services to DHS/BESSD: the bill was passed by House Judiciary with only minor technical amendments and has been referred to House Finance. House Finance staff indicate they will encourage the Chair to put it on for hearing. HPHA will work with DHS to draft needed amendments prior to the Finance hearing, including the number of staff positions to be transferred, because the bill was introduced prior to Reductions in Force.

B. The bill to reduce the HPHA Board quorum requirement, HB 2569, passed in the House and crossed to the Senate. The Senate Housing and Human Services committees will hear it on March 15. HPHA has submitted testimony in support. Senate Judiciary and Governmental Operations must also pass the bill.

C. A bill to require that 2 members of the HPHA Board be current or former residents, SB 2108, was passed by Senate Education and Housing Committee and the Senate as a whole, and sent to the House. (It was a single referral bill; no other committees were required to hear it.) The House Committee on Housing has not yet scheduled it for hearing.

D. HB 2561 would amend Act 176 (land sales require 2/3 vote of each chamber) to apply only to ceded and crown lands. It was passed by the House and crossed over to the Senate; hearings are not yet scheduled.

E. SB 2473 would require HPHA to permit grandparents residing in state elderly housing projects to temporarily raise their minor grandchildren in their housing project units in certain family crisis situations. The Senate passed the bill and sent it to the House.

Attachment A: RS 2010 Legislation

Prepared by: Alan Sarhan, Planner AS

Bill Number	Title	Description (Shaded = significant)	Companion	Chamber 1 Ref 1	Chamber 1 Ref 2	CROSS	Chamber 2 Ref 1	Chamber 2 Ref 2	Chamber 2 Ref 3	PA=Pass w/ Amend
HB 1877 HD1	RELATING TO PUBLIC EMPLOYEES.	Exempts public employee positions that are funded by non-general funds from elimination.		LAB	FIN					LAB: PA FIN: no hearing
HB 2280 HD1	RELATING TO THE HOMELESS.	Assists the homeless in reuniting with their families. Creates the parks for homeless special fund. ($)		HSG	FIN					HSG: PA FIN: DEFER
HB 2281	RELATING TO ELDERLY HOUSING.	Increases the minimum age requirement for all persons residing in elderly housing from 55 to 62 years except for spouses and domestic partners.		HSG	FIN					HSG deferred
HB 2318 HD1	RELATING TO THE HOMELESS.	Establishes a 5-year housing first pilot program to be developed by the Hawaii public housing authority and the department of human services for homeless individuals who are chronically addicted or mentally ill. ($)	SB2439 is sim	HSG	FIN		EDH/HMS /WTL	WAM		EDH/HMS/WTL : DEFER
HB 2319	RELATING TO HOUSING.	Restricts state low-income housing leases to no more than 5 years, unless otherwise excepted. Requires the Hawaii Public Housing Authority to develop a transition plan, including benchmarks, to assist tenants to transition out of public housing. (HB2319 HD1)		HSG	FIN					HSG : PA FIN: No Hearing
HB 2357	RELATING TO GOVERNMENT SERVICES.	Allows the Hawaii public housing authority to bill the home nations of individuals covered under the Compact of Free Association for homeless services and assistance.		HSG	FIN					HSG: DEFER
HB 2358	RELATING TO PUBLIC HOUSING.	Requires the Hawaii public housing authority to establish minimum rent for state public housing units and annual consumer price index adjustments of minimum rent. Requires authority to seek the full cost to repair damage to a unit.		HSG	FIN					HSG: DEFER

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HB 2488 HD1	RELATING TO THE HOMELESS.	Increases by 10% the conveyance tax on the sale of luxury homes over $700,000 to finance the purchase and maintenance of state parks to serve the homeless.		HSG/WLO	FIN					HSG/WLO: PA FIN: DEFER
HB 2491 HD1	RELATING TO PUBLIC HOUSING.	Requires the Hawaii Public Housing Authority to assess a public housing project common area assessment against all units in the project that is not less than one per cent of the expenses incurred for the common area. Allows the Authority to charge a tenant for a common area expense caused by the tenant and requires the Authority to seek reimbursement for any damage to a public housing unit caused by a tenant. Also deletes references to a prospective tenant's need with respect to tenant selection procedures.		HSG	JUD and FIN					HSG: PA JUD: NO HEARING
HB 2561	RELATING TO LANDS CONTROLLED BY THE STATE.	Restores the law with regard to non-ceded lands controlled by the State, to what it was prior to the passage of Act 176, Session Laws of Hawaii 2009.	SB2714	WLO	FIN 2/23		WTL/JGO	WAM		WLO: Pass FIN pass
HB 2568	RELATING TO THE BOARD OF DIRECTORS OF THE HAWAII PUBLIC HOUSING AUTHORITY.	Reduces the quorum requirement for the board of directors of the Hawaii Public Housing Authority.	SB2721	HSG	HSG		EDH/HMS 3/15/10	JGO		Passed House
HB 2690	RELATING TO GOVERNMENT	Requires that the Senate President and Speaker of the House of Representatives be notified in writing upon the receipt of any federal-aid money accepted for expenditure in the state		FIN			WAM			FIN passed

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HB 2879	RELATING TO STATE FUNDS.	Imposes a general excise tax surcharge upon gross income or gross proceeds comprised of state non-general funds. Imposes a public service company tax surcharge upon gross income comprised of state non-general funds. Imposes an insurance premium tax surcharge upon gross premiums, gross underwriting profits, and risk premiums comprised of state non-general funds. Takes effect on 7/1/2010 and sunsets on 6/30/2015.		FIN						FIN: deferred Would tax the proceeds of contracts with federal funds
HCR 041	APPROVING THE FEE SIMPLE SALE OF 2890 HANA HIGHWAY, HANA, HAWAII.	Concurrent Resolution to approve sale of Hana parcel		WLO/HSG	FIN					WLO/HSG: DEFERRED at request of Rep Carroll
SB 2108	RELATING TO HOUSING.	Increases the minimum number of members on the board of directors of the Hawaii public housing authority who are directly assisted by the authority under the federal low-rent public housing or federal section 8 tenant-based housing assistance payments program from one to two.		EDH			HSG	HSG		Passed Senate
SB 2276 SD1	RELATING TO INTOXICATING LIQUOR.	Prohibits possession of open liquor containers in public housing common areas and on public streets and sidewalks.		EDH/TIA	JGO		HSG	JUD		EDH/TIA: PA JGO: pass HSG: PA

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SB 2277 SD1	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Authorizes the Hawaii public housing authority to assess all the units in a state public housing project for common area expenses. Eliminates most procedural requirements to hearings for eviction of tenants from public housing but requires written notice per federal law. Requires evictions from state low-income housing to be conducted by hearings officers appointed by the authority. Clarifies that for federal low-income housing, hearings shall be conducted by eviction board. Authorizes an eviction board or hearings officer to consider a tenant's involvement in the tenant's child's school in making a determination. Prohibits the authority from selling any land developed for any public housing project.		EDH	WAM		HSG	JUD		EDH: Pass. Accepted HPHA's amendments; everything except eviction streamlining was removed in SD1 WAM: PA HSG: PA
SB 2278 SD1	RELATING TO PUBLIC HOUSING.	Amends criminal trespass in the first degree to include a person who enters or remains unlawfully in or upon the premises of a public housing project after reasonable request or warning to leave by housing authorities; excludes an invited guest.		EDH	JGO		HSG	JUD		EDH: Pass with HPHA's amendments. JGO pass with amend to remove "others designated by housing authority" HSG: PA
SB 2438	RELATING TO PUBLIC HOUSING.	Requires the Hawaii public housing authority to establish minimum rent for state public housing units and annual consumer price index adjustments of minimum rent. Requires authority to seek the full cost to repair damage to a unit.		EDH	WAM					No Hearing

SB 2439	RELATING TO THE HOMELESS.	Establishes a 5-year housing first pilot program to be developed by the Hawaii public housing authority and the department of human services for homeless individuals who are chronically addicted or mentally ill. ($)		EDH/HMS, WAM	WAM					No Hearing
SB 2473	RELATING TO HOUSING.	Allows grandchildren of elderly housing project residents to temporarily reside with the residents in certain family crisis situations. Affords residents evicted for raising grandchildren-in-crisis in their housing project units, priority status to return to project housing.		HMS/EDH			HSG	FIN		HMS/EDH: PA. Accepted HPHA amend to provide for transfer to family housing.
SB 2575 SD1	RELATING TO HOUSING.	Creates an anti-speculation capital gains tax on profits from the sale of real property held for less than twenty-four months, with exceptions. Directs revenues to be deposited equally in general fund and rental housing trust fund		EDH/TIA	WAM		HSG	FIN		SD1: Public Housing portions deleted in EDH/TIA per HPHA request. WAM: PA HSG: PA
SB 2626	RELATING TO PUBLIC SERVICE.	Requires every state agency to report to the legislature all non-civil service, temporary employees employed by the agency for each quarterly period of the fiscal year.		LBR	WAM		LAB 3/12/10	FIN		Passed Senate
SB 2710 SD1	RELATING TO BOARD MEETINGS.	Expands the ability of a board or commission to facilitate public meetings through available interactive conferencing technology.	HB2557	EDT	JGO		JUD	FIN		EDT: PA JGO: PA
SB 2714	RELATING TO LANDS CONTROLLED BY THE STATE.	Restores the law with regard to non-ceded lands controlled by the State, to what it was prior to the passage of Act 176, Session Laws of Hawaii 2009.	HB2561	WTL	JGO					HOUSE BILL MOVING

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SB 2721 SD1	RELATING TO THE BOARD OF DIRECTORS OF THE HAWAII PUBLIC HOUSING AUTHORITY.	Reduces the quorum requirement for the board of directors of the Hawaii Public Housing Authority.	HB2568	EDH/HMS	JGO					EDH/HMS: PA Needs JGO hearing. Per Terrence, they will use House bill after crossover.
SB 2840	RELATING TO PUBLIC PROCUREMENT.	Requires at least eighty per cent of workers on certain public works contracts and construction procurements to be Hawaii residents. (SD1)		LBR/JGO	WAM		EBM/LAB	FIN		Senate PA EBM/LAB: PA
SB 910	RELATING TO THE TRANSFER OF HOMELESS PROGRAMS WITHIN THE DEPARTMENT OF HUMAN SERVICES.	Transfers homeless programs and services within the Department of Human Services by relocating the state homeless programs from the Hawaii Public Housing Authority to the Benefit, Employment, and Support Services Division. (SB910 HD1)	HB1092	HMS/EDH	WAM		HSG OK	JUD OK	FIN	Passed Senate 2009 HSG: Pass JUD: Pass FIN: needs hearing by March 31.
SR 38		URGING THE HAWAII PUBLIC HOUSING AUTHORITY TO ESTABLISH HOMELESS SAFE ZONES.		EDH/HMS 3/15/10						
SCR 66		APPROVING THE FEE SIMPLE SALE OF 2890 HANA HIGHWAY, HANA, HAWAII.	HCR 41	WTL	WAM					WTL Defer
SCR 87		URGING THE HAWAII PUBLIC HOUSING AUTHORITY TO ESTABLISH HOMELESS SAFE ZONES.		EDH/HMS 3/15/10						
SCR 120		REQUESTING THAT FUNDS BE MADE AVAILABLE AND RELEASED TO ENABLE THE HAWAII PUBLIC HOUSING AUTHORITY TO IMPLEMENT A TENANT MONITOR PROGRAM		EDH	WAM					EDH: PA

Approved by the Executive Director
March 18, 2010

FOR INFORMATION

SUBJECT: Update on the Status of the Transition Plan for the Homeless Families at Puahala Homes

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 fourteen transitional units and provide the programs to help the families attain permanent housing.

C. The two year tenure of the fourteen (14) units use 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. In January, the HPHA Board of Directors requested staff to explore the option of having the transitional housing residents at Puahala transition in place, thereby avoiding disrupting families in moving from one public housing unit to another, and saving the cost in time and effort of preparing the units for other tenants.

II. DISCUSSION

A. Two units in the transitional housing component of Puahala have already been vacated and are in the process of being cleaned for turnover to HPHA.

B. The challenge in having the Puahala transitional residents transition in place is varied: Size of unit for which the family is wait listed; whether the family is wait-listed for federal public housing, or state, or both; where the family indicated that they wish to live; and what is the family's current place on the wait list for the unit type on the federal/state list.

C. The Homeless Programs Branch and the Property Management and Maintenance Branch investigated the option of having the remaining residents at Puahala transitional housing transition in-place by assessing where the subject residents were on the wait list for State Public Housing.

Family	Wait List	Bedrooms
1	Applied on 2/20/09 for federal and state public housing	2
2	Applied in early 2009 for federal and state public housing	n/a
3	Applied on 6/18/09 for Leeward and Windward federal and state	4
4	Applied on 8/1/07 for federal and state. They are soon to be contacted for interview	3
5	Applied on 6/16/09 for federal	2
6	On the state section-8 wait list and applied on 5/1/09 for federal and state	2

7	Applied for Leeward and Windward federal and state	3
8	Moved to the mainland in January, however, an emergency situation involving a family in danger resulted in the unit being used for temporary housing until a transition to the mainland can occur in April/May.	n/a
9	On waitlist pool	3
10	Applied on 5/29/09 for federal and state	2
11	Applied in 02/09 for state and federal public housing	n/a
12	On the Section-8 and federal and state public housing waitlist.	n/a

D. The families that applied in 2009 will be waiting anywhere from 2-7 years for placement.

Placement for family bedroom sizes 2 through 4 bedrooms the applications department are currently contacting applicants with a preference who applied in 2006-2007.

If an applicant applied in prior years and inform us that they now have a preference, they are contacted at the next re-sequencing.

E. 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.

Four 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.

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