Reviewed and Approved by the Executive Director C7
May 15, 2008

FOR ACTION

SUBJECT: Whether or Not to Rescind the Board's Previous Action Taken on October 18, 2007, Removing 14 units at Puahala Homes From the State Public Housing Inventory for Use by the Homeless Programs Branch as a Transitional Homeless Shelter for a Period not to Exceed Two Years.

I. FACTS

- Puahala Homes is a state public housing facility for families, with 128 one, two, three, four, and five bedroom units, located near the HPHA central offices at Lanakila Ave. and School St. in Kalihi, Oahu.
- Approximately 24 units are vacant, and in need of repairs; repairs are contracted for and are expected to be completed by June 30, 2008.
- The state public housing waitlist contains 8,600 applicants as of April 2, 2008. State public housing preferences include elderly, veterans, and homeless people, in that order. Please see attached list of applicants by date of application, preference, and bedroom size.
- The Next Step Shelter in Kakaako provides 150 units of homeless shelter spaces to single individuals and families. The shelter was opened in March 2006, and was scheduled to close on June 30, 2008.
- As of January, 2008, there were 30 families at the shelter; as of April 29, 2008 there were 16 families remaining at the shelter, along with more single individuals.
- Other homeless shelters have offered available shelter spaces to take the Next Step families and single individuals.
- The Next Step task force, comprised of state department representatives from Accounting & General Services, Hawaiian Homelands, Human Services (including HPHA), Budget & Finance, and private homeless providers, has worked for months to find suitable alternatives to the Next Step shelter in Kakaako. The task force has explored approximately 30 different private and public sites.
- HPHA requested $20 million in funding for a Next Step replacement shelter on Oahu, but the 2008 legislature provided no funding.

II. DISCUSSION

A. According to the Attorney General, the HPHA Board of Directors has authority to remove state public housing units from the public housing inventory for the purpose of homeless transitional housing.

B. According to the May 5, 2008 Honolulu Star-Bulletin, OHA is not looking at groundbreaking for new headquarters at Next Step location until 2009.

C. Two public meetings were held on April 29, 2008 and May 6, 2008 for Puahala Homes public housing residents and neighborhood residents. Materials (following) were distributed such as questions and answers, draft staffing and security procedures, summary of rules, characteristics of families who may move in, and map of area. More than 29 people attended each meeting.

D. Legislators have requested that the board reconsider its decision of October 18, 2007.

III. PENDING MOTION (from February 29, 2008):

That the Board change the current policy at Puahala Homes by rescinding the previous motion approved on October 18, 2007, of the removal of 14 units at Puahala Homes from the state public housing inventory for use by the Homeless Programs Branch as a transitional homeless shelter for a period not to exceed two years.

Prepared by: Chad Taniguchi, HPHA Executive Director CT

previously distributed 2/7/08
redistributed 4/29/08

Puahala Units

A transitional shelter project for families and children

Questions & Answers

Q. **Who is involved in the transitional project?**
A. This is a public-private partnership of Hawaii Public Housing Authority (HPHA) and Providers, Waikiki Health Center and Affordable Housing and Homeless Alliance. HPHA will contract with the Provider who will have management oversight of up to 14 families that will be transferred from the Next Step shelter in Kakaako. These families will temporarily reside at Puahala and will transition to other permanent housing facilities within two years.

Q. **What is the reason for having this project?**
A. The Next Step shelter was planned as a temporary shelter and the lease is set to sunset in June 2008. The state is currently requesting funds from the legislature for a permanent shelter in Honolulu estimated to be built in three years subject to funding. In the interim, the state is exploring temporary housing facilities, one of which is Puahala. The units will provide transitional housing for working families with children and prepare them for permanent job opportunities, housing, and access to mainstream services on site. Residents will be charged a monthly program fee and will be required to partake in the upkeep of their units and the surrounding public housing area.

Q. **Where are these units located?**
A. There are 14 units that have been initially identified by HPHA for 14 families or approximately 60-80 people. Some of these units have been vacant for a long period of time requiring heavy repair work. The units primarily targeted are in Buildings 11 and 14.

Q. **Why was this location chosen?**
A. The state and Provider team identified this parcel as a top potential site on a temporary basis. Approximately 43 sites were considered in the Honolulu area, but most parcels were either too small, too costly, or would take to much time to develop. This site was selected due to its ideal location and close proximity to schools, transportation, and access to other mainstream programs in the area. The renovation cost and time were also very favorable.

Q. **What is the security plan?**
A. Security will be provided by Provider staff 24-7. In time, is it likely that residents will also volunteer for community security patrol adopting best practices learned from the Next Step shelter.

Q. **What are the basic rules that these residents must abide by?**
A. The basic rules of all emergency and transitional shelters are no drugs, no alcohol, and no violence of any sort. Failure to abide by these rules will lead towards immediate eviction.

Q. **How will the selection process be done?**
A. Residents will be assessed and referred from the Next Step emergency shelter. Providers will screen all applicants. The assessment includes drug testing, background checks, and their income ability and commitment to the requirements of the program.

Q. **What are the program requirements?**
A. Families will need to develop a Family Service Plan identifying their specific goals towards self sufficiency, address their long-term housing needs and identify areas of improvement. Families must also attend case management meetings to review progress, attend budgeting and financial counseling classes, and prepare for permanent housing. Participants will also need to comply with a program agreement and house rules.

Q. **What are the benefits to the Puahala residents?**
A. Families will receive on-sight programs and services such as housing assistance, financial literacy, job assistance, and children's education programs. Once established, Providers expect to offer these services to Puahala Homes residents to help prepare for self sufficiency. Families are also encouraged to volunteer time towards the upkeep of the entire Puahala Homes and the community.

Q. **When will the units be transferred back to Puahala Homes for those on the waitlist?**
A. The estimated target date is summer 2010 or earlier, assuming no unforeseen situations arise.

[redacted] the families will have to pay a program fee of $500 to $600. This fee is to cover provider fees, water, electric, ground maintenance fees. HPHA will not be charging rent. Families receive the money from employment or from TANF funds.

Utilities	Cost	Who is responsible for bill
Phone	??	Family
Cable	??	Family
Water	Flat fee	Provider
Gas	By meter	Provider
Trash	% of trash bill	Provider
Electric	By meter	Provider

The AMP will not be responsible for maintenance of the grounds (see map shaded area). The AMP will also not be responsible for plumbing or any maintenance inside the units of the transitional housing units. The provider will be responsible for all of the above.

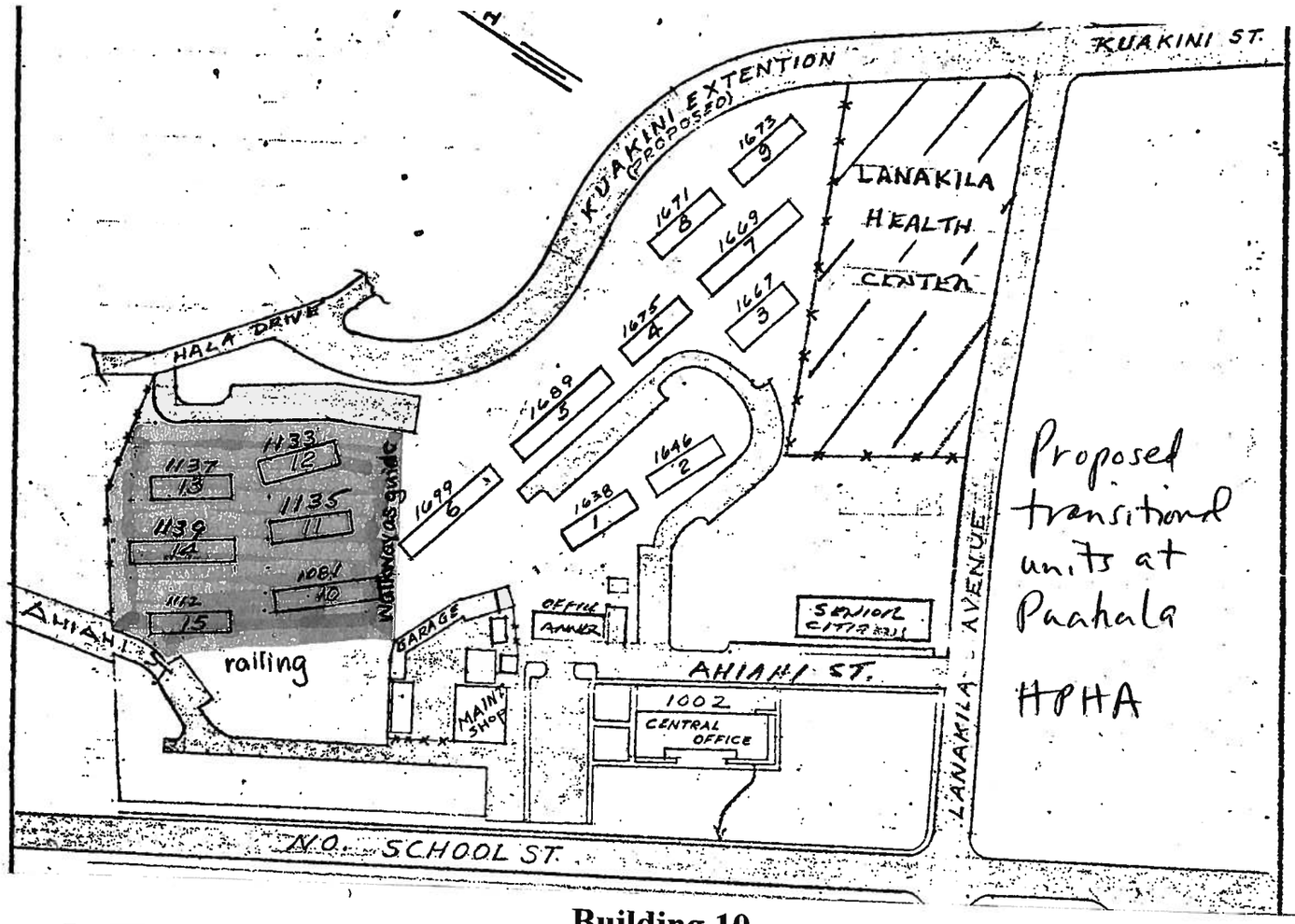
The provider will provide stoves by purchasing their own or by purchasing them from HPHA. The provider has refrigerators and microwaves.

[redacted] there will be one resident manager and about 3 to 4 counselors during the day or early evening. There will be some one in the resident manager's unit 24 hours, 7 days a week. The resident manager will respond as necessary during the evenings. They will contact whom ever they feel is necessary during for each incident. The contact list is tentatively as follows:

Utu Langi – facilities
Darlene Hein – case managing
911 as needed

The resident manager will do an early evening check of the grounds. If more security is needed the provider will be responsible to provide security by means such as paying a stipend to residents to assist the resident manager, etc.

4/29/08 Draft procedures
Puahala Transitional units



Building 10

Unit G 1 bedroom / ***Unit A 1 bedroom***	Unit B 3 bedrooms	Unit C 3 bedrooms	Unit D 3 bedrooms	Unit E 3 bedrooms	***Unit H 1 bedroom*** / ***Unit F 1 bedroom***

Building 11

Unit E 2 bedrooms / Unit A 2 bedrooms	Unit B 3 bedrooms	Unit C 3 bedrooms	Unit F 2 bedrooms / Unit D 2 bedrooms

4/29/08

5 - 1BR units
3 - 2BR units
4 - 3BR units
12 units

Building 12

Unit E 2 bedrooms / Unit A 2 bedrooms	Unit B 3 bedrooms	***Unit C 3 bedrooms***	Unit F 1 bedroom / Unit D 1 bedroom

Building 13

Unit E 2 bedrooms / ***Unit A 2 bedrooms***	Unit B 3 bedrooms	Unit C 3 bedrooms	Unit F 2 bedrooms / Unit D 2 bedrooms

Building 14

Unit G 1 bedroom / Unit A 1 bedroom	Unit B 3 bedrooms	***Unit C 3 bedrooms***	***Unit D 3 bedrooms***	***Unit E 3 bedrooms***	***Unit H 1 bedroom*** / Unit F 1 bedroom

Bold, Underlined and Italic units are the units that will be used for transitional shelter.

NEXT STEP II PROGRAM RULES
FACT SHEET

- **Compliance is mandatory.**
- **Loss of housing can be a result of non-compliance with rules.**
- **Resident is held responsible for the actions of guest or invitee.**
- **ZERO TOLERANCE for drug use by all residents of our program**
- **ZERO TOLERANCE for alcohol consumption while in program.**
- **ZERO TOLERANCE for physical violence of any sort.**
- **ZERO TOLERANCE for weapons of any nature.**
- **ZERO TOLERANCE for sexual harassment.**
- **ZERO TOLERANCE for theft.**
- **ZERO TOLERANCE for vandalism**

Other major violations holding dire consequences:

- Leaving child unattended.
- Away from the unit for more than 72 hours.
- Children out beyond curfew
- Giving cigarettes to children
- Allowing on the property those who have been denied entry by program staff.
- Guests staying overnight.
- Guests visiting after visiting hours.
- Threatening remarks, or gestures, or any form of intimidation, character defamation and racial and/or sexual slurs.
- Children committing violent acts.
- The use of inflammable liquids such as kerosene, naphtha, explosives, propane tanks, gas barbeque grills or other articles deemed hazardous to life or property.
- Having an open fire.
- Disposal of items too large for the rubbish bins.
- Installation of machinery, refrigeration or heating devices, air conditioning apparatus, or any other major appliance such as washers and dryers, deep freezers, etc.

State Family Housing Program Preference as of 4/2/08					
Bedroom Size	1	2	3	4	5
Number of Applicants Per Preference and Unit Size					
Elderly	1328	123	11	1	0
Displaced	5	8	0	0	0
Disabled Veterans w/Service Connected Disabilities	16	5	3	0	0
Families of Deceased Veterans	1	2	0	0	0
Other Veterans and Servicemen	12	9	4	2	0
Families in Homeless Shelter and completed service plan	47	102	12	1	0
All Other Families	2371	2983	1228	301	32
Subtotal by bedroom size	3780	3232	1258	305	32
TOTAL					8607

Applicant Dates on Wait list by Bedroom Size and Preference as of 4/2/08					
	1	2	3	4	5
Elderly	11/14/95 - 01/15/08	04/18/01 - 03/20/08	02/22/01 - 11/14/07	11/12/02	N/A
Displaced	03/08/99 - 04/19/04	03/03/00 - 10/22/02	N/A	N/A	N/A
Disabled Veterans w/Service Connected Disabilities	07/09/99 - 01/07/08	11/06/02 - 01/07/08	02/18/04 - 05/09/06	N/A	N/A
Families of Deceased Veterans	11/14/05	08/04/03 - 11/14/05	N/A	N/A	N/A
Other Veterans and Servicemen	05/16/01 - 12/14/07	04/24/01 - 11/07/07	11/12/03 - 12/09/07	05/17/04 - 08/06/07	N/A
Families in Homeless Shelter and completed service plan	09/22/97 - 11/02/07	02/05/99 - 12/26/07	11/08/00 - 05/03/07	01/08/03	N/A
All Other Families	04/24/96 - 02/20/08	01/16/92 - 01/16/08	02/24/94 - 10/11/07	01/02/97 - 01/10/08	8/30/00 - 01/14/08

Next Step Shelter Families who may move into Puahala Transitional Units-
Work and School Info
4.29.08

Family Make-up	Type of Work	Area Parent(s) Work	School child(ren) Attend(s)
Father, Mother, son (4)	Kitchen help	Ala Moana	N/A Not school age
Father, Mother, son (5)	Father Employed	Honolulu	Linapuni Elem.
Father, Mother, son (6), son (4mos)	Father in School	N/A – In School	Princess Kaiulani Elem.
Father, son (11)	Painter	Pearl Harbor	Pearl Harbor Elem.
Father, Mother, son (13), son (11), daughter (10), daughter (8), daughter (2), daughter (8mos)	Mother Employed at Aloha Stadium	Aiea	8: Kalihi Uka Elem. 10: Kalihi Uka Elem. 11: Dole Middle 13: Dole Middle
Father, son (12), grandson (5)	Security Guard	Various Locations – On call	5: Queen Kaahumanu Elem. 12: Stevenson Middle
Father, Mother, son (8), son (4)	Employed as aCare-taker	Honolulu	4 & 8: Ala Wai Elem.
Mother, daughter (7)	Housecleaner	Kailua	Queen Kaahumanu Elem.

Next Step Shelter Families who may move into Puahala Transitional Units-
Work and School Info
4.29.08

Family Make-up	Type of Work	Area Parent(s) Work	School child(ren) Attend(s)
Father, Mother, daughter (1)	dishwasher	Ala Moana	N/A - Not school age
Father, Mother, daughter (2), (son w/ special needs – not in shelter), son (1 mo.)	Norwegian Cruise Line non-ship employee	Ala Moana	N/A – Not school age
Father, Mother, daughter (15), son (13), son (8), daughter (6)	Security Guard	Honolulu	6:Royal Elem. 8:Royal Elem. 13: Washington Middle 15: McKinley High
Father, daughter (4)	Roofing	Sand Island	Family Services Center (daycare)
Mother, daughter (10)	Security Guard	Various Locations – on call	Princess Kaiulani Elem.
Mother, daughter (10), son (5)	Tour Bus Driver	Waikiki	Ala Wai Elementary

Total: 14 families

016

Reviewed and Approved by the Executive Director CT
May 15, 2008

FOR ACTION

SUBJECT: The Ratification of the Executive Assistant Job Description and Appointment of Barbara Arashiro.

I. REQUEST

To Ratify the New Position Description for the Executive Assistant, and the Appointment of the Individual by the Board for the Position.

II. FACTS

A. At the February 29, 2008 Board meeting, the Board voted to appoint Barbara Arashiro as the Executive Assistant of HPHA.

B. After the Board voted to appoint Barbara Arashiro as the Executive Assistant, but before appointment was competed, the job description for the Executive Assistant position was revised.

III. DISCUSSION

Pursuant to sections 92-4 and 92-5(a)(2), Hawaii Revised Statutes, the Board may vote to go into Executive Session to discuss the Executive Assistant position description and ratification of the appointment of Barbara Arashiro.

IV. RECOMMENDATION

To Ratify the New Position Description for the Executive Assistant, and the Appointment of the Individual by the Board for the Position.

Prepared by: Shirley Befitel, Personnel Supervisor SB

017

Old P.D.

Old

DEPUTY EXECUTIVE DIRECTOR
POSITION NO. 25395E

I. INTRODUCTION

This position is located in the Office of the Executive Director, Hawaii Housing Authority. As Deputy Executive Director, the incumbent assists the Executive Director in effectively and efficiently directing the total administration of the Hawaii Housing Authority. This includes the planning, organizing, directing, coordinating, budgeting and personnel staffing, under policies established by the Board of Commissioners, the bylaws of the Commission and pertinent Federal and State laws. Assumes the responsibilities of the Executive Director during his absence.

II. MAJOR DUTIES AND RESPONSIBILITIES

30% A. As Deputy Executive Director, the incumbent assists the Executive Director in carrying out policies and initiating the Authority's programs, as approved by the Board of Commissioners of the HHA. He may be given authority and full responsibility for certain programs, as assigned by the Executive Director.

1. Federal Low Rent Housing Program - Responsible for the development of additional housing stock using funds including land acquisition, demolition of existing structures, relocation, planning, construction and management.

2. State Low Rent Housing Program - Responsible for the development and management of the housing stock development with State funds.

3. Teacher Housing Program - Responsible for the development and maintenance of the housing stock to be made available to teachers in coordination with the Department of Education.

4. Rent Subsidy Program - Responsible for the Federal Section 8 Existing and Voucher Program, as well as the State REnt Supplement Program.

5. Facilities Maintenance - Responsible for the Federal Modernization and Maintenance Programs, as well as the State Capital Improvement Program.

30% B. Collaborates with and/or performs any or all of the following duties as directed by the Executive Director:

1. Formulation of administrative policies for a staff of more than 300 persons.

2. The promulgation of rules and regulations, policy memorandums, and establishing procedures under which the projects/programs are managed and maintained.

3. Evaluating policy changes by the Department of Housing and Urban Development and the Board of Commissioners, and formulating rules and regulations in accordance with changes in policy.

4. The formulation and execution of income budgets for all programs under the Authority's jurisdiction.

20% C. Acting in concert with the Executive Director and the Housing Information Officer, performs or assists in performing the following:

1. Representing the Authority in its contacts with the Department of Housing and Urban Development, other Federal agencies, the city and county governments and the general public.

2. Planning and conducting public relations programs for the Authority, which includes issuance of press releases, special features, addressing community groups, meeting and preparing reports.

3. Maintaining close contact with the Legislature, through the Executive Director. Helps prepare testimony, charts, reports and other information requested by the Legislature.

10% D. Supervisory responsibilities

1. Supervises one Secretary III, SR14, Position Number 19104. Evaluates her job performance.

2. Assigns work to be done and advises incumbent on problem areas and complex situations.

10% E. Other duties and responsibilities

1. Assists Executive Director in planning and conducting staff meetings. Attends all meetings called by the Executive Director or as assigned by him.

2. Conducts public hearings throughout the State and participates in meeting with private and public groups or agencies.

3. Establishes and maintains effective working relationships with representatives of Federal, State and County agencies, legislators, private interest groups and the general public for the purpose of promoting understanding of and for benefits of public housing.

III. CONTROLS OVER THE POSITION

The Deputy Executive Director, Position No. _____ will respond and be directly responsible to the Executive Director, Position No. 24174E.

IV. QUALIFICATION REQUIREMENTS

1. Knowledge of: The operational structure of HHA and its relationship to the Federal, State and County governments and the community; comprehensive knowledge of Federal and State public housing laws, rules and regulations, policies and procedures; problems in housing low income families; objectives and purpose of public housing; principles and practices of supervision and management; and office practices and procedures.

2. Ability to: Develop and implement operational policies and procedures; plan, organize, and direct the work of others; communicate effectively, orally and in writing; establish and maintain effective working relationships with other agencies, community leaders, general public and tenants; apply sound administrative principles and techniques.

3. Education requirements: Graduation from an accredited college or university or it's equivalent in work experience.

4. Specialized requirements:

   a) Progressively respnsible work as an employee or agent of a real estate firm, bank, insurance company, etc., engaged in the management of residential housing operations, private housing developments, shopping centers, etc.

   b) Experience in the field of housing to include such activities as:

      : Rental and occupancy activities.

      : Maintenance and repair of project facilities.

      : Supervision, training and developing of employees.

      : Budgetary control and fiscal management of funds and expenditures related to project operations.

New P.D.

Position Description
Executive Assistant

I. IDENTIFYING INFORMATION

Position Number:	106012
Department:	Human Services
Division (Office):	Hawaii Public Housing Authority (HPHA) Office of the Executive Director
Branch:	
Section:	
Unit:	
Geographic Location:	Kapalama, Oahu

II. INTRODUCTION

The function of the Office of the Executive Director is to provide the overall administration and management of all functions and activities related to the operation of the Hawaii Public Housing Authority (HPHA); implement programs to meet HPHA goals and objectives in consonance with applicable plans and guidelines; establish policies and procedures to guide program operations; provide the central coordination to integrate delivery and staff support services to promote achievement of goals and objectives; provide the focal point for program achievement of goals and objectives; coordination of responses for Governor and DHS Director referrals.

This position is responsible in assisting the Executive Director in the execution of the statutory provisions relating to housing management services and the delivery of housing services to eligible residents in the State of Hawaii. The position is also responsible for assisting the Executive Director in the effective and efficient administrative direction of the HPHA under policies established by the Board of Directors, the bylaws of the Commission and pertinent federal and state laws. This includes initiating the programs (i.e., State Low Rent Housing Program, Teacher Housing Program, Rent Subsidy Program, etc.,) and carrying out administrative directives relating to budgeting, accounting personnel, data processing, security, etc., consistent with State policies and procedures. This position shall also perform duties and responsibilities as determined by the Board of Directors and may report directly to the board.

III. MAJOR DUTIES AND RESPONSIBILITIES

A. Program Administration 50%

1. Assists and reviews policy changes by the Department of Housing and Urban Development (HUD) and the Board of Directors in order to direct and participate in the development and formulation, implementation, and interpretation of rules, operating policies, procedures, and standards governing the HPHA programs and conducts public hearings for their

adoption; clarifies, interprets, applies and secures compliance within HPHA.

2. Reviews proposed legislation, participates in drafting legislative proposals, testimonies, and responses to the Legislature. Directs and coordinates preparation of reports, financial data and analysis, presentations, and other information requested by the Legislature and other organizations.

3. Provides assistance in the development of the financial plans including the execution of the biennial and supplemental operating and capital improvement budgets and justification for all HPHA programs.

4. Assists and reviews the development of applications for, or the assistance to government and community agencies, to obtain available federal and special project funds; directs the monitoring of projects, and reports on results of such projects to the federal government.

5. Assists the programs in developing, promoting and maintaining effective working relationships with advisory boards, public and private agencies and individuals at the national, regional, regional (i.e., HUD), state, department and community levels to facilitate programs and operations and to maximize resources.

B. General Administration 40%

1. Provides ongoing direction and coordination of HPHA's programs and operations in establishing performance goals and objectives, monitoring their progress in meeting or exceeding planned goals and objectives, and taking corrective action when necessary to ensure compliance.

2. Provides assistance in reviewing and developing plans for the daily, monthly, quarterly, and annual accomplishment of duties and responsibilities to meet or exceed performance quantity, quality, goals and objectives in order to ensure staff development.

3. Represents HPHA concerning the programs and functions at legislative hearings, establishes relationships with public and private organizations and interested housing community groups.

4. Assists the Executive Director in supervising staff to ensure acceptable job performance and efficient and effective use of staff and in keeping with applicable federal, state, and departmental laws, rules, policies and procedures pertaining to work performance and personnel matters including equal employment opportunity, affirmative action, civil service and collective bargaining for 400+ positions.

5. Works with the Executive Director in promulgating rules and regulations, policy memorandums and establishes procedures under which the projects/programs are managed and maintained.

6. Assists in the review of studies professional and managerial literature related to housing and housing concerns in order to develop staff in maintaining or upgrading work skills, abilities and knowledge.

C. Other 10%

1. In the absence, incapacity or vacancy in the position of the Executive Director, the Executive Assistant shall perform of the Executive Director. In the event of a vacancy in the position of the Executive Director, the Executive Assistant shall assume the position and perform the duties until the Board employs or appoints a successor Executive Director.

Performs Other Related Duties as Assigned

100%

IV. CONTROLS EXERCISED OVER THE WORK

The employee performs all aspects of the work independently and is expected to inform the Board of situations and events which may impact on the HPHA or will require Board direction, intervention and/or approval to comply with state executive and/or federal legislative mandates.

A. **Nature of Supervisory Control Exercised Over the Work:**

1. **Instructions Provided**

Instructions are limited to guidance and directions specific to Board priorities and the results expected. The employee is required to plan and carry out the HPHA programs independently.

2. **Review of Work**

The Board is responsible for reviewing the overall work performed in terms of Board assignments, goals and objectives. The Board addresses matters referred by the subject position as required or necessary.

B. **Nature of Available Guidelines Controlling the Work:**

1. **Policy and Procedural Guides Available**

Federal Rules and Regulations, Correspondence and Action Transmittals
Hawaii Revised Statutes (as applicable)
Departmental Policies and Procedural Manuals
Collective Bargaining Agreements, Contracts, Memoranda of Agreements

2. **Use of Guidelines**

Procedural guides cover all technical aspects of the work. The employee is expected to know and apply pertinent laws, rules and regulations, policies, procedures, state statutes and other related guidelines pertaining to the administration of the housing programs in coordination with other federal , state and community agencies.

V. REQUIRED LICENSES, CERTIFICATION, ETC.

N/A

VI. RECOMMENDATION QUALIFICATIONS

A. Knowledge:

Comprehensive knowledge of Federal and State public housing laws, rules and regulations, policies and procedures; problems in housing low income families; objectives and purpose of public housing; principles and practices of supervision and management; and office practices and procedures.

B. Skills/Abilities:

Must have the ability to develop solutions to complex and unprecedented situations, ability to develop and maintain effective working relationships with others, ability to prepare comprehensive reports, and apply effective supervisory skills.

C. **Education:**

Graduation from an accredited college or university or its equivalent in work experience.

D. **Experience:**

Applicant should have had the types of experience described in the statements immediately following:

1. Progressively responsible work as an employee or agent of a real estate firm, bank, insurance company, etc., engaged in the management of residential housing operations, private housing developments, shopping centers, etc.

2. Experience in the field of housing include such as activities as:

   - Rental and occupancy activities.
   - Maintenance and repair of project facilities.
   - Supervision, training and developing of employees.

- Budgetary control, and fiscal management of funds and expenditures related to project operations.

VII. TOOLS, EQUIPMENT & MACHINES

Computer

Reviewed and Approved by the Executive Director _____
May 15, 2008

FOR ACTION

SUBJECT: Sale of the Section 8 New Construction Affordable Rental Housing Project Known as Banyan Street Manor, TMK 1-7-031-029, Located in Honolulu, Oahu

I. FACTS

A. The Board of Directors has at several meetings discussed the sale of assets of the Hawaii Public Housing Authority (HPHA) to benefit its programs.

B. On February 19, 2008, the HPHA issued a Request for Proposal (RFP) to provide real estate consultant services to assist the HPHA with the sale of Banyan Street Manor. Sealed proposals were due no later than March 20, 2008.

C. The scope of services requested the interested consultants to include a description of tasks and timeline to complete the following:

1. Pricing strategy of the Banyan Street Manor in "As-Is" condition.
2. Pricing strategy of the Banyan Street Manor in renovated condition.
3. Development of a Request for Proposal for the sale of the project to include project description, conditions of sale and evaluation criteria for the selection of the best responsive offer.
4. Provide a financial feasibility study for each offer submitted.
5. Provide a recommendation and ranking of the offers submitted.

D. Two companies submitted proposals before the required due date. The two companies were Jones Lang LaSalle and Alvarez and Marsal Real Estate Advisory Services, LLC (Alvarez and Marsal).

E. The Evaluation Committee consisted of Michael Hee, Property Management and Maintenance Services Branch; Earl Nakaya, Property Management and Maintenance Services Branch and Rick Sogawa, Contract and Procurement Office.

II. DISCUSSION

A. The proposal submitted by Jones Lang LaSalle was incomplete and did not include the required price proposal section. Therefore, the proposal was deemed non-responsive and rejected.

B. The proposal submitted by Alvarez and Marsal received a score of 91.1 out of a possible 100 points and was rated as acceptable.

C. The proposed price of $198,000 submitted by Alvarez and Marsal is below the estimated cost estimate of $216,000 and is deemed acceptable.

D. As part of the monitoring aspect, the Property Management and Maintenance Services Branch will follow up with Alvarez & Marsal on a weekly basis to ensure timelines are met.

E. Alvarez & Marsal is currently under contract with the HPHA to conduct similar services for the sale of the Section 8 New Construction Affordable Rental Housing Project known as Wilikina Apartments.

F. On the evening of January 23, 2008, HPHA staff met with the residents of the project to discuss the idea of a sale of the project to non-profit. The residents seemed to be satisfied that the retention of the Section 8 subsidy was a main condition of a sale. HPHA will have follow up meetings with the residents as the process proceeds, including prior to issuance of the Request for Proposal for the sale of the project. Copies of the information that was handed out on January 23, 2008 to the residents is attached to this For Action.

III. RECOMMENDATION

Staff recommends that the Board of Directors approve the sale of the Banyan Street Manor and for HPHA to enter into a contract with Alvarez & Marsal Real Estate Advisory Services, LLC to provide real estate consultant services to assist the HPHA with the sale of the Section 8 New Construction Affordable Rental Housing Project known as Banyan Street Manor in an amount not to exceed $198,000.00.

Attachment

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

Reviewed by: Derek Kimura, Property Management & Maintenance Services Branch Chief _____

027

Handout to Banyan Street Manor Residents regarding sale of project

Goal: sell to nonprofit housing organization that specializes in affordable/Section 8 projects

Purpose:
continue affordability for long term with more efficiency
comply with HUD requirements

Draft Timetable:
Search for consultant April 2008

Market strategy and draft request for buyer proposals - August 2008

Meet again with Banyan St Manor residents re draft request for buyer proposals - September 2008

Marketing to nonprofit organizations - October 2008

Completion of sale - February 09

Questions and Issues:

Amount of money in fund

Future management company: up to buyer

Future rules: comply with HUD rules, up to buyer

Land ownership: City and County of Honolulu; lease until 2028; can buy land at 75% of appraised value

Timetable for current renovations: $1.1 million for design and construction; to be completed in less than one year
10 units, roof, security cameras, exterior repairs

Audit records: awaiting completion of 2006 and 2007 audit, other audits available

6/28/07

Hawaii Public Housing Authority
Values

Treat People Right

- As you would want to be treated, with respect and courtesy
- Provide superior customer services externally and internally

Do the Right Thing

- Restore the public trust by spending public funds carefully as if it were your own
- Do the right job, the right way

Communicate

- Practice effective 2-way communication with all stakeholders on a timely and regular basis
- In a respectful and appropriate manner

Encourage Initiative and Innovation

- Work towards continuous improvement to increase efficiency and effectiveness
- Learn from our mistakes
- Be open minded to positive changes
- Commit to continuous education
- Empower staff to improve or make system changes

Inspire Greatness in Others

- Recognize and build on our successes
- Lead by Example

- Priorities
  - Fixing vacant units
  - Filling vacant units, administrative rules
  - Evictions for nonpayment of rents and rules violations
  - Finishing work orders
  - Performance evaluations
  - Community organizing: maintain units and grounds, conserve energy and water, work with staff

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Reviewed and Approved by the Executive Director ___
May 15, 2008

FOR ACTION

SUBJECT: To approve staff taking any required steps to revise the Admission and Continued Occupancy Policy (ACOP), Chapter 7, Verification Procedures, to change the time period of verification from three weeks to five days.

I. FACTS

The Hawaii Public Housing Authority (HPHA) has 71 rent ready vacant units and 11,700 applicants on the waiting list. Approximately 124 vacant units will become rent ready by June 30, 2008, and at least another 146 in 2009, not counting new monthly turnovers.

II. DISCUSSION

The new procedure will shorten the income and asset verification process just prior to placing families in units, from 21 days to 5 - 7 days, enabling us to move in families faster. HPHA consulted with local HUD staff who stated that HPHA determines its own process. HPHA's follow up procedures will be to go to public hearing and to change the Administrative Rules, which will take about 6 months.

The proposed language will benefit the applicants on the waiting list by making it possible for them to move into rent ready units sooner. The implementation of the proposed language will not cause harm to applicants on the wait list only increase the speed of receiving public housing. The purpose of the recommended change is to speed up the application verification process and place families into homes.

III. RECOMMENDATION

That the HPHA Board of Directors approve the removal of the following paragraph in Chapter 7, Verification Procedures, of the ACOP:

"The PHA will allow three weeks for return of third party verifications and two weeks to obtain other types of verifications before going to the next method. The PHA staff will document the file as to why third party verification was not used."

Replace with:

"The PHA will allow 3 business days for the first attempt and 2 business days for the second attempt for return of third party income verification documents, and 5 business days for return of third party asset verification documents. If those attempts fail, the HPHA will use the next method (such as applicant provided pay stubs and government statements), followed by phone or email verification with the third party. The PHA staff will document the file as to why third party verification was not used."

Concurrent Processes	Current Method	Recommended Method
Third party income verification	3 weeks = 21 days	5 - 7 days
Third party asset verification	2 weeks = 14 days	5 - 7 days
Total days	21 days	5 - 7 days

Prepared by: Stephanie Fo, Supervising Public Housing Manager

Reviewed by: Derek Kimura, PMMSB Chief

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Executive Director's Report
May 15, 2008

(Letters indicate Exhibits attached)

1. Fix vacant units
   a. 421 vacant units for repair and renovation by contractors 7/1/07 – 12/31/09.
   b. List of infrastructure, repair, and maintenance projects 7/1/07-12/31/09. State properties included.

2. Fix elevators
   c. 7 of 9 elevators repaired – Elevator Repair Report.
   d. Elevator Modernization Report.

3. Fill vacant units
   e. See HPHA AMP Overview Report Federal
   Family waitlist (Federal)
   Elderly waitlist (Federal)
   f. See HPHA AMP Overview Report State
   g. Property Management Status Report (Federal only)
   h. See Federal Unit Turnaround Report 7/1/07 – 04/30/08
   i. See Federal Occupancy/Vacancy Report as of 04/30/08
   j. See State Occupancy/Vacancy Report as of 04/30/08

4. Collect rent/evictions
   Federal
   621 tenants owe $348,592 30-90 days delinquent (included in Exhibit e)
   279 tenants owe $982,075 90+ days delinquent (included in Exhibit e)
   State
   69 tenants owe $39,691 30-90 days delinquent (included in Exhibit f)
   46 tenants owe $286,386 90+ days delinquent (included in Exhibit f)
   State units rental increase proposal will be made in June or July
   k. Results of eviction referrals July 07 – April 2008
   l. PHAS Indicators for period 7/31/07 to 03/31/08

5. Legislative Report
   m. Bills passed
      FY 2008 Emergency Appropriation approved for $3.067 million
      FY 2009 budget
      CIP

6. Other Reports
   -43 acres of land at Kalaeloa was mistakenly reported to be coming to HPHA but will go to DHHL instead, confirmed by DAGS
   -2007 Audit follow up

7. Procurement
   n. List of contracts

8. Section 8 Subsidy Programs Branch
   o. Program Report

9. Personnel status
   p. Staffing report
   q. Staff vacancy report

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HAWAII PUBLIC HOUSING AUTHORITY
VACANT UNIT REPAIR STATUS REPORT

	Construction		Vacant Units		
	Start	End	7/1/07 to 12/31/07	1/1/08 to 6/30/08	FFY 09
2007-2008 Repair and Maintenance Funds					
Hoolulu Termite Repair (Waipahu)	8/1/2007	**completed 12/01/07**	9		
Phase 1 - Kalihi Valley Homes A&B Units (Contract)	12/15/2007	5/15/2008		49	
Phase 2 - Oahu A&B Units (Contract)	4/15/2008	6/30/2008		29	
Phase 2A - Mayor Wright Homes	To be funded with 2009 Vacant Unit Repair & Maintenance Funds				
Phase 3 - Outer Islands A&B Units (Contract) (Hilo)	1/1/2008	6/30/2008		46	
Phase 4 - Kahale Kahaluu tenant relocation A&B Units (Contract)	5/12/2008	6/11/2008		18	
Phase 5 - Maui Vacant Units	5/30/2008	8/29/2008		14	
Phase 6 - Makamae	5/30/2008	8/29/2008		28	
Pomaikai Abatement	10/15/2007	**completed 1/1/2008**		6	
David Malo Burn Unit	9/22/2007	2/1/2008		1	
Lokahi Re-tiling	11/15/2007	**completed 12/15/2007**	5		
Hanamaulu - Repair Unit 14R	10/1/2007	6/1/2008	1		
2007-2008 Capital Improvement Program					
Kalihi Valley Homes Phase 4 w/ Retaining wall	6/1/2008	4/1/2009			22
Kuhio Park Terrace: Sewer Repair	1/1/2009	12/1/2009			22
* Lokahi: Site Work and Bath Renovations (Big Island)	7/1/2008	4/1/2009			9
* Mayor Wright Homes: Kitchen/Bath Repairs	1/1/2009	1/1/2011			16
Capital Fund Contracts FFY2004 & 2005					
Makua Alii Sewer Repair	9/1/2007	**completed 12/2007**	2		
Noelani Exterior Repair (Big Island)	9/1/2007	7/1/2008			2
Lanakila Phase 3A (Big Island)	7/1/2008	10/1/2009			20
Kahale Kahaluu (Big Island)	1/2007	**completed 11/2007**	50		
Makamae Spall Repair	9/18/2006	**completed 3/14/2008**			
Capital Fund Contracts FFY2006					
Kalihi Valley Homes Phase 3B Construction	7/1/2008	5/1/2009			27
* Paoakalani - Roofing, Conc Spall Repair & Parapet Wall Constr	6/1/2008	10/1/2008			10
Capital Fund Contracts FFY2007					
Kauhale Ohana - 4 type C	11/1/2007	5/9/2008		4	
Roof Repair - Kaahumanu, Mayor Wright, Wahiawa Terrace, Kuhio Park Terrace, Kauiokalani	7/1/2008	5/1/2009			12
Termite Repair - Hui O'Hanamaulu, Kalaheo, Kuhio Park Terrace	7/1/2008	5/1/2009			6
Other State Funds					
Hauiki Abatement		**completed 3/15/2008**	13		
Sub Total			**80**	**195**	**146**
Total Vacant Units					**421**
* indicates additional funding required to construct					

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EXHIBIT a

HAWAII PUBLIC HOUSING AUTHORITY
REPAIR and MAINTENANCE AND CAPITAL PROJECTS

	Budget			Construction				
	Design	*	Construction	Start	End	Vacant Units Affected	Units Rent Ready	Units Filled
2007-2008 Repair and Maintenance Funds ($4.5M)								
$ 3,000,000								
Hoolulu Termite Repair (Waipahu)			$ 73,973	8/1/2007	completed 12/1/2007	9	1	1
Phase 1 - Kalihi Valley Homes A&B Units (Contract)			$ 925,000.00	12/15/2007	5/15/2008	49		
Phase 2 - Puahala Homes, Kamehameha Homes, Kaahumanu Homes, Kuhio Park Terrace, Kalanihuia, Spencer House			$ 449,000	4/15/2008	6/30/2008	29		
Phase 2A - Mayor Wright Homes			To be funded with 2009 Vacant Unit Repair & Maintenance Funds					
Phase 3 - Outer Islands A&B Units (Contract) (Hilo)			$ 172,284	1/1/2008	6/30/2008	46		
Phase 4 - Kahale Kahaluu tenant relocation A&B Units (Contract)			$ 208,700	5/12/2008	6/11/2008	18		
Phase 5 - Kahekili Terrace, Makani Kai Hale, David Malo Circle, Piilani Homes			$ 480,000	5/30/2008	8/29/2008	14		
Phase 6 - Makamae		(4)	$ 280,000	5/30/2008	8/29/2008	28		
Haulki Abatement and Vacant Unit Repair			$ 13,167		completed 3/15/08			
Pomaikai Abatement			$ 35,761	10/15/2007	completed 1/1/2008	6	1	1
Kahale Mua Gutter Repair			$ 48,915					
Kahekili Terrace Roof Repair			$ 48,500					
Kuhio Park Terrace: Repair Burned Unit (included in Phase 2)								
CM Repair at KVH			$ 12,000.00					
Management Unit Repairs (Contract/Materials)								
David Malo Circle - Fire Damage			$ 860	9/22/2007	2/1/2008	1		
Repair Materials			$ 214,663	on going				
Lokahi Re-tiling			$ 13,695	11/15/2007	completed 12/15/2007	5	0	0
Hanamaulu - Interior Sewer repair			$ 4,735					
Hanamaulu - Repair Unit 14R			$ 934	10/1/2007	6/1/2008	1		
SUBTOTALS (Design and Construction for $3M)			$ 2,982,188		Subtotal	206	2	2
Balance			$ 17,811.66					
$ 1,000,000	General R&M							
$ 584,556	Annual Base R&M							
	Design		Construction					
Kalihi Valley Homes Gym Ceiling Renovation			$ 9,999	10/1/2007	completed 10/19/2007			
Hale Hookipa Tree Removal (Big Island)			$ 72,916	10/26/2007	completed 12/1/2007			
Lai'ola Booster Pump Replacement (Wahiawa)			$ 28,500	9/15/2007	completed 12/1/2007			
Puuwai Momi: Roof & Gutter Repair (Halawa)	$ -		$ 42,875	2/1/2008	completed 4/1/2008			
Makamae Hot Water Pump			$ 2,073	11/1/2007	3/1/2008			
Punchbowl Homes Walkway Roof Repair			$ 3,750	10/1/2007	completed 12/14/2007			
Kalanihuia: Trash Chute Repair	$ -		$ 17,650	4/7/2008	4/11/2008			
Hilo: OCCC (Unit and Site Repairs)	$ -		$ 19,785	7/1/2007	6/30/2008			
Ho`olulu/Kamalu: Emergency Call System (Waipahu)	$ 72,040	(1)	$ -	5/1/2008	5/1/2009			
Bldg E - Design Build Supplement Contract Nos 1 to 4			$ 5,399					
Bldg M - New Data Ground			$ 220					
Bldg A - New AC for Server Room			$ 25,800					
Elevator Repairs			$ 136,678	on going				
Small Water Jetter for CM			$ 4,721					
Large Water Jetter for CM			$ 60,000					
Kaahumanu - Old Solar Panel Removal			$ 45,000					
Recurring Maintenance Contracts								
MU Small Purchases and Materials			$ 418,379					
Refuse Collection	$ -		$ 587,370					
SUBTOTAL	$ 72,040		$ 1,481,116		Subtotal	0		
SUBTOTAL (Design and Construction for $1.5M)			$ 1,553,156					
Balance		(4)	$ 31,400					
TOTAL (Design and Construction for $3M + $1.5M)			$ 4,535,344					
2006-2007 Capital Improvement Program ($2.0M) Large Capacity Cesspool Conversion								
	Design		Construction					
M&E Pacific - Design for Maui and Kauai	$ 284,750	(5)		5/1/2008				
Okahara & Associates - Supplemental Contract for Big Island Design	$ 15,250	(11)						
Lokahi, Halaula Teacher Cottage, Ka'u Teacher Cottage (Big Island)			$ 752,949	2/1/2008	10/1/2008			
Nani O'Puna & Hale Aloha O'Puna (Big Island)		(7)	$ 388,087	2/1/2008	10/1/2008			
Noelani I & II and Waimea Teacher Cottage (Big Island)	$ -		$ 558,964	7/25/2007	5/1/2008			
SUBTOTALS	$ 300,000		$ 1,700,000					
TOTAL (Design and Construction)			$ 2,000,000					
Balance			$ -					
*Legend - See Page 3								

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EXHIBIT b

HAWAII PUBLIC HOUSING AUTHORITY
REPAIR and MAINTENANCE AND CAPITAL PROJECTS

	Budget			Construction				
	Design	*	Construction	Start	End	Vacant Units Affected	Units Rent Ready	Units Filled
2006-2007 Capital Improvement Program ($5M, previously shown as $4.9M)								
	Design		Construction					
Past CIP work	$ 50,000		$ 50,000					
Hawaii Vertical Transportation (Elev. R&M)	$ -		$ 360,966	10/1/2006	6/30/2007			
Puahala: Site Work, Sidewalks, Retaining Wall	$ 155,420	(10)		8/1/2008	10/1/2009			
Hale Poai: Fire Alarm, Landscape Sprinklers, Heat Pumps	$ 318,414	(10)		8/1/2008	8/1/2009			
Elevator Consulting Services	$ 716,242	(6)						
Lanakila: Disability Fair Housing Renovations (Big Island)	$ 273,349	(10)						
Makani Kai Hale: Siding & Electrical Work (Maui)	$ 159,037	(10)						
Kahekili Terrace (Bldg A & B: 82 units): Roof & Solar Repairs (Maui)	$ 365,445	(10)						
Puuwai Momi: Electrical Distribution System (Halawa)	$ 10,428	(10)						
Hale Hauoli: Roofing and Interior Repairs (Big Island)	$ 255,932	(10)						
Kuhio Park Terrace: Sewer Repair	$ 284,696	(10)						
Lokahi: Site Work and Bath Renovations (Big Island)	$ 374,507	(10)		7/1/2008	4/1/2009			
Lai`ola: Fire Alarm System (Wahiawa)	$ 36,307	(10)						
Kupuna Home Waialua: Sewage Trtmnt Plant (Waialua)	$ 262,107	(10)						
LCCC - Nani O'Puna & Hale Aloha O'Puna (Big Island)		(7)	$ 488,513	2/1/2008	1/1/2009			
LCCC - Lailani & Kealakehe Supplemental Contract #1		(11)	$ 700					
Okahara & Associates - Supplemental Contract for Big Island Design	$ 12,858	(12)						
LCCC - Hale Hauoli, Honokaa Teacher Cottage, Nani Olu, & Hale Hookipa (Big Island)	$ -	(9)	$ 825,079	6/1/2008	4/1/2009			
SUBTOTALS	$ 3,274,742		$ 1,725,258					
TOTAL (Design and Construction)			$ 5,000,000					
Balance			$ -					
2006-2007 Capital Improvement Program ($500K)								
Palolo Rockfall Mitigation								
SUBTOTALS								
TOTAL (Design and Construction)								
2006-2007 Capital Improvement Program Associated with Modernization								
Lanakila IIA/IIB: Overage on TDC	$ 700,000.00	(13)	$ 1,500,000.00	9/1/2008	9/1/2009			
Lanakila IIIA: Overage on TDC	$ 350,000.00	(13)	$ 2,100,000.00	9/1/2008	9/1/2009			
Kalihi Valley Homes Phase 3B: Overage on HDC	$ -	(14)	$ 300,000.00	7/1/2008	5/1/2009			
SUBTOTALS	$ 1,050,000.00		$ 3,900,000.00					
TOTAL (Design and Construction)	$ 4,950,000.00							
2007-2008 Capital Improvement Program Elevators ($5M)								
	Design		Construction					
Minor Elevator Modernization at Ho'oluiu, Kamalu, Halia Hale			$ 600,000	7/1/2008	7/1/2009			
Kalakaua Elevator Modernization			$ 630,000	8/1/2009	2/1/2010			
Kuhio Park Terrace Elevator Modernization		(6)	$ 3,763,596	11/1/2008	11/1/2009			
Kalanihula - Elevator Modernization		(2)	$ 520,000	2/1/2010	9/1/2010			
Paoakalani - Elevator Modernization		(2)	$ 450,000	8/1/2009	2/1/2010			
Makua Alii - Elevator Modernization			$ 450,000	8/1/2009	2/1/2010			
Pumehana Elevator Modernization		(2)	$ 450,000	2/1/2010	9/1/2010			
Punchbowl Elevator Modernization		(2)	$ 400,000	11/1/2010	6/1/2011			
Makamae Elevator Modernization		(2)	$ 400,000	11/1/2010	2/1/2011			
Salt Lake Apt Elevator Modernization		(2)	$ 200,000	2/1/2010	5/1/2010			
Hale Poai Elevator Modernization			$ 300,000	6/1/2008	7/1/2009			
Laiola Elevator Modernization			$ 200,000	7/1/2008	7/1/2009			
Elevator Repairs			$ 110,245					
Elevator Consultant - Elevator Modernization of 17 Projects	$ 314,968		$ -					
SUBTOTALS	$ 314,968		$ 8,473,841					
TOTAL (Design and Construction)			$ 8,788,809					
Balance		(2)	$ (3,788,809)					
2007-2008 Capital Improvement Program ($20M)								
	Design		Construction					
Lanakila: Disability Fair Housing Renovations (Big Island)		(10)	$ 3,000,000	4/1/2008	10/1/2009			
Landscape Architect for Tree Trimming	$ 75,000							
Mayor Wright Homes: Solar Water Heater	$ 380,759	(3)						
Makani Kai Hale: Siding & Electrical Work (Maui)		(10)	$ 750,000	4/1/2008	2/1/2009			
Kahekili Terrace (Bldg A & B: 82 units): Roof & Solar Repairs (Maui)		(10)	$ 400,000	4/1/2008	10/1/2008			
Puuwai Momi: Electrical Distribution System (Halawa)	$ 144,922	(10)	$ 1,000,000	8/1/2008	7/1/2009			
Kalihi Valley Homes Phase 4 w/ Retaining wall	$ 632,818		$ 3,000,000	6/1/2008	4/1/2009	22		
Hale Hauoli: Roofing and Interior Repairs (Big Island)		(10)	$ 2,000,000	5/1/2008	3/1/2009			
Kuhio Park Terrace: Sewer Repair		(10)	$ 2,000,000	1/1/2009	12/1/2009	22		
Ho`olulu/Kamalu: Emergency Call System (Waipahu)	$ -	(1)	$ 500,000	5/1/2008	5/1/2009			
Lokahi: Site Work and Bath Renovations (Big Island)		(10)	$ 3,000,000	7/1/2008	4/1/2009	9		
Lai`ola: Fire Alarm System (Wahiawa)		(10)	$ 300,000	6/1/2008	7/1/2008			
Mayor Wright Homes: Kitchen/Bath Repairs	$ 100,000	(2)		1/1/2009	1/1/2011	16		
Kupuna Home Waialua: Sewage Trtmnt Plant (Waialua)		(10)	$ 120,800	4/1/2008	10/1/2008			
Cesspool Conversions to Sewer Hook Up ($2M)	$ -	(5)						
LCC - Hale Hauoli, Honokaa Teacher Cottage, Nani Olu, & Hale Hookipa (Big Island)		(9)	$ 1,000,000	6/1/2008	4/1/2009			
Hana Teacher's Cottages			TBD	10/1/2008	4/1/2009			
Kekaha Ha'aheo, Kalaheo & Hale Hoolulu			TBD	10/1/2008	10/1/2009			
School Street bldg A & C AC and Ltg			$ 500,000	3/1/2008	7/1/2008			
Puahala: Site Work, Sidewalks, Retaining Wall		(10)	$ 1,500,000	8/1/2008	10/1/2009			
Hale Poai: Fire Alarm, Landscape Sprinklers, Heat Pumps	$ -	(10)	$ 1,500,000	8/1/2008	8/1/2009			
SUBTOTALS	$ 1,333,499		$ 20,570,800		Subtotal	69		
TOTAL (Design and Construction)			$ 21,904,299					
Balance		(2)	$ (1,904,299)					
*Legend - See Page 3								

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HAWAII PUBLIC HOUSING AUTHORITY
REPAIR and MAINTENANCE AND CAPITAL PROJECTS

	Budget			Construction				
	Design	*	Construction	Start	End	Vacant Units Affected	Units Rent Ready	Units Filled
CAPITAL FUND CONTRACTS FFY2004 & 2005	Design		Construction					
Federal Physical Needs Assessment	$ 369,031			12/1/2007	4/1/2009			
Makua Alii Sewer Repair			$ 33,440	9/1/2007	completed 12/2007	2		
Noelani Exterior Repair of 43 Units (Big Island)		(8)	$ 2,387,932	9/1/2007	7/1/2008	2		
Lanakila Demo/Abatement - 94 units (Big Island)			$ 894,000	6/2/2008	9/2/2008			
Lanakila Phase 3A (Big Island)		(13)	$ 61,300	9/1/2008	10/1/2009	20		
Kahale Kahaluu (Big Island)			$ 10,600,000	1/2007	completed 11/2007	50	50	47
Makamae Spall Repair			$ 3,377,300	9/18/2006	completed 3/14/2008			
Kuhio Park Terrace Bldg B Telephone Infrastructure	$ -		$ 207,227		completed 1/2008			
SUBTOTALS	$ 369,031		$ 17,561,198		Subtotal	74	50	47
TOTAL (Design and Construction)			$ 17,930,229					
CAPITAL FUND CONTRACTS FFY2006 ($10M)	Design		Construction					
Kalihi Valley Homes Phase 3B Construction			$ 5,214,888	7/1/2008	5/1/2009	27		
Paoakalani - Roofing, Conc Spall Repair & Parapet Wall Constr			$ 400,000	6/1/2008	10/1/2008	10		
Kuhio Park Terrace Fire Alarm - Design/Build			$ 2,000,000	5/1/2008	7/1/2009			
Kaimalino, Exterior Repairs and Painting (Big Island)	$ -		$ 1,300,000	8/1/2008	5/1/2009	__		
SUBTOTALS	$ -		$ 8,914,888		Subtotal	37		
TOTAL (Design and Construction)			$ 10,000,000					
CAPITAL FUND CONTRACTS FFY2007 ($10M)	Design		Construction					
Kealakehe - Roofing and Exterior Repairs (Big Island)			$ 1,200,000	1/1/2009	11/1/2009			
Mayor Wright Homes Solar Water Heater Improvements		(3)	$ 3,000,000	8/1/2008	8/1/2009			
Nani Olu Roofing and Exterior Repairs (Big Island)			$ 1,200,000	6/1/2008	8/1/2008			
Hale Hookipa Roofing and Exterior Repairs (Big Island)			$ 1,100,000	6/1/2008	12/1/2008			
Cesspools - Kaimalino (Big Island)			$ 502,200	4/3/2008	12/1/2008			
Type "C" - Vacant Units								
Kauhale Ohana - 4 type C			$ 165,574	11/1/2007	5/9/2008	4		
Roof Repair - Kaahumanu, Mayor Wright, Wahiawa Terrace, Kuhio Park Terrace, Kauiokalani	$ 137,850		$ 800,000	7/1/2008	5/1/2009	12		
Termite Repair - Hui O'Hanamaulu, Kalaheo, Kuhio Park Terrace	$ 96,630		$ 500,000	7/1/2008	5/1/2009	6		
Kuhio Park Terrace - Trash Chutes	$ -		$ 500,000	6/1/2008	2/1/2009	__		
SUBTOTALS	$ 234,480		$ 8,967,774		Subtotal	22		
TOTAL (Design and Construction)			$ 9,202,254					
OTHER STATE FUNDS								
Hauiki Abatement			$ 883,894		completed 3/15/08	13	1	1
					Subtotal	13	1	1
						Affected	Rent Ready	Filled
					Total Units	421	53	50
*Legend:								
Jobs and Estimated Costs are Subject to Change								
A & B units - Require cleaning and minor repairs.								
C units - Require major repairs.								
MU - management units (now known as Asset Management Units - AMPs.)								
Bold Numbers indicate actual consultant/contractor fees								
(1) - Design 07 R&M, Construction 07 CIP								
(2) - Future funding for construction needed								
(3) - CIP Design & CFP Construction.								
(4) - May use split funding if necessary.								
(5) - Design 06 CIP Large Capacity Cesspool Conversion, Construction 07 CIP.								
(6) - Includes elevator designs for 6 KPT elevators and monitoring repairs & maintenance contractor for up to 5 years.								
(7) - Large Capacity Cesspool Conversion at Nani O Puna and Hale Aloha O Puna split funding sources.								
(8) - Exterior siding and roof repairs of all four buildings include repairing 2 vacant units.								
(9) - Large Capacity Cesspool Conversion at Hale Hookipa, Nani Olu, Honokaa TC & Hale Hauoli split funding sources.								
(10) - Split Funding Sources, Design 06 CIP & Construction 07 CIP.								
(11) - Split Funding Sources, 2006 CIP and 2005 LCCC								
(12) - Split Funding Sources, 2006 CIP and 2006 LCCC								
(13) - Consolidated Lanakila funds into Phase 3A. Total Bid amount = $5,711,300. Remaining balance to be funded from Federal Replacement Rental Housing Fund								
(14) - Total Bid amount = $5,514,888. Co-funded with CIP and Cap Fund								

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EXHIBIT b

Elevator Repair Report: Hawaii Public Housing Authority Elevators reported as of 04/30/08

Name	Type	Elevator No.	Repair	No. and duration of Repairs to Elevator for month of April			No. and duration of Repairs to Elevator between 7/1/07 to 4/30/08			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		1		1	11		2			$ 95,172.00
		2		1		1	6	1	2			$ 63,628.85
		3					1					
Kuhio Park Terrace B	Family	4	Parts used to repair #5	Cannot be repaired.					1	06/29/07	Cannot be repaired.	
		5	Kone has elevator #5 running at 200 fpm. HIOSH inspected on 1/18/08, however did not past 5 year safety test due to problems with overspeed controller. Kone will repair controller, at which time HIOSH will inspect.	Not working. Kone is designing a new device for over speed control. New device shall be approved by HOISH					1	06/29/07	5/15/08	$ 65,491.82
		6		3			37					
Paoakalani	Elderly	1					2					
		2					1		1			$ 17,038.90
Kalakaua Home	Elderly	1					9	1	1			
		2					4	1				$ 14,538.60
Ho`olulu Elderly	Elderly	1							1			$ 12,140.20
		2					1					
Kalanihuia	Elderly	1					11	1	1			$ 27,488.74
		2					11					
Kamalu Elderly	Elderly	1					4	2	1			$ 9,330.00
		2					3					
Makamae	Elderly	1					2		1			$ 2,722.51
		2										
Makua Alii	Elderly	1					6		1			
		2					2					
Punchbowl Homes	Elderly	1					8	2				$ 23,350.78
		2					6	1	1			
Banyan St Manor	Family	1					2					$ 2,722.51
Hale Poai	Elderly	1					2	1				
		2					1					
Halia Hale	Elderly	1					1					$ 3,323.02
Kulaokahua	Homeless	1					3					
Laiola	Elderly	1					0					
		2					4					
Pumehana	Elderly	1					6	2				$ 17,038.74
		2					3					
Salt Lake Apts	Family	1					2					$ 23,350.78
Wilikina Apts	Family	1					5					$ 3,323.02
		2					4					$ 17,038.90
Total		34		5	0	2	158	12	14			
											Total Cost for Repairs to date	$ 397,699.37

EXHIBIT C

037

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 04/30/08

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		Design & Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Kuhio Park Terrace A	Family	1	1964	43	271	16	3		$400,000	To be funded w/ 2007 Elevator CIP	Sep-07	Nov-08	Mar-09
		2	1964	43					$400,000		Sep-07	Mar-09	Jul-09
		3	1981	26					$400,000		Sep-07	Jul-09	Nov-09
Kuhio Park Terrace B	Family	4	1964	43	298	16	3		$400,000	To be funded w/ 2007 Elevator CIP	Sep-07	Nov-08	Mar-09
		5	1964	43					$400,000		Sep-07	Mar-09	Jul-09
		6	1981	26					$400,000		Sep-07	Jul-09	Nov-09
Kalanihuia	Elderly	1	1968	39	151	15	2		$560,000	To be funded w/ 2007 Elevator CIP	Aug-08	Feb-10	May-10
		2	1968	39							Aug-08	Jun-10	Sep-10
Kalakaua Home	Elderly	1	1983	24	221	10	2		$700,000	To be funded w/ 2007 Elevator CIP	Aug-08	Aug-09	Nov-09
		2	1983	24							Aug-08	Nov-09	Feb-10
Wilikina Apts	Family	1	1977	30	119	9	2		$500,000	Project Funding	Aug-08	Sep-08	Jun-09
		2	1977	30							Aug-08	Sep-08	Jun-09
Paoakalani	Elderly	1	1970	37	151	17	2		$490,000	To be funded w/ 2007 Elevator CIP	Aug-08	Aug-09	Nov-09
		2	1970	37							Aug-08	Nov-09	Feb-10
Pumehana	Elderly	1	1972	35	139	21	2		$485,000	To be funded w/ 2007 Elevator CIP	Aug-08	Feb-10	May-10
		2	1972	35							Aug-08	Jun-10	Sep-10
Punchbowl Homes	Elderly	1	1961	46	144	7	2		$435,000	To be funded w/ 2007 Elevator CIP	Aug-08	Nov-10	Feb-11
		2	1961	46							Aug-08	Mar-11	Jun-11

EXHIBIT d

038

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 04/30/08

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		Design & Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Makua Alii	Elderly	1	1967	40	211	20	2		$485,000	To be funded w/ 2007 Elevator CIP	Aug-08	Aug-09	Nov-09
		2	1967	40							Aug-08	Nov-09	Feb-10
Banyan St Manor	Family	1			55	3	1		$250,000	Project Funding	Aug-08	Oct-08	Aug-09
Salt Lake Apts	Family	1	1970	37	28	8	1		$220,000	To be funded w/ 2007 Elevator CIP	Aug-08	Feb-10	May-10
Makamae	Elderly	1	1971	36	124	4	2		$435,000	To be funded w/ 2007 Elevator CIP	Aug-08	Nov-10	Feb-11
		2	1971	36							Aug-08	Mar-11	Jun-11
Hale Poai	Elderly	1	1989	18	206	7	2		$320,000	To be funded w/ 2007 Elevator CIP	May-08	Oct-08	Mar-09
		2	1989	18							May-08	Dec-08	May-09
Halia Hale	Elderly	1	1995	12	41	5		1	$255,000	To be funded w/ 2007 Elevator CIP	May-08	Oct-08	Mar-09
Laiola	Elderly	1	1991	16	108	6	2		$220,000	To be funded w/ 2007 Elevator CIP	May-08	Dec-08	Feb-09
		2	1991	16							May-08	Mar-09	May-09
Kulaokahua	Homeless	1	1992	15	30	3		1	$60,000	Project Funding (Renovate for ADA compliance)	May-08	Oct-08	Mar-09
Ho`olulu Elderly	Elderly	1	1994	13	112	7		2	$245,000	To be funded w/ 2007 Elevator CIP	May-08	Oct-09	Mar-09
		2	1994	13							May-08	Dec-09	May-09
Kamalu Elderly	Elderly	1	1993	14	109	7		2	$240,000	To be funded w/ 2007 Elevator CIP	May-08	Oct-09	Mar-09
		2	1993	14							May-08	Dec-09	May-09
	TOTAL	34			2,518	181	28	6	$8,300,000				
	Average age of elevators			27									

EXHIBIT d

039

FEDERAL LIPH
HPHA AMP Overview Report
(As of April 30, 2008)

				HUD "Available for Rent"			Monthly Activity			HUD "NOT Available for Rent" HUD Approved			Application Wait List # of Applicants on Wait List		Delinquencies for Non-vacated Tenants 30 to 90 Days		Greater than 90 days		Evictions Referred for Evictions During This Month		
						Rent Ready															
Name	AMP No.	Total Available Units	Total Occupied Units	Type A & B Vacant Units	Type C Vacant Units	Total Rent Ready	Units that Became Rent Ready This Month	Units that Became Vacant This Month	Units Filled During This Month	Units Approved for Modernization	Units Approved for Demolition	Units Approved for Deprogram Use	Family	Elderly	# of Accounts	Amount ($)	# of Accounts	Amount ($)	Rent	Non-Rent	Decision to Evict This Month
Aiea	30	361	352	7	0	2	2	4	4			2	see AMP 2 & 49 family		44	21,322.05	11	11,424.72	1		3
Kalihi Valley	31	345	270	6	69	0	0	0	5	27		1	3877		77	63,306.23	38	310,303.03			
Mayor Wright	32	363	342	12	9	0	2	0	6			1	see AMP 2		35	16,237.32	14	37,795.91	1		
Kamehameha-Kaahumanu	33	371	362	8	1	0	0	0	2			2	see AMP 2		28	15,827.44	18	44,514.94	1		
Kālakaua	34	570	555	4	5	6	6	2	0	10		3	see AMP 2	1428	2	789.00	0	0			
Kalanihuia	35	556	513	38	5	0	0	4	5	28		3	see AMP 2	see AMP 4 elderly	24	12,051.18	15	27,746.86			
Hilo	37	302	248	30	14	10	15	9	9		94	0	457	183	40	17,310.09	14	10,242.34			1
Kauai	38	319	289	26	3	1	1	8	3			2	197	93	27	13,941.89	13	68,193.59			4
Maui	39	196	145	50	1	0	0	1	2			0	115	50	54	40,860.54	31	134,056.24			
Kuhio Homes - PkTerrace	40	740	707	5	20	8	8	10	8		4	4	see AMP 2		117	53,386.02	25	42,607.22	2	1	1
Kona	43	200	154	32	3	11	4	0	0			2	821	133	20	9,201.24	8	15,492.22			
Leeward Oahu	44	258	222	33	3	0	0	4	0			2	1709		82	45,330.94	52	163,923.64			
Windward Oahu	45	226	207	5	14	0	0	0	0			0	1245		36	20,171.00	18	61,073.59			
Kamuela	46	101	82	14	5	0	0	0	0			2	see AMP 43		12	6,963.00	10	33,461.79			
Central Oahu	49	149	138	4	2	5	3	1	1			1	898	141	17	9,054.00	10	20,473.29			
Palolo	50	114	110	4	0	0			1			4	see AMP 2		6	2,840.97	2	766.49			
		5171	**4696**	**278**	**154**	**43**	**41**	**43**	**46**	**65**	**98**	**29**	**9,319**	**2,028**	**621**	**$ 348,592.91**	**279**	**$ 982,075.87**	**5**	**1**	**9**

Total Public Housing Units available to rent =		5171
Total Public Housing Units available to rent		5,171
(plus) Units approved by HUD for Modernization	+	65
(plus) Units approved by HUD for Demolition	+	98
(plus) Units approved by HUD for Deprogram Use	+	29
(equals) Total units in Public Housing inventory	=	5,363

Total Units Occupied		4696
(plus) Vacant Units - Type A & B	+	278
(plus) Vacant Units - Type C	+	154
(plus) Vacant Units - Rent Ready	+	43
(equals) Total units available for occupancy	=	5,171

EXHIBIT e

040

5/08/08

HPHA STATE HOUSING Overview Report
(As of April 30, 2008)

State

MU	Name	Area	Total Units	Total Available Units	Total Occupied Units	STATE HOUSING "Available for Rent" Type A & B Vacant Units	Type C Vacant Units	Rent Ready: Total Rent Ready	Monthly Activity: Units that Became Rent Ready This Month	Units that Became Vacant This Month	Units Filled During This Month	"NOT Available for Rent" HPHA Approved: Units Approved for Modernization	Units Approved for Deprogram Use	Application Wait List # of Applicants on Wait List: Family	Elderly	Delinquencies for Non-vacated Tenants: 30 to 90 Days # of Accounts	30 to 90 Days Amount ($)	Greater than 90 days # of Accounts	Greater than 90 days Amount ($)	Evictions: Referred for Evictions During This Month: Rent	Non-Rent	Decision to Evict This Month
MU 2	Hauiki Homes	Kalihi	46	46	38	8	0	0	0	0	4			7188		11	12,360.30	8	94,517.96			
MU 2	Puahala I, II, III, and IV	Kalihi	128	128	100	4	24	0	0	0	1			see Hauiki		21	10,741.61	12	122,299.96			
MU 7	Lokahi	Hilo	30	30	17	13	0	0	0	0	0			577		2	359.00	0	0.00			
MU 8	Kawailehua - State	Kauai	26	26	24	2	0	0	0	0	0			74		2	706.00	1	1,033.00			
MU 42	Hale Po'ai	Kalihi	206	205	205	0	0	0	0	0	0		1		353	0	0.00	0	0			
MU 42	Halia Hale	Kalihi	41	40	40	0	0	0	0	0	0		1		see Hale Po'ai	0	0.00	0	0.00			
MU 46	Ke Kumu Elua	Waikaloa	26	26	15	11	0	0	0	0	0			631		7	1,769.30	3	7,111.30			
MU 47	Kahale Mua - State	Molokai	32	32	25	7	0	0	0	0	0			18		8	1,974.00	2	7,077.00			
MU 48	Kamalu	Waipahu	109	108	104	4	0	0	0	2	0		1		90	2	970.00	0	0.00			
MU 48	Ho'olulu	Waipahu	112	112	104	8	0	0	0	0	1				see Kamalu	see Kamalu		see Kamalu				
MU 49	Lai'ola	Wahiawa	108	107	97	10	0	0	0	2	0		1		68	9	1,673.00	1	256.00			
misc program	Banyan Street Manor	Kalihi	55	54	43	0	11	0	0	0	0		1			1	4,714.22	7	33,915.30	4	2	
misc program	Ke Kumu Ekahi	Waikoloa	48	47	42	5	0	0	0	0	0		1	30		2	1,093.42	0	0.00	2		
misc program	Wilikina Apts	Wahiawa	119	118	81	4	33	0	0	2	0		1			4	3,330.18	12	20,175.94	4	2	
TOTALS			**1086**	**1079**	**935**	**76**	**68**	**0**	**0**	**6**	**6**	**0**	**7**	**8,518**	**511**	**69**	**$ 39,691.03**	**46**	**$ 286,386.46**	**10**	**4**	**0**

Total Combined State Housing Units available to rent = 1079

Total State Housing Units available to rent		1,079
(plus) Units approved by HPHA for Modernization	+	0
(plus) Units approved by HPHA for Demolition	+	0
(plus) Units approved by HPHA for Deprogram Use	+	7
(equals) Total units in HPHA Housing inventory	=	1,086

Total Units Occupied		935
(plus) Vacant Units - Type A & B	+	76
(plus) Vacant Units - Type C	+	68
(plus) Vacant Units - Rent Ready	+	0
(equals) Total units available for occupancy	=	1,079

041

EXHIBIT f

5/08/08

PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH STATUS REPORT
Reporting for Month of April 2008

Federal LIPH

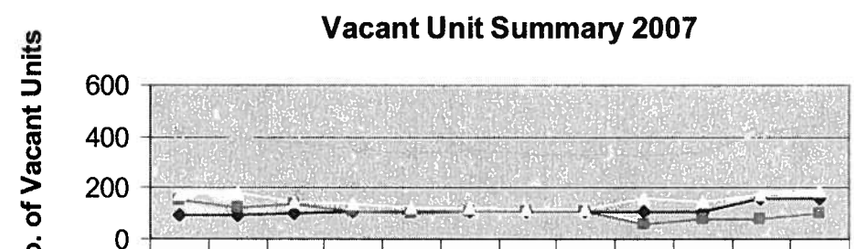
Oahu
- Applications completely processed - 100
- Remaining to be inputted at beginning of April - 649
- Number of vacancies filled - 32
- Number of applications received - 303

Big Island
- Number of vacancies filled - 9

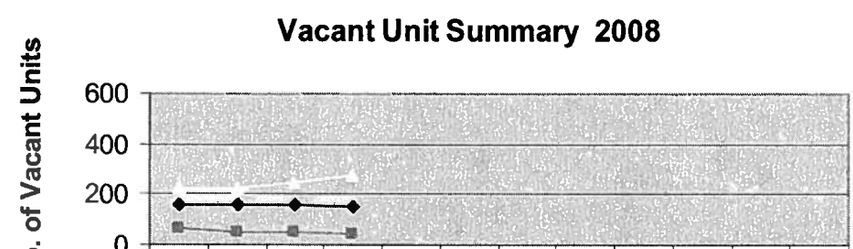
Maui
- Number of vacancies filled - 2

Kauai
- Number of vacancies filled - 3

Vacant Unit Summary



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
C Units	96	96	101	105	105	108	106	106	107	112	156	156
Rent Ready Units	149	123	136	112	101	112	112	109	60	83	82	103
A & B Units	170	179	141	135	125	124	118	118	159	148	176	190
Total # of Units	415	398	378	352	331	344	336	333	326	343	414	449



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
C Units	156	156	156	154								
Rent Ready Units	67	48	53	43								
A & B Units	223	227	243	278								
Total # of Units	446	431	452	475								

042

EXHIBIT 9

PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH STATUS REPORT
Reporting for Month of April 2008

Federal LIPH

Table Legend:

- C Units: Requires Construction Management Section (CMS) assistance to contract for major repairs and renovations.
- Rent Ready Units: Definition tightened up for September 2007 forward to reflect units actually ready for immediate occupancy. Previous months unit counts included units that needed appliances, cleaning, or were not quite rent ready.
- A & B Units: Generally, Asset Management Projects (AMPs), formerly known as Management Units (MUs), maintenance staff to prepare units for occupancy.

043

EXHIBIT 9

FEDERAL LIPH
Unit Turnaround Report
July 1, 2007 to April 30, 2008

Unit Turnaround
(July 1, 2007 to April 30, 2008)

	Units turned over (new occupancy):	446
Add:	Average Days in Down Time (inspection)	2,344
Add:	Average Days in Make Ready Time (maintenance repair)	5,614
Add:	Average Days in Lease up Time (tenant select)	3,351
	Average Total Days Vacant	11,309
	Total Days Vacant (of units being occupied in reporting month)	86,445
	Total Vacant Units Occupied (at the end of the reporting month)	446

Average Days Vacant: 163 days per unit

EXHIBIT h

044

FEDERAL LIPH
Unit Turnaround Report
July 1, 2007 to April 30, 2008

MU	3 Project Name	4 Project Number	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Turn around Days	Exempted For Capital Fund	Other	Units Turned Over (occupied)	Average Days in Downtime	Average Days in Make Ready Time	Average Days in Lease Up Time	Total Days Vacant	Total Avg Days Unit is Vacant
1	Puuwai Momi	HI10P001026	260	0	0	260	7		0.97	0.03	1309	0	0	21	9	20	35	1309	64
1	Hale Laulima	HI10P001027	36	0	0	36	1		0.97	0.03	129	0	0	3	13	19	11	129	43
1	Waipahu I	HI10P001038	19	0	1	18	0		1.00	0.00	52	0	0	1	0	11	41	52	52
1	Waipahu II	HI10P001039	20	0	1	19	0		1.00	0.00	0	0	0	0	0	0	0	0	0
1	Salt Lake	HI10P001066	28	0	0	28	1		0.96	0.04	216	0	0	3	0	50	22	216	72
2	Kalihi Valley Homes	HI10P001005	373	0	1	372	75	*	0.70	0.30	9487	4401	2202	35	0	60	23	9487	83
3	Mayor Wright Homes	HI10P001003	364	0	1	363	21		0.94	0.06	5243	2144	0	19	81	39	42	5243	162
3	Kaahumanu Homes	HI10P001009	152	0	1	151	3		0.98	0.02	1511	0	0	7	167	35	14	1511	216
3	Kamehameha Homes	HI10P001099	221	0	1	220	6		0.97	0.03	1329	0	0	10	81	14	38	1329	133
4	Makua Alii	HI10P001012	211	0	1	210	9		0.96	0.04	636	0	0	9	11	31	28	636	70
4	Paoakalani	HI10P001036	151	1	0	150	4	**	0.97	0.03	523	0	121	6	5	20	42	523	67
4	Kalakaua Homes	HI10P001062	221	0	1	220	2		0.99	0.01	555	0	0	7	6	37	37	555	80
5	Punchbowl Homes	HI10P001011	156	0	0	156	11		0.93	0.07	665	0	0	8	30	36	17	665	83
5	Kalanihuia	HI10P001024	151	0	2	149	2		0.99	0.01	1290	0	0	9	48	41	54	1290	143
5	Makamae	HI10P001046	124	0	1	123	12	***	0.87	0.13	2563	0	0	10	119	29	109	2563	257
5	Pumehana	HI10P001047	139	0	0	139	15		0.89	0.11	2161	0	951	9	57	20	57	2161	134
5	Spencer House	HI10P001073	17	0	0	17	3		0.82	0.18	0	0	0	0	0	0	0	0	0
7	Lanakila Homes I	HI10P001004	36	0	0	36	6		0.83	0.17	704	0	0	7	100	0	1	704	101
7	Lanakila Homes II	HI10P001013	44	0	0	44	7		0.84	0.16	1891	0	0	6	240	48	28	1891	316
7	Lanakila Homes III	HI10P001014	0	0	0	0	0		0.00	0.00	0	0	0	0	0	0	0	0	0
7	Punahele	HI10P001028	30	0	0	30	4		0.87	0.13	1092	0	0	4	251	1	22	1092	274
7	Pomaikai	HI10P001029	20	0	0	20	5		0.75	0.25	2911	0	0	5	203	379	1	2911	583
7	Pahala	HI10P001045	24	0	0	24	6		0.75	0.25	2834	0	0	5	36	386	145	2834	567
7	Hale Aloha O Puna	HI10P001051	30	0	0	30	13		0.57	0.43	1648	0	0	4	133	279	1	1648	413
7	Hale Olaloa	HI10P001052	50	0	0	50	0		1.00	0.00	901	0	0	5	124	0	56	901	180
7	Kauhale O'Hanakahi	HI10P001097A	20	0	0	20	6		0.70	0.30	1381	968	0	3	53	30	54	1381	137
7	Lanakila Homes IV	HI10P001104	48	0	0	48	7		0.85	0.15	2049	0	0	4	168	0	344	2049	512

EXHIBIT h

045

FEDERAL LIPH
Unit Turnaround Report
July 1, 2007 to April 30, 2008

MU	3 Project Name	4 Project Number	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Turn around Days	Exempted For Capital Fund	Other	Units Turned Over (occupied)	Average Days in Downtime	Average Days in Make Ready Time	Average Days in Lease Up Time	Total Days Vacant	Total Avg Days Unit is Vacant
8	Kapaa	HI10P001018	36	0	1	35	5		0.86	0.14	178	0	0	2	1	89	0	178	90
8	Hale Hoolulu	HI10P001019	12	0	0	12	0		1.00	0.00	0	0	0	0	0	0	0	0	0
8	Hui O Hanamaulu	HI10P001021	46	0	1	45	9		0.80	0.20	806	475	0	7	2	43	2	806	47
8	Kalaheo	HI10P001022	8	0	0	8	4		0.50	0.50	0	0	0	0	0	0	0	0	0
8	Hale Nani Kai O Kea	HI10P001054	38	0	0	38	1		0.97	0.03	0	0	0	1	0	0	0	0	0
9	David Malo Circle	HI10P001016	18	0	0	18	4		0.78	0.22	0	0	0	0	0	0	0	0	0
9	Kahekili Terrace	HI10P001017	82	0	0	82	22		0.73	0.27	1542	0	0	8	0	90	103	1542	193
9	Piilani	HI10P001044	42	0	0	42	7		0.83	0.17	315	0	0	3	0	27	78	315	105
9	Makani Kai Hale I	HI10P001092	25	0	0	25	7		0.72	0.28	1082	0	0	2	0	421	121	1082	542
9	Makani Kai Hale II	HI10P001097C	4	0	0	4	3		0.25	0.75	0	0	0	0	0	0	0	0	0
40	Kuhio Homes	HI10P001007	134	0	1	133	2		0.98	0.02	517	0	0	10	12	6	34	517	52
40	Kuhio Park Terrace	HI10P001010	610	0	3	607	31	****	0.95	0.05	4547	0	0	62	31	21	22	4547	74
41	Eleele	HI10P001020	24	0	0	24	1		0.96	0.04	31	0	0	1	0	28	3	31	31
41	Home Nani	HI10P001023	14	0	0	14	2		0.86	0.14	48	0	0	1	0	15	33	48	48
41	Hale Hoonanea	HI10P001055	40	0	0	40	2		0.95	0.05	323	0	0	5	0	16	49	323	65
41	Kekaha Ha'aheo	HI10P001064	78	0	0	78	3		0.96	0.04	413	0	0	7	0	46	13	413	59
41	Kawailehua	HI10P001086	25	0	0	25	3		0.88	0.12	257	0	0	3	13	3	69	257	85
43	Kaimalino	HI10P001032	40	0	1	39	5		0.87	0.13	256	0	0	2	40	82	7	256	129
43	Hale Hookipa	HI10P001053	32	0	0	32	10		0.69	0.31	5244	0	0	6	31	440	404	5244	875
43	Ka Hale Kahaluu	HI10P001061	50	0	0	50	3		0.94	0.06	7276	724	0	47	0	108	31	7276	139
43	Nani Olu	HI10P001063	32	0	0	32	9		0.72	0.28	947	0	0	3	7	273	36	947	316
43	Kealakehe	HI10P001070	48	0	1	47	19		0.60	0.40	905	0	0	5	4	98	79	905	181
44	Maili I	HI10P001033	20	0	0	20	0		1.00	0.00	0	0	0	0	0	0	0	0	0
44	Nanakuli	HI10P001035	36	0	1	35	3		0.91	0.09	233	0	124	3	0	36	0	233	36
44	Maili II	HI10P001042																	
44	Waimaha/Sunflower	HI10P001057	130	0	1	129	15		0.88	0.12	947	0	96	10	22	63	0	947	85
44	Kau'iokalani	HI10P001091	50	0	0	50	16		0.68	0.32	1204	0	0	4	180	67	54	1204	301
44	Maili II	HI10P001108	24	0	0	24	2		0.92	0.08	1880	1272	0	2	0	304	0	1880	304

EXHIBIT A

046

FEDERAL LIPH
Unit Turnaround Report
July 1, 2007 to April 30, 2008

MU	3 Project Name	4 Project Number	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Turn around Days	Exempted For Capital Fund	Other	Units Turned Over (occupied)	Average Days in Downtime	Average Days in Make Ready Time	Average Days in Lease Up Time	Total Days Vacant	Total Avg Days Unit is Vacant
45	Waimanalo Homes I	HI10P001025	19	0	0	19	0		1.00	0.00	0	0	0	0	0	0	0	0	0
45	Koolau Village	HI10P001030	80	0	0	80	2		0.98	0.03	86	0	0	4	0	9	13	86	22
45	Kaneohe Apartments	HI10P001069	24	0	0	24	0		1.00	0.00	793	0	0	2	0	261	136	793	397
45	Hookipa Kahaluu	HI10P001072	56	0	0	56	12		0.79	0.21	1022	0	0	4	0	201	54	1022	255
45	Kauhale Ohana	HI10P001090	25	0	0	25	5		0.80	0.20	355	0	0	3	30	80	8	355	118
45	Waimanalo Homes II	HI10P001107	22	0	0	22	0		1.00	0.00	42	0	0	2	0	18	3	42	21
46	Hale Hauoli	HI10P001031	40	0	0	40	5		0.88	0.13	650	0	0	2	1	0	325	650	326
46	Noelani I	HI10P001071	19	0	1	18	5		0.72	0.28	0	0	0	0	0	0	0	0	0
46	Noelani II	HI10P001078	24	0	1	23	5		0.78	0.22	0	0	0	0	0	0	0	0	0
46	Ke Kumu 'Ekolu	HI10P001097B	20	0	0	20	4		0.80	0.20	0	0	0	0	0	0	0	0	0
47	Kauhale Mua	HI10P001088	25	0	0	25	8		0.68	0.32	1973	0	0	7	35	192	55	1973	282
49	Wahiawa Terrace	HI10P001015	60	0	0	60	3		0.95	0.05	3035	147	0	8	0	244	118	3035	362
49	Kupuna Home O'Waialua	HI10P001050	40	1	0	39	5		0.87	0.13	3002	0	0	5	0	436	164	3002	600
49	Kauhale Nani	HI10P001056	50	0	0	50	3		0.94	0.06	2695	0	0	9	0	243	57	2695	300
80	Palolo Valley Homes	HI10P001008	118	1	3	114	4		0.96	0.04	761	0	0	6	0	69	58	761	127
			5265	3	26	5236	475		0.91	0.09	86445	10131	3494	446	2344	5614	3351	86445	11309

Sub-total	Demo	Total	Vacant	Total Occupied
5265	98	5363	475	4696

New Occupancy	Total Days Vacant	Avg Days Vacant
446	86445	163

Notation:

* Kalihi Valley Homes
** Paoakalani
*** Makamae
**** Kuhio Park Terrace

102 units = 6 vacant units available for rent; 22 vacant C units; 27 mod approved units; 47 former demo apprd
14 units = 4 vacant units available for rent; 10 vacant On-sched C mod
40 units = 11 units available for rent; 28 On-sched C mod; 1 vacant C
31 units = 11 units available for rent; 20 vacant C units

EXHIBIT h

047

05/08/08

FEDERAL LIPH
Occupancy / Vacancy Report
(As of April 30, 2008)

Occupany Report
(As of April 30, 2008)

	Total Units	5363
Less:	Units to be demolished	98
Equals	Units available for occupancy (less demolition)	5265

	Net Units Available for Occupancy					
	Units available for occupancy (less demolition)	5265		Mod C vacant		Approved Deprogrammed
Less:	Units not available for occ (less vcnt Mod appd, Dgm appd)	94	=	65	+	29
Equals	Net Units Available for Occupancy	5171				
Add:	Units occupied that are demo approved	0				
	Total units available for occupancy	5171				

	Occupancy Report			
	Total available units	5171	Total Occupany:	91%
Less:	Total occupied units	4696		
Equals	Total Vacant Units	475	Total Vacancy:	9%

EXHIBIT 1

048

FEDERAL LIPH
Occupancy / Vacancy Report
(As of April 30, 2008)

MU	3 Project Name	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Total Units Occupied by Flat Rent Paying Low Income Tenants	10 Total Units Occupied by Low Income Tenants	11 Total Units Occupied by Elderly/Disable Low Income Tenants	Original total of units available for occupancy	Demo - apprvd	Mod - apprd	C - apprd	C- not apprd	Demo - occ	Mod - occ
1	Puuwai Momi	260	0	0	260	7		0.97	0.03	2	251	60	260						
1	Hale Laulima	36	0	0	36	1		0.97	0.03	0	35	10	36						
1	Waipahu I	19	0	1	18	0		1.00	0.00	0	18	2	19						
1	Waipahu II	20	0	1	19	0		1.00	0.00	0	19	3	20						
1	Salt Lake	28	0	0	28	1		0.96	0.04	0	27	27	28						
2	Kalihi Valley Homes	373	0	1	372	70	*	0.70	0.28	0	270	198	373		27	71			
3	Mayor Wright Homes	364	0	1	363	21		0.94	0.06	0	342	126	364			9			
3	Kaahumanu Homes	152	0	1	151	3		0.98	0.02	0	148	59	152			1			
3	Kamehameha Homes	221	0	1	220	6		0.97	0.03	0	214	87	221						
4	Makua Alii	211	0	1	210	9		0.96	0.04	0	201	201	211			5			
4	Paoakalani	151	1	0	150	4	**	0.97	0.03	0	136	136	151		10				
4	Kalakaua Homes	221	0	1	220	2		0.99	0.01	0	218	0	221						
5	Punchbowl Homes	156	0	0	156	11		0.93	0.07	1	144	137	156						
5	Kalanihuia	151	0	2	149	2		0.99	0.01	0	147	147	151			1			
5	Makamae	124	0	1	123	12	***	0.87	0.13	0	83	83	124		28	1			
5	Pumehana	139	0	0	139	15		0.89	0.11	0	124	124	139						
5	Spencer House	17	0	0	17	3		0.82	0.18	0	14	5	17			3			
7	Lanakila Homes I	36	0	0	36	6		0.83	0.17	1	29	5	100	64					
7	Lanakila Homes II	44	0	0	44	7		0.84	0.16	0	37	9	44			1			
7	Lanakila Homes III	0	0	0	0	0		0.00	0.00	0	0	0	30	30					
7	Punahele	30	0	0	30	4		0.87	0.13	0	26	7	30						
7	Pomaikai	20	0	0	20	5		0.75	0.25	0	15	15	20			4			
7	Pahala	24	0	0	24	6		0.75	0.25	0	18	18	24						
7	Hale Aloha O Puna	30	0	0	30	13		0.57	0.43	0	17	17	30			9			
7	Hale Olaloa	50	0	0	50	0		1.00	0.00	0	50	50	50						
7	Kauhale O'Hanakahi	20	0	0	20	6		0.70	0.30	0	14	1	20						
7	Lanakila Homes IV	48	0	0	48	7		0.85	0.15	2	39	7	48						
8	Kapaa	36	0	1	35	5		0.86	0.14	1	29	13	36						
8	Hale Hoolulu	12	0	0	12	0		1.00	0.00	0	12	12	12						
8	Hui O Hanamaulu	46	0	1	45	9		0.80	0.20	2	34	25	46						
8	Kalaheo	8	0	0	8	4		0.50	0.50	0	4	2	8			3			
8	Hale Nani Kai O Kea	38	0	0	38	1		0.97	0.03	0	37	37	38						

EXHIBIT L

049

FEDERAL LIPH
Occupancy / Vacancy Report
(As of April 30, 2008)

MU	3 Project Name	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Total Units Occupied by Flat Rent Paying Low Income Tenants	10 Total Units Occupied by Low Income Tenants	11 Total Units Occupied by Elderly/Disable Low Income Tenants	Original total of units available for occupancy	Demo - apprvd	Mod - apprd	C - apprd	C- not apprd	Demo - occ	Mod - occ
9	David Malo Circle	18	0	0	18	4		0.78	0.22	0	14	4	18			1			
9	Kahekili Terrace	82	0	0	82	22		0.73	0.27	3	57	8	82						
9	Piilani	42	0	0	42	7		0.83	0.17	0	35	26	42						
9	Makani Kai Hale I	25	0	0	25	7		0.72	0.28	0	18	3	25						
9	Makani Kai Hale II	4	0	0	4	3		0.25	0.75	0	1	0	4						
40	Kuhio Homes	134	0	1	133	2		0.98	0.02	0	131	32	134						
40	Kuhio Park Terrace	610	0	3	607	31	****	0.95	0.05	0	576	30	614	4		20			
41	Eleele	24	0	0	24	1		0.96	0.04	1	22	4	24						
41	Home Nani	14	0	0	14	2		0.86	0.14	0	12	11	14						
41	Hale Hoonanea	40	0	0	40	2		0.95	0.05	0	38	37	40						
41	Kekaha Ha'aheo	78	0	0	78	3		0.96	0.04	0	75	10	78						
41	Kawailehua	25	0	0	25	3		0.88	0.12	0	22	0	25						
43	Kaimalino	40	0	1	39	5		0.87	0.13	2	32	7	40						
43	Hale Hookipa	32	0	0	32	10		0.69	0.31	0	22	22	32			3			
43	Ka Hale Kahaluu	50	0	0	50	3		0.73	0.27	0	47	3	50						
43	Nani Olu	32	0	0	32	9		0.72	0.28	0	23	23	32						
43	Kealakehe	48	0	1	47	19		0.60	0.40	0	28	3	48						
44	Maili I	20	0	0	20	0		1.00	0.00	0	20	1	20						
44	Nanakuli	36	0	1	35	3		0.91	0.09	0	32	4	36						
44	Maili II																		
44	Waimaha/Sunflower	130	0	1	129	15		0.88	0.12	0	114	7	130						
44	Kau'iokalani	50	0	0	50	16		0.68	0.32	0	34	2	50			3			
44	Maili II	24	0	0	24	2		0.92	0.08	0	22	3	24						

EXHIBIT 1

050

FEDERAL LIPH
Occupancy / Vacancy Report
(As of April 30, 2008)

MU	3 Project Name	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Total Units Occupied by Flat Rent Paying Low Income Tenants	10 Total Units Occupied by Low Income Tenants	11 Total Units Occupied by Elderly/Disable Low Income Tenants	Original total of units available for occupancy	Demo - apprvd	Mod - apprd	C - apprd	C- not apprd	Demo - occ	Mod - occ
45	Waimanalo Homes I	19	0	0	19	0		1.00	0.00	0	19	1	19						
45	Koolau Village	80	0	0	80	2		0.98	0.03	0	78	3	80						
45	Kaneohe Apartments	24	0	0	24	0		1.00	0.00	0	24	2	24						
45	Hookipa Kahaluu	56	0	0	56	12		0.79	0.21	1	43	0	56			10			
45	Kauhale Ohana	25	0	0	25	5		0.80	0.20	0	20	0	25			4			
45	Waimanalo Homes II	22	0	0	22	0		1.00	0.00	0	22	1	22						
46	Hale Hauoli	40	0	0	40	5		0.88	0.13	0	35	35	40						
46	Noelani I	19	0	1	18	5		0.72	0.28	0	13	6	19						
46	Noelani II	24	0	1	23	5		0.78	0.22	0	18	3	24			2			
46	Ke Kumu 'Ekolu	20	0	0	20	4		0.80	0.20	0	16	3	20			1			
47	Kahale Mua	25	0	0	25	8		0.68	0.32	0	17	0	25			2			
49	Wahiawa Terrace	60	0	0	60	3		0.95	0.05	0	57	3	60			2			
49	Kupuna Home O'Waialua	40	1	0	39	5		0.87	0.13	0	34	5	40						
49	Kauhale Nani	50	0	0	50	3		0.94	0.06	0	47	2	50						
80	Palolo Valley Homes	118	1	3	114	4		0.96	0.04	0	110	32	118						
		5265	3	26	5236	470		0.91	0.09	16	4680	1959	5363	98	65	156	0	0	0

Sub-total	Demo	Total	Total Vacant	Total Occupied
5265	98	5363	470	4696

Notation:

*	Kalihi Valley Homes	102 vacant units = 6 units available for rent; 22 vacant C units; 27 mod approved units; 47 former demo apprd
**	Paoakalani	14 vacant units = 4 units available for rent; 10 vacant On-sched C mod
***	Makamae	40 vacant units = 12 units available for rent; 28 On-sched C mod; 1 vacant C
****	Kuhio Park Terrace	32 vacant units = 11 units available for rent; 20 vacant On-sched C mod

EXHIBIT 1

051

STATE HOUSING
(Combined Housing Report)
Occupancy / Vacancy Report
(As of April 30, 2008)

Occupany Report
(As of April 30, 2008)

	Total Units		1086
Less:	Units to be demolished		0
Equals:	Units available for occupancy (less demolition)		1086

	Net Units Available for Occupancy					
	Units available for occupancy (less demolition)	1086		Mod C vacant		Approved Deprogrammed
Less:	Units not available for occ (less vcnt Mod appd, Dgm appd)	8	=	0	+	8
Equals	Net Units Available for Occupancy	1078				
Add:	Units occupied that are demo approved	0				
	Total units available for occupancy	1078				

	Occupancy Report				
	Total available units		1078	Total Occupany:	87%
Less:	Occupied Units where tenants paying FLAT RENT	74			
Less:	Occupied Units (includes demo and mod occupied)	861			
Less:	Total occupied units		935		
Equals:	Total Vacant Units		143	Total Vacancy:	13%

EXHIBIT 4

052

05/08/08

STATE HOUSING
(Combined Housing Report)
Occupancy / Vacancy Report
(As of April 30, 2008)

MU	3 Project Name	4 Project Number	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Total units Occupied by Minimum Rent Paying Tenants	10 Total Units Occupied by Low Income Tenants	11 Total Units Occupied by Elderly Low Income Tenants	Original	Demo - apprvd	Mod - apprd	C - apprd	C- not apprd	Demo - occupied	Mod - occupied	C - occupied
2	Hauiki Homes	2201	46	0	0	46	8		0.83	0.17	0	38	11	46							
2	Puahala I	2202	28	0	0	28	5		0.82	0.18	0	23	4	28							
2	Puahala II	2202	20	0	0	20	5		0.75	0.25	0	15	6	20							
2	Puahala III	2202	40	0	0	40	13		0.68	0.33	0	27	8	40							
2	Puahala IV	2202	40	0	0	40	5		0.88	0.13	0	35	15	40							
7	Lokahi	2206	30	0	0	30	13		0.57	0.43	1	16	17	30							
8	Kawailehua - State	2204	26	0	0	26	1		0.96	0.04	4	21	2	26							
42	Hale Po'ai	2401	206	1	0	205	0		1.00	0.00	0	205	205	206							
42	Halia Hale	2404	41	1	0	40	0		1.00	0.00	0	40	40	41							
46	Ke Kumu Elua	2207	26	0	0	26	11		0.58	0.42	2	13	3	26							
47	Kahale Mua - State	2205	32	0	0	32	7		0.78	0.22	0	25	2	32							
48	Kamalu	2403(a)	109	1	0	108	4		0.96	0.04	11	93	104	109							
48	Ho'olulu	2403(b)	112	0	0	112	8		0.93	0.07	6	98	104	112			9				
49	Lai'ola	2402	108	1	0	107	10		0.91	0.09	14	83	97	108							
misc	Banyan Street Manor	651	55	1	0	54	11		0.80	0.20	2	41	14	55			11				
misc	Ke Kumu Ekahi	na	48	1	0	47	5		0.89	0.11	27	15	0	48							
misc	Wilikina Apt	652	119	1	1	117	37		0.68	0.32	7	73	24	119			33				
			1086	7	1	1078	143		0.82	0.18	74	861	656	1086	0	0	53	0	0	0	0

Sub-total	Demo	Total	Total Vacant	Total Occupied
1086	0	1086	143	935

EXHIBIT 4

053

05/08/08

STATE FAMILY HOUSING
Occupancy / Vacancy Report
(As of April 30, 2008)

Occupany Report
(As of April 30, 2008)

	Total Units	288
Less:	Units to be demolished	0
Equals:	Units available for occupancy (less demolition)	288

	Net Units Available for Occupancy					
	Units available for occupancy (less demolition)	288		Mod C vacant		Approved Deprogrammed
Less:	Units not available for occ (less vcnt Mod appd, Dgm appd)	0	=	0	+	0
Equals	Net Units Available for Occupancy	288				
Add:	Units occupied that are demo approved	0				
	Total units available for occupancy	288				

	Occupancy Report				
	Total available units		288	Total Occupany:	76%
Less:	Occupied Units where tenants paying FLAT RENT	7			
Less:	Occupied Units (includes demo and mod occupied)	213			
Less:	Total occupied units		220		
Equals:	Total Vacant Units		68	Total Vacancy:	24%

MU	3 Project Name	4 Project Number	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Total units Occupied by Minimum Rent Paying Tenants	10 Total Units Occupied by Low Income Tenants	11 Total Units Occupied by Elderly Low Income Tenants	Original	Demo - apprvd	Mod - apprd	C - apprd	C- not apprd	Demo - occupied	Mod - occupied	C - occupied
2	Hauiki Homes	2201	46	0	0	46	8		0.83	0.17	0	38	11	46							
2	Puahala I	2202	28	0	0	28	5		0.82	0.18	0	23	4	28							
2	Puahala II	2202	20	0	0	20	5		0.75	0.25	0	15	6	20							
2	Puahala III	2202	40	0	0	40	13		0.68	0.33	0	27	8	40							
2	Puahala IV	2202	40	0	0	40	5		0.88	0.13	0	35	15	40							
7	Lokahi	2206	30	0	0	30	13		0.57	0.43	1	16	17	30							
8	Kawailehua - State	2204	26	0	0	26	1		0.96	0.04	4	21	2	26							
46	Ke Kumu Elua	2207	26	0	0	26	11		0.58	0.42	2	13	3	26							
47	Kahale Mua - State	2205	32	0	0	32	7		0.78	0.22	0	25	2	32							
			288	0	0	288	68		0.76	0.24	7	213	68	288	0	0	0	0	0	0	0

Sub-total	Demo	Total	Total Vacant	Total Occupied
288	0	288	68	220

EXHIBIT J

054

05/08/08

STATE ELDERLY HOUSING
Occupancy / Vacancy Report
(As of April 30, 2008)

Occupany Report
(As of April 30, 2008)

	Total Units		576
Less:	Units to be demolished		0
Equals:	Units available for occupancy (less demolition)		576

	Net Units Available for Occupancy					
	Units available for occupancy (less demolition)	576		Mod C vacant		Approved Deprogrammed
Less:	Units not available for occ (less vcnt Mod appd, Dgm appd)	4	=	0	+	4
Equals	Net Units Available for Occupancy	572				
Add:	Units occupied that are demo approved	0				
	Total units available for occupancy	572				

	Occupancy Report				
	Total available units		572	Total Occupany:	96%
Less:	Occupied Units where tenants paying FLAT RENT	31			
Less:	Occupied Units (includes demo and mod occupied)	519			
Less:	Total occupied units		550		
Equals:	Total Vacant Units		22	Total Vacancy:	4%

MU	3 Project Name	4 Project Number	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Total units Occupied by Minimum Rent Paying Tenants	10 Total Units Occupied by Low Income Tenants	11 Total Units Occupied by Elderly Low Income Tenants	Original	Demo - apprvd	Mod - apprd	C - apprd	C- not apprd	Demo - occupied	Mod - occupied	C - occupied
42	Hale Po'ai	2401	206	1	0	205	0		1.00	0.00	0	205	205	206							
42	Halia Hale	2404	41	1	0	40	0		1.00	0.00	0	40	40	41							
48	Kamalu	2403(a)	109	1	0	108	4		0.96	0.04	11	93	104	109							
48	Ho'olulu	2403(b)	112	0	0	112	8		0.93	0.07	6	98	104	112			9				
49	Lai'ola	2402	108	1	0	107	10		0.91	0.09	14	83	97	108							
			576	4	0	572	22		0.96	0.04	31	519	550	576	0	0	9	0	0	0	0

Sub-total	Demo	Total	Total Vacant	Total Occupied
576	0	576	22	550

EXHIBIT

055

05/08/08

STATE HOUSING
MISC PROGRAMS

Occupany Report
(As of March 31, 2008)

Occupancy / Vacancy Report
(As of April 30, 2008)

	Total Units	222
Less:	Units to be demolished	0
Equals:	Units available for occupancy (less demolition)	222

	Net Units Available for Occupancy					
	Units available for occupancy (less demolition)	222		Mod C vacant		Approved Deprogrammed
Less:	Units not available for occ (less vcnt Mod appd, Dgm appd)	4	=	0	+	4
Equals	Net Units Available for Occupancy	218				
Add:	Units occupied that are demo approved	0				
	Total units available for occupancy	218				

	Occupancy Report				
	Total available units		218	Total Occupany:	76%
Less:	Occupied Units where tenants paying FLAT RENT	36			
Less:	Occupied Units (includes demo and mod occupied)	129			
Less:	Total occupied units		165		
Equals:	Total Vacant Units		53	Total Vacancy:	24%

MU	3 Project Name	4 Project Number	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Total units Occupied by Minimum Rent Paying Tenants	10 Total Units Occupied by Low Income Tenants	11 Total Units Occupied by Elderly Low Income Tenants	Original	Demo - apprvd	Mod - apprd	C - apprd	C- not apprd	Demo - occupied	Mod - occupied
misc	Banyan Street Manor	651	55	1	0	54	11	*	0.80	0.20	2	41	14	55			11			
misc	Ke Kumu Ekahi	na	48	1	0	47	5		0.89	0.11	27	15	0	48						
misc	Wilikina Apt	652	119	1	1	117	37	**	0.68	0.32	7	73	24	119			33			
			222	3	1	218	53		0.79	0.21	36	129	38	222	0	0	44	0	0	0

Sub-total	Demo	Total	Total Vacant	Total Occupied
222	0	222	53	165

Notation:

Banyan Street Manor	11 vacant units = 11 vacant units on renovation
** Wilikina Apartments	33 vacant units = 33 vacant units need renovation

EXHIBIT f.

056

05/08/08

RESULTS OF EVICTION REFERRALS

July 2007 – April 2008

	REFERRALS								
	TOTAL	REASON FOR REFERRAL		RESULT OF EVICTION REFERRAL					
MONTH		Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
July 07	21	11	10	9	3	2	0	7	14
Aug 07	12	7	5	2	5	2	1	2	10
Sept 07	13	7	6	6	1	0	0	6	7
Oct 07	13	5	8	6	3	2	0	2	11
Nov 07	21	15	6	12	3	1	1	4	17
Dec 07	3	2	1	1	0	1	1	0	3
Jan 08	10	10	0	5	3	0	0	2	8
Feb 08	10	9	1	3	2	1	0	4	6
Mar 08	7	6	1	2	1	1	0	3	4
Apr 08	30	27	3	9	13	0	1	7	23
TOTALS	140	99	41	55	34	10	4	37	103

EXHIBIT K

PHAS INDICATORS
For the period 7/1/07 - 3/31/08

			WORK ORDERS					ANNUAL INSPECTIONS				
AMP Name	AMP NO.	No. of Units	No. of Emerg. WO's	Abated within 24 hrs.	% Abated within 24 hrs. A = 99%	# of Non-Emerg. WO's	Avg. Days to Repair A = 25 days	No. of Units Inspect.	% Inspected A = 100%	No. of Bldgs.	No. of Bldgs Inspect	% Inspected A = 100%
Puuwai Momi	HI001000030	260	133	121	91%	2088	5	260	100%	28	28	100%
Hale Laulima		36	25	24	96%	409	11	36	100%	10	10	100%
Salt Lake		28	8	7	88%	256	9	28	100%	1	1	100%
Waipahu I		19	17	16	94%	212	9	19	100%	1	1	100%
Waipahu II		20	11	10	91%	138	7	20	100%	1	1	100%
AIEA	30	363	194	178	92%	3103	9	363	100%	41	41	100%
KALIHI VALLEY	31	373	354	328	93%	1554	54	324	87%	44	44	100%
MAYOR WRIGHT	32	364	240	219	91%	2145	4	364	100%	36	36	100%
Kaahumanu Homes	33	152	130	107	82%	829	3	152	100%	19	19	100%
Kamehameha Homes		221	76	71	93%	791	4	221	100%	29	29	100%
KAM/KAAHUMANU	33	373	206	178	86%	1620	4	373	100%	48	48	100%
Kalakaua Homes		221	46	45	98%	897	17	221	100%	10	10	100%
Makua Alii (E)		211	30	27	90%	783	12	211	100%	1	1	100%
Paoakalani (E)		151	23	23	100%	535	11	151	100%	1	1	100%
KALAKAUA	34	583	99	95	96%	2215	14	583	100%	12	12	100%
Punchbowl Homes (E)		156	60	58	97%	660	8	156	100%	2	2	100%
Kalanihuia (E)		151	76	76	100%	561	18	151	100%	1	1	100%
Makamae (E)		124	52	52	100%	470	13	124	100%	1	0	0%
Spencer House		17	6	6	100%	108	24	17	100%	1	1	100%
Pumehana (E)		139	98	96	98%	447	10	139	100%	1	1	100%
KALANIHUIA	35	587	292	288	99%	2246	15	587	100%	6	5	83%
Lanakila Homes I		102	39	34	87%	99	27	35	34%	39	39	100%
Lanakila Homes II		42	38	32	84%	97	21	44	105%	11	11	100%
Lanakila Homes III		30			NA			0	0%	15	0	0%
Lanakila Homes IV		48	41	32	78%	98	59	48	100%	15	15	100%
Hale Aloha O Puna (E)		30	19	16	84%	70	73	30	100%	9	9	100%
Hale Olaloa (E)		50	23	23	100%	160	51	50	100%	26	26	100%

058 EXHIBIT 1

PHAS INDICATORS
For the period 7/1/07 - 3/31/08

AMP Name	AMP NO.	No. of Units	No. of Emerg. WO's	Abated within 24 hrs.	% Abated within 24 hrs. A = 99%	# of Non-Emerg. WO's	Avg. Days to Repair A = 25 days	No. of Units Inspect.	% Inspected A = 100%	No. of Bldgs.	No. of Bldgs Inspect	% Inspected A = 100%
Kauhale O'Hanakahi		20	22	19	86%	145	88	20	100%	10	5	50%
Pahala (E)		24	13	12	92%	46	31	24	100%	6	6	100%
Pomaikai Homes (E)		20	11	8	73%	51	72	20	100%	2	2	100%
Punahele Homes		30	21	20	95%	74	38	30	100%	16	15	94%
HILO	37	396	227	196	86%	840	66	301	76%	149	128	86%
Kapaa	HI001000038	36	8	8	100%	182	11	36	100%	20	20	100%
Hale Hoolulu (E)		12	0	0	NA	47	8	12	100%	5	5	100%
Hale Nana Kai O Kea (E)		38	2	2	129%	189	9	38	100%	20	20	100%
Hui O Hanamaulu		46	7	7	100%	208	7	46	100%	24	24	100%
Kalaheo		8	0	0	NA	19	7	8	100%	4	4	100%
Kekaha Ha'aheo		78	63	60	95%	211	6	78	100%	31	31	100%
Eleele Homes		24	11	11	100%	34	5	12	50%	12	12	100%
Hale Hoonanea		40	26	26	100%	154	4	40	100%	21	21	100%
Home Nani		14	1	1	100%	15	4	0	0%	2	0	0%
Kawailehua		25	28	28	100%	68	5	25	100%	4	4	100%
KAUAI	38	321	146	143	98%	1127	7	295	92%	143	141	99%
Kahekili Terrace [A & B]		82	91	83	91%	369	19	82	100%	15	15	100%
David Malo Circle		18	17	17	100%	96	19	10	56%	9	9	100%
Makani Kai Hale		25	24	5	21%	86	19	3	12%	8	8	100%
Piilani Homes (E)		42	14	13	93%	177	12	6	14%	9	9	100%
Makani Kai Hale II		4	1	0	NA	4	2	3	75%	1	1	100%
Kahale Mua		25	9	9	100%	257	2	25	100%	9	9	100%
MAUI	39	196	156	127	81%	989	13	129	66%	51	51	100%
Kuhio Park Terrace		614	252	240	95%	2533	2	593	97%	17	2	12%
Kuhio Homes		134	70	59	84%	685	3	133	99%	21	21	100%
KPT	40	748	322	299	93%	3218	3	726	97%	38	23	61%
Ka Hale Kahaluu		50	0	0	NA	15	1	43	86%	5	0	0%
Hale Hookipa (E)		32	1	1	100%	28	87	32	100%	8	8	100%
Kaimalino		40	16	16	100%	92	47	40	100%	12	12	100%
Kealakehe		48	19	19	100%	130	36	48	100%	5	5	100%

059 EXHIBIT 1

PHAS INDICATORS
For the period 7/1/07 - 3/31/08

AMP Name	AMP NO.	No. of Units	No. of Emerg. WO's	Abated within 24 hrs.	% Abated within 24 hrs. A = 99%	# of Non-Emerg. WO's	Avg. Days to Repair A = 25 days	No. of Units Inspect.	% Inspected A = 100%	No. of Bldgs.	No. of Bldgs Inspect	% Inspected A = 100%
Nani Olu (E)		32	1	1	100%	33	10	32	100%	5	5	100%
KONA	43	202	37	37	100%	298	37	195	97%	35	30	86%
Waimaha-Sunflower		130	56	46	82%	494	20	130	100%	10	0	0%
Kau'iokalani		50	37	34	92%	221	19	20	40%	13	13	100%
Maili I		20	15	11	73%	97	8	20	100%	20	20	100%
Maili II		24	9	8	89%	119	10	20	83%	18	18	100%
Nanakuli Homes		36	24	13	54%	163	20	36	100%	36	32	89%
LEEWARD OAHU	44	260	141	112	79%	1094	16	226	87%	97	83	86%
Koolau Village		80	73	62	85%	374	3	80	100%	19	19	100%
Hookipa Kahaluu		56	20	19	95%	135	18	56	100%	8	8	100%
Kaneohe Apartments		24	28	24	86%	89	1	24	100%	2	2	100%
Kauhale O'hana		25	23	23	100%	72	7	25	100%	5	5	100%
Waimanalo Homes		41	40	37	93%	224	5	41	100%	41	41	100%
WINDWARD OAHU	45	226	184	165	90%	894	7	226	100%	75	75	100%
Noelani II		24	27	20	74%	183	28	24	100%	2	2	100%
Hale Hauoli (E)		40	24	20	83%	163	26	40	100%	11	11	100%
Ke Kumu 'Ekolu		20	3	3	NA	61	95	0	0%	3	0	0%
Noelani I		19	22	15	95%	107	48	19	100%	2	2	100%
KAMUELA	46	103	76	58	76%	514	50	83	81%	18	15	83%
Kauhale Nani		50	41	41	100%	306	4	50	100%	10	10	100%
Wahiawa Terrace		60	49	44	90%	331	14	60	100%	9	9	100%
Kupuna Home O'Waialua (E)		40	19	17	89%	221	2	40	100%	21	21	100%
CENTRAL OAHU	49	150	109	102	94%	858	7	150	100%	40	40	100%
PALOLO	50	118	57	51	89%	657	41	106	90%	20	20	100%
Total		5363	2840	2576	91%	23372	21	5031	94%	853	792	93%

EXHIBIT J

060

Summary of HPHA Measures Passed by the 2008 Hawaii State Legislature

Bills Passed:

SB 2141 HD1 (Act 34) Prohibits the consumption of liquor on any public sidewalk or common area within a public housing project. Takes effect on January 1, 2009.

HB2238 HD1 SD1 (Enactment pending decision by Governor) Requires public housing projects and affordable housing funded by county or state funds to remain affordable in perpetuity.

HB 3140 SD2 (Act 43) Emergency appropriation in general funds for fiscal year 2007-2008 for the Hawaii public housing authority to repay the department of budget and finance for a loan made to cover payroll and risk management costs for liability insurance for fiscal year 2006-2007, and to address a critical funding shortfall for operational costs of its public housing programs for fiscal year 2007-2008.

FY09 Operating Budget:

HMS 220 – Rental Housing Services: no operating budget adjustments.

- *HMS 220 Proviso*: (Section 211.1) requires HPHA to prepare a report containing a financial plan that must include FY04 - FY13, including actual revenues and expenditures.

HMS 222 – Rental Assistance Services: no operating budget adjustments.

HMS 224 – Homeless Services: Additional $3,100,000 for homeless services and $1,454,000 for investment capital.

- *HMS 224 Proviso*: (Section 62.1) requires the $3,100,000 allocated for homeless services to be allocated as follows:

  (1) $ 360,000 for building 36 in Kalaeloa;
  (2) $ 550,000 for Kahikolu in Waianae;
  (3) $ 300,000 for Kauai Judiciary Building;
  (4) $ 40,000 for Wilder House; and
  (5) $1,8850,000 for existing services contracted, other than the four listed above.

HMS 225 – Private Housing Development & Ownership: no operating budget adjustments.

EXHIBIT M

HMS 807 – Teacher Housing: transferred out $322,625 (revolving funds) due to transfer of program to DOE.

Capital Improvement Projects:

HMS 220 – Rental Housing Services:

- Elevator Improvements, Statewide

Design and construction for elevator modernization on high rise state and federal buildings at Kuhio Park Terrace, Kalanihuia, Kalakaua Homes, and other HPHA elevators. Project includes environmental design strategies pertaining to security.

Design	$ 410,000
Construction	$6,000,000
Total funding	$6,410,000

- Lump Sum CIP, Statewide

Design and construction for non-routine repair and maintenance, improvements, and renovations statewide.

Design	$ 1,000,000
Construction	$ 9,000,000
Total funding	$10,000,000

HMS 224 – Homeless Services:

- Kaloko Housing Program, Hawaii

Plans, design, construction, and equipment for transitional housing.

Plans	$ 1,000
Design	$ 1,000
Construction	$1,451,000
Equipment	$ 1,000
Total funding	$1,454,000

062

EXHIBIT M

Contract & Procurement Office
Monthly Status Report for April 2008

Solicitations Issued, Contracts and Change Orders Executed in April 2008

Solicitation No.	Project	Deadline
Job No. 08-015-146-S	Invitation for Bids to Repair of Vacant Units at Makamae	May 21, 2008
Job No. 07-010-136-F	Invitation for Bids to Reroof and Miscellaneous Repairs to Paoakalani	May 12, 2008
Job No. 08-010-000-S	Invitation for Bids to Repair Vacant Units at Various Maui Projects	May 2, 2008
IFB-PMB-2008-06	Invitation for Bids for Security Services at the Federal Low Income Public Housing Complexes under AMP 34	May 14, 2008
RFP-PMC-2008-09	Request for Proposals for Property Management, Maintenance and Resident Services for State Aided Elderly Public Housing Complex under MU 42	May 30, 2008

Contract No.	Contractor & Project	Amount
PMB 08-06	Realty Laua, LLC Wilikina Apartments April 15, 2008 to October 31, 2008	$175,703.00
PMB 08-07	Realty Laua, LLC Banyan Street Manor April 15, 2008 to October 31, 2008	$155,038.00
ASO 07-03 SA01	KMH, LLP Single Audit Services of HPHA Increase in Compensation for FYE 2007	$89,005.00
CMS 06-12 SA01	Willocks Construction Corporation Conversion of Large Capacity Cesspools at Lailani and Kealakehe	$488,744.17
CMS 07-15 SA01	Mira Image Construction Convert Existing Cesspools to Septic Tank Systems at Noelani, Noelani II, Waimea Teacher Cottage	$90,000.00
CMS 08-11	Kim & Shiroma Engineers, Inc. Site Improvement to Puahala Homes April 10, 2008 to April 5, 2010	$155,420.00
CMS 08-12	DKSL, LLC dba Paramount Builders Renovations of Vacant Units at Various Projects, Phase 2 (Kamehameha Homes, Kaahumanu Homes, Kalanihuia, Spencer House, Kuhio Park Terrace, Puahala Homes) March 25, 2008 to August 19, 2008	$449,000.00

Section 8 Subsidy Programs Branch
Program Report

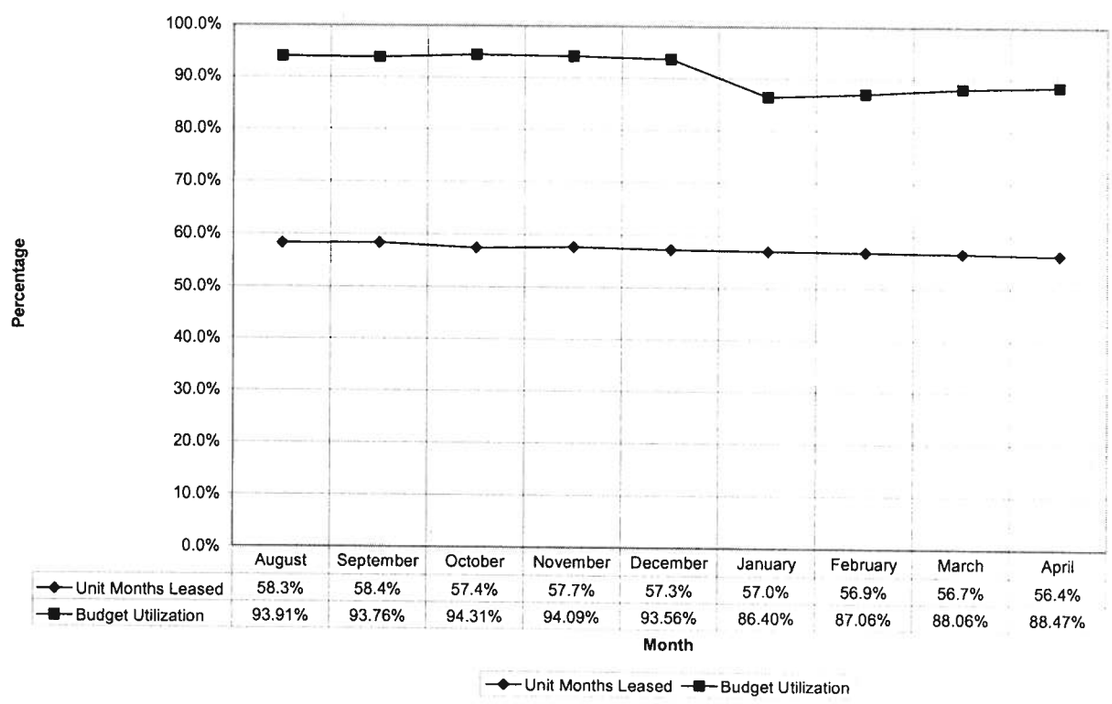
As of April 30, 2008

Fiscal Year Report (Cumulative Trend)

- For FY 2007 – 2008, unadjusted average monthly voucher lease up is 1,725 or 56.4% of the total 3,058 baseline vouchers.
- The Housing Assistance Payments (HAP) unadjusted average annual budget utilization is 91.43% of the total annual allocated budget of $18,201,534 or $1,582,899 per month.
- HPHA received its annual renewal funding for CY 2008 of $18,994,783. The additional funding increased the FY 2008 budget authority by $1,724,430 which lowered the average annual budget utilization from the previous month.
- The monthly average per unit cost subsidy is $812.00 per month. The amount reflects the difference between what the family pays towards rent and the approved payment standard. Payment standards vary among bedroom sizes.
- April 2008 Subsidy payments show a monthly increase in subsidy expenditures to 88.47% from the previous month.
- The values for past months may not be the same as reported in the past reports due to retroactive adjustments in lease up and subsidy payments.

Monthly Report (Monthly Snapshots)

FY 2008 Section 8 Budget Utilization and Unit Months Leased



	August	September	October	November	December	January	February	March	April
Unit Months Leased	58.3%	58.4%	57.4%	57.7%	57.3%	57.0%	56.9%	56.7%	56.4%
Budget Utilization	93.91%	93.76%	94.31%	94.09%	93.56%	86.40%	87.06%	88.06%	88.47%

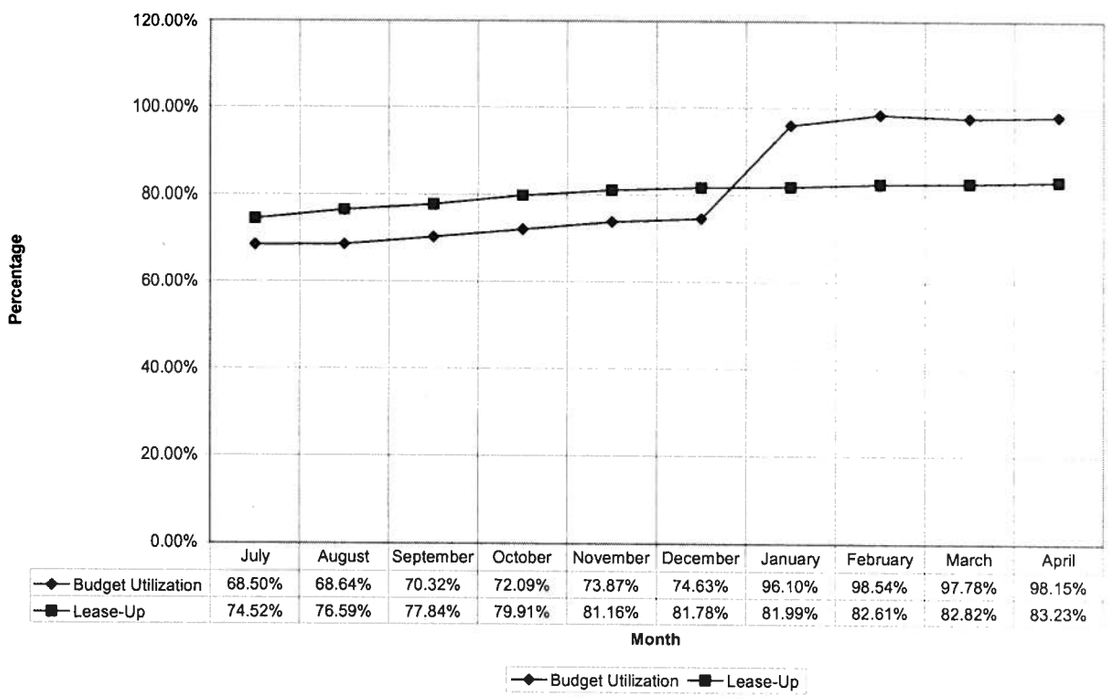
EXHIBIT O

Fiscal Year Report (Cumulative Trend)

- For FY 2007 – 2008, unadjusted average monthly lease up is 401 families or 80.24% of the total 482 possible families when based on the average subsidy payments.
- The Rent Supplement unadjusted average annual budget utilization is 81.86% of the total annual allocated budget of $945,876 or $78,823 per month.
- The monthly average per unit cost subsidy is $166.00 per month. The amount reflects the difference between what the family pays towards rent and the maximum subsidy amount of $230.00 per month.
- April 2008 Rent Supplement Subsidy payments show a monthly increase in subsidy expenditures to 98.15%.
- The values for past months may not be the same as reported in the past reports due to retroactive adjustments in lease up and subsidy payments.

Monthly Report (Monthly Snapshots)

FY 2007-2008 Rent Supplement Program Budget Utilization and Lease Up



	July	August	September	October	November	December	January	February	March	April
Budget Utilization	68.50%	68.64%	70.32%	72.09%	73.87%	74.63%	96.10%	98.54%	97.78%	98.15%
Lease-Up	74.52%	76.59%	77.84%	79.91%	81.16%	81.78%	81.99%	82.61%	82.82%	83.23%

EXHIBIT 0

DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
STAFFING REPORT
As of May 5, 2008

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	6	2	25.00%	2	0
		5	3	8	6	2	25.00%	2	0
Planning and Evaluation Office		1	2	3	1	2	66.67%	0	2
		1	2	3	1	2	66.67%	0	2
Compliance Office		2	2	4	4	0	0.00%	0	0
		2	2	4	4	0	0.00%	0	0
Housing Information Office		0	2	2	2	0	0.00%	0	0
		0	2	2	2	0	0.00%	0	0
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%	2	0
	Acctg Sec	10	0	10	7	3	30.00%	3	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
		20	1	21	13	8	38.10%	4	4
Information Technology		1	5	6	4	2	33.33%	2	0
		1	5	6	4	2	33.33%	2	0
Personnel Office		4	1	5	3	2	40.00%	1	1
		4	1	5	3	2	40.00%	1	1
Procurement Office		5	4	9	6	4	44.44%	1	3
		5	4	9	6	4	44.44%	1	3
Construction Mgt. Branch		2	0	2	1	1	50.00%	0	1
	CMS	3	0	3	2	1	33.33%	0	1
	CMS I	2	7	9	5	4	44.44%	3	1
	CMS 2	4	3	7	6	1	14.29%	1	0
	DSS	1	2	3	2	1	33.33%	0	1
		12	12	24	16	8	33.33%	4	4
Homeless Branch	Homeless	1	10	11	8	2	18.18%	2	0
		1	10	11	8	2	18.18%	2	0
Section 8 Branch	Sec 8 Office	2	0	2	2	0	0.00%	0	0
	Insp Unit	1	7	8	6	2	25.00%	1	1
	Rent Sub Sec 1	14	0	14	10	4	28.57%	2	2
	Rent Sub Sec 2	13	0	13	6	7	53.85%	1	6
		30	7	37	24	13	35.14%	4	9
Property Management & Maint. Services Branch	PMMSB	3	2	5	2	3	60.00%	0	3
	MGT SEC	2	0	2	1	1	50.00%	0	1
	APP	7	0	7	7	0	0.00%	0	0
	RSS	3	8	11	7	4	36.36%	0	4
	PMCS	2	5	7	5	2	28.57%	0	2
	CMSS	24	0	24	20	4	16.67%	0	4
	OAHU 1	25	0	25	21	4	16.00%	3	1
	OAHU 2	28	0	28	22	6	21.43%	1	5
	OAHU 3	35	0	35	29	6	17.14%	3	3
	OAHU 4	26	0	26	22	4	15.38%	3	1
	OAHU 5	30	0	30	22	8	26.67%	3	5
	HAWAII 7	16	0	16	14	2	12.50%	2	0
	KAUAI 8	10	0	10	10	0	0.00%	0	0
	MAUI 9	13	0	13	10	3	23.08%	0	3
		224	15	239	192	47	19.67%	15	32
TOTAL		**306**	**66**	**372**	**282**	**90**	**24.19%**	**35**	**55**

EXHIBIT P

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
May 05, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
OFFICE OF THE EXECUTIVE DIRECTOR						
106012	EX	N	T	Deputy Executive Director (EA)	SRNA	Interviews conducted.; Awaiting Approval
118550	EX	N	T	Chief Financial Management Advisor	SRNA	Pending recommendation.
	FISCAL MANAGEMENT OFFICE					
41253	CS	N	P	Secretary II	SR14	PD submitted to DHS/MSO/PMSS pending final review.
		ACCOUNTING SECTION				
41252	CS	N	P	Accountant IV	SR22	No selection; pending eligible lsiting from DHRD.
42097	CS	N	P	Account Clerk III	SR11	Pending final pd review from DHS.
22265	CS	W	P	Account Clerk III	SR11	State Funded unable to fill.
		PAYROLL & DISBURSEMENT SECTION				
118751	CS	N	P	Account Clerk III	SR11	Applicant recommended; pending start date.
		ASSET MANAGEMENT STAFF				
96908K	T	N	P	Clerk III	SR10	No action; cost savings.
		BUDGET STAFF				
41267	CS	N	P	Program Budget Analyst IV	SR22	Waiting for position description approval from DHS.
	PROCUREMENT OFFICE					
117691	EX	N	T	Contract Specialist	SRNA	No action; cost savings.
100882	EX	W	T	Contracts & Procurement Officer	SRNA	HPHA staff temporarily assigned.
31664	CS	W	P	Procurement & Supply Specialist II	SR20	No action; cost savings.
96903K	CS	N	P	Clerk III	SR10	No action; cost savings.
	CONSTRUCTION MGMT BRANCH					
2800	CS	W	P	Secretary II	SR14	No action; cost savings.
102205	SH	N	T	Student Helper II	NA	No action; cost savings.
		CONSTRUCTION MGMT SECTION				
5857	CS	N	P	Secretary II	SR14	Waiting for position description approval from DHS.
			CONSTRUCTION MGMT UNIT 1			
103024	EX	N	T	Contract Administrator	SRNA	Continuous recruitment.

EXHIBIT 8

067

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
May 05, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
100439	EX	W	T	Housing Warranty & Inspection Asst.	SRNA	State funded unable to fill.
100202	EX	W	T	Project Engineer	SRNA	State funded unable to fill.
			CONSTRUCTION MGMT UNIT 2			
10887	EX	N	P	Bldg Engineer V	SR 26	Pending recommendation.
102676	EX	W	T	Engineer (Building) IV	SRNA	State funded unable to fill.
			DEVELOPMENT SUPPORT SECTION			
100886	EX	W	T	Housing Development Specialist I	SRNA	No action; cost savings.
	HOMELESS PROGRAM BRANCH (HPB)					
102286	EX	A	P	Homeless Program Specialist	SRNA	Interviews completed; pending recommendation.
98901K	EX	A	T	Homeless Program Coordinator	SRNA	Request to extend position thru B&F.
	INFORMATION TECHNOLOGY OFFICE					
51820	CS	N	T	Clerk Typist II	SR08	Awaiting approval from DHS/PMSS
100388	EX	N	T	HPHA Systems Analyst	99	Pending eligible listing from DHRD.
106429	EX	N	T	HPHA Systems Analyst	99	Pending eligible listing from DHRD.
	PERSONNEL OFFICE					
30111	CS	N	P	Personnel Management Specialist IV	SR22	Applicant declined; pending eligible listing from DHRD.
51784	CS	N	T	Clerk Typist II	SR08	No action; cost savings.
	PLANNING AND EVALUATION OFFICE					
102034	EX	N	P	Housing Planner (Supervisor)	SRNA	No action; cost savings.
98902K	EX	N	P	Clerk Typist III	SR 10	No action; cost savings.
	PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH					
96904K		N	T	Hsg Maintenance Manager	SR26	No action; cost savings.
96905K	CS	N	T	Secretary II	SR14	No action; cost savings.
32210	CS	W	P	Clerk Typist II	SR08	No action; cost savings.
		CENTRAL MAINTENANCE SERVICES				
6728	CS	N	P	General Laborer II	BC03	Pending redescription and transfer to MU 4.
6787	CS	N	P	Heavy Truck Driver	BC07	No action; cost savings.
5968	CS	N	P	Welder I	BC10	No action; cost savings.
5647	CS	A	P	Clerk IV	SR10	State funded unable to fill.
		PMMSB - MANAGEMENT SECTION				

EXHIBIT 8

068

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
May 05, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
		MANAGEMENT UNIT 1				
6307	CS	N	P	Public Housing Supervisor IV	SR22	Pending Recommendation.
5636	CS	N	P	Public Housing Spclt II	SR18	2/24/08 Open continuous recruitment with DHRD.
6171	CS	N	P	Account Clerk II	SR08	No action; cost savings.
6791	CS	N	P	General Laborer II	BC03	No action; cost savings.
105749	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
		MANAGEMENT UNIT 2				
5855	CS	W	P	Secretary I	SR12	Stated funded unable to recruit.
11626	CS	N	P	Building Maintenance Worker II	WS09	No action; cost savings.
2806	CS	N	P	Building Maint. Helper	BC05	Pending recommendation.
32407	CS	N	P	General Laborer I	BC02	No action; cost savings.
6642	CS	N	P	Truck Driver	BC06	No action; cost savings.
105752	TA	N	T	Janitor II	BC02	No action; cost savings.
10879	CS	N	P	Building Maint. Worker I	BC09	No action; cost savings.
105748	TA	N	T	Social Services Aide I	SRNA	Employee terminated on 03/17/08.
		MANAGEMENT UNIT 3				
8548	CS	N	P	Public Housing Supervisor V	SR24	Pending position description approval from DHS.
6286	CS	N	P	Public Housing Specialist II	SR18	Internal applicant declined position; pending eligible listing from DHRD.
46195	CS	N	P	Social Service Asst IV	SR11	Interview completed, no recommendation made; pending eligible listing from DHRD.
8760	CS	N	P	Painter I	BC09	Pending Recommendation.
8834	CS	N	P	Bldg Maint Wkr I	BCO9	No Action; cost savings.
10541	CS	N	P	Bldg Maint Wkr I	BC09	Employee retired effective 04/30/08.
101126	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
		MANAGEMENT UNIT 4				
6693	CS	W	P	Public Hsg Spvr IV	SR22	State funded unable to fill.
8842	CS	N	P	Painter I	BC09	Pending eligible listing from DHS.
6792	CS	W	P	Building Maint. Helper	BC05	State funded unable to fill.
101127	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
12703	CS	N	P	General Laborer II	BC03	Pending request to fill.
		MANAGEMENT UNIT 5				
9204	CS	N	P	Public Hsg. Supr IV	SR22	Waiting for position description approval from DHS.
5640	CS	N	P	Bldg. Maint Wkr I	BC09	No action; cost savings.

EXHIBIT 8

069

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
May 05, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
10886	CS	N	P	Bldg. Maint Wkr I	BC09	No action; cost savings.
43948	CS	N	P	General Laborer II	BC03	No action; cost savings.
15486	CS	N	P	General Laborer I	BC02	No action; cost savings.
41350	CS	N	P	Painter I	BC09	Pending recommendation.
23698	CS	W	P	Public Hsg Spclt I	SR16	State funded unable to fill.
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
8846	CS	N	P	Buldiing Maint. Worker I	BC09	Returned eligible list to DHS/RES without action; mgr. will not fill.
		MANAGEMENT UNIT 7				
6931	CS	N	P	Bldg. Maint. Supervisor	F109	Pending 89-day appointment.
8719	CS	N	P	Secretary I	SR12	Pending 89-day appointment.
		MANAGEMENT UNIT 8				
102241	TA	N	T	General Laborer I	SRNA	No action; cost savings.
102242	TA	N	T	General Laborer I	SRNA	No action; cost savings.
		MANAGEMENT UNIT 9				
23050	CS	N	P	Public Hsg Spvr III	SR20	Waiting for position description approval from DHS.
6352	CS	N	P	Secretary I	SR12	Pendng 89-day appointment.
4938	CS	N	P	Bldg. Maint. Wkr I	BC09	Pending request to fill by manager.
45873	CS	N	P	Social Services Asst. IV	SR 11	Pending recommendation.
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	Clerk I	SR04	No action; cost savings.
		PRIVATE MANAGEMENT CONTRACTS SECTION (PMCS)				
102048	EX	W	P	Property Management Specialist	SR22	No action; cost savings.
42096	CS	W	P	Secretary I	SR12	State funded unable to fill.
		RESIDENT SERVICES SECTION				
41254	CS	N	T	Secretary I	SR12	No action; cost savings.
51818	CS	N	T	Clerk Typist II	SR08	No action; cost savings.
103043	TA	N	T	Social Service Aide I	SR05	No action; cost savings.
103036	EX	N	T	Resident Services Pgm Specialist	99	No action; cost savings.
111874	EX	N	T	Resident Services Pgm Specialist	99	No action; cost savings.
		SECTION 8 - INSPECTION UNIT				
101214	EX	N	T	Lead Housing Inspector	99	No action; cost savings.
100572	EX	N	T	Housing Inspector	SRNA	No action; cost savings.
101130	TA	N	T	Clerk I	SR04	No action; cost savings.
		RENT SUBSIDY SECTION 1				

EXHIBIT 9

070

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
May 05, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
29009	CS	N	P	Clerk Typist II	SR08	No action; cost savings.
23029	CS	N	P	Public Hsg Spclt II	SR18	No action; cost savings.
28657	CS	A	P	Public Hsg Spclt II	SR18	No action; cost savings.
46983	CS	A	P	Public Hsg Spclt II	SR18	No action; cost savings.
		RENT SUBSIDY SECTION 2				
28654	CS	N	T	Clerk Typist II	SR08	No action; cost savings.
35416	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
111465	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
111467	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
111468	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
111469	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
14977	CS	N	P	Clerk Typist II	SR08	89-day appt. recommended.

EXHIBIT 071

Reviewed and Approved by the Executive Director C7
May 15, 2008

FOR INFORMATION

SUBJECT: Status Report on Energy Performance Contract

FACTS:

A. The Hawaii Public Housing Authority (HPHA) issued a Request for Proposal for Energy Performance Contract for 67 federally subsidized low-income housing projects in February, 2008.

B. Energy Services Companies (ESCOs) were invited to a pre-proposal meeting and site visit on March 18, 2008 at the Kuhio Park Terrace.

C. On April 16, 2008, the deadline for submission of proposals, HPHA received three (3) proposals from the following companies: Ameresco, Honeywell and Noresco.

D. A review and selection committee has been established and the evaluation process is underway. The evaluation process includes three (3) major components: evaluation of written proposals, evaluation of references and evaluation of oral presentations.

E. Due to scheduling conflicts, the oral presentations originally scheduled for May 13 and 14 have been tentatively rescheduled to the first week in June.

F. Prior to selection of the ESCO, a report will be made to the Board of Directors. The June 19, 2008 meeting will be targeted.

Prepared by: Marcel Audant, Project Manager, Construction Management Section

Reviewed by: Derek H. Fujikami, State Housing Dev't Administrator

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