Reviewed and Approved by the Executive Director CJ
August 21, 2008

FOR ACTION

SUBJECT: Reappointment of Ms. Thelma Akita-Kealoha to the Maui Eviction Board for a Two-Year Term Expiring on August 31, 2010

I. FACTS

A. The Maui Eviction Board, composed of members of the community, is responsible for affording public housing tenants a full and fair hearing during lease termination proceedings.

B. Pursuant to HRS 356D, the Hawaii Public Housing Authority is authorized to appoint an eviction board in each county to hear cases referred for eviction. In accordance with HRS 356D, the Eviction Board has an authorized composition of at least three members, one of which must be a resident of public housing.

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

D. Ms. Thelma Akita-Kealoha resides in Pukalani. She is currently employed at Catholic Charities of Hawaii as the Maui Community Director. Her experience with resident issues and continued involvement within the community are assets to this Board. Ms. Akita-Kealoha was appointed to the Maui Eviction Board in 2004 and reappointed in 2006. She has expressed her willingness to serve as a board member for another two-year term.

II. RECOMMENDATION

That Ms. Thelma Akita-Kealoha be reappointed to the Maui Eviction Board for a two-year term expiring on August 31, 2010.

Prepared by: Lori Wegesend, Hearings Assistant

Reviewed and Approved by the Executive Director CT
August 21, 2008

FOR ACTION

SUBJECT: APPROVAL OF RESOLUTION NO. 14 APPROVING THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR FISCAL YEAR ENDING JUNE 30, 2008

I. REQUEST

Approval of the SEMAP Certification for FY ending June 30, 2008.

II. FACTS

A. SEMAP is a management assessment system that the Department of Housing and Urban Development (HUD) will annually use to measure the performance of all housing agencies (HAs) that administer the Section 8 tenant-based rental assistance program.

B. SEMAP sets forth the following fourteen (14) indicators to measure program performance. SEMAP enables HUD to ensure program integrity and accountability by identifying HA management capabilities and deficiencies and by improving risk assessment to effectively target monitoring and program assistance. HAs can use the SEMAP performance analysis to assess their own program operations.

C. Indicators 1-8, 13 and the Bonus Indicator are "self certified." Indicators 9-12 and 14 are measured and reported by HUD's Public & Indian Housing Information Center (PIC) Reports.

1. Indicator 1. Selection from the Waiting List **(15 pts)**
Examines whether the HA has written policies in its administrative plan for selecting applicants from the waiting list and whether the HA follows these policies when selecting applicants for admission from the waiting list.

2. Indicator 2. Reasonable Rent **(20 pts)**
Examines whether the HA has and implements a reasonable written method to determine and document for each unit leased that the rent charged by the owner is reasonable based on current rents for comparable unassisted units.

3. Indicator 3. Determination of Adjusted income **(20 pts)**
Examines whether at the time of admission and annual reexamination, the HA verifies and correctly determines adjusted annual income for each assisted family and, where the family is responsible for utilities under the lease, the HA uses the appropriate utility allowance for the unit leased in determining the gross rent.

4. Indicator 4. Utility Allowance Schedule **(5 pts)**
Examines whether the HA maintains an up-to-date utility allowance schedule.

5. Indicator 5. Housing Quality Standards (HQS) Quality Control Inspections **(5 pts)**
Examines whether a HA supervisor or other qualified person reinspects a sample of units under contract during HA fiscal year, under HUD's Quality Control sample guidelines.

6. Indicator 6. HQS Enforcement **(10 pts)**
Examines whether following each HQS inspection of a unit under contract where the unit fails to meet HQS, any cited life-threatening HQS deficiencies are corrected within 24 hours from the inspection and all other cited HQS deficiencies are corrected within no more than 30 calendar days from the inspection or any HA-approved extension. Also if deficiencies were not corrected within the required timeframe, the HA stopped housing assistance payments or took action to enforce the family obligations.

7. Indicator 7. Expanding Housing Opportunities **(5 pts)**
Examines whether the HA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration, informs rental voucher and certificate holders of the full range of areas where they may lease units both inside and outside the HA's jurisdiction, and supplies a list of landlords or other parties who are willing to lease units or help families find units, including units outside areas of poverty or minority concentration.

8. Indicator 8. Fair Market Rent (FMR) Limit and Payment Standards **(5 pts)**
Examines if HA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and has payment standards which do not exceed 110 percent of current applicable FMR and which are not less than 90 percent of the current FMR.

9. Indicator 9. Annual Reexaminations **(10 pts)**
Examines whether the HA completes a reexamination for each participating family at least every 12 months.

10. Indicator 10. Correct Tenant Rent Calculations **(5 pts)**
Examines whether the HA correctly calculates tenant rent in a) the rental certificate program, and b) the family's share of the rent to owner in the rental voucher program.

11. Indicator 11. Pre-Contract HQS Inspections **(5 pts)**
Examines whether newly leased units pass HQS inspection on or before the beginning date of the assisted lease and Housing Assistance Payment (HAP) contract.

12. Indicator 12. Annual HQS Inspections **(10 pts)**
Examines whether the HA inspects each unit under contract at least annually.

13. Indicator 13. Lease-Up **(20 pts)**
Examines whether the HA enters HAP contracts for the number of units under budget for at least one year.

14. Indicator 14. Family Self-Sufficiency (FSS) Enrollment and Escrow Accounts **(10 pts)**
Examines whether the HA has enrolled families in the FSS program as required, and the extent of the HA's progress in supporting FSS by measuring the percent of current FSS participants with the FSS progress reports entered in PIH Information Center (PIC) that have had increases in earned income which resulted in escrow account.

In addition, there is a Deconcentration Bonus Indicator, which is optional for HAs with jurisdiction in metropolitan FMR areas, such as HPHA. This indicator examines the percent of Section 8 mover families with children who moved to low poverty census tracts in HA's principal operating area during the last HA FY and is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of last HA FY. **(5 pts)**

III. DISCUSSION

The SEMAP score and overall performance rating identifies housing agencies as high performer, standard or troubled and identifies and requires corrective actions for SEMAP deficiencies, and imposes sanctions for troubled performers.

Indicator	Maximum Points	FY 07 Points	Anticipated Points for FY 08
#1: Selection from the Wait List	15	0	15
#2: Reasonable Rent	20	15	15[1]
#3: Determination of Adjusted Income	20	15	15[2]
#4: Utility Allowance Schedule	5	5	5
#5: Housing Quality Standard (HQS) Quality Control Inspections	5	5	5
#6: HQS Enforcement	10	0	0[3]
#7: Expanding Housing Opportunities	5	5	5
#8: Fair Market Rent (FMR) Limit and Payment Standards	5	5	5
#9: Annual Reexaminations	10	10	10
#10: Correct Tenant Rent Calculations	5	5	5
#11: Pre-Contract HQS Inspections	5	5	5
#12: Annual HQS Inspections	10	10	10
#13: Lease-Up	20	20	0[4]
#14: Family Self-Sufficiency (FSS) Enrollment and Escrow Account	10	10	8[5]
#15: Deconcentration Bonus	5	5	5
Total	145	115	108[6]

Footnotes:

[1]File samples indicated some rent comparables were dated or did not follow Administrative Plan procedure. Errors did not impact final rating as Standard Performer. To receive maximum points, HPHA must score at least 98%. Staff has been reminded to double check the inspectors' work for completeness to improve score in the future. Out of 90 files reviewed, 9 files had errors resulting in a 90% compliance or 15 points. To receive maximum points, HPHA must score at least 98%. We anticipate full points for 2009 SEMAP.

[2]File samples indicated some rent calculations did not follow PIH 2004-1 policy and procedure. Errors did not impact final rating as Standard Performer. Training has been established during Branch meetings to address the deficiency and improve score in the future. Out of 238 files reviewed, 40 files had errors resulting in a 83% compliance or 15 points. To receive maximum points HPHA must score at least 90%.

[3]Some file samples indicated that HPHA staff failed to contact owner whether failed inspection items were completed or extension was needed. Problem has been identified and corrected for 2009 SEMAP. Controls have been created whereby the inspection section follows up on failed items. Out of 13 files reviewed, 1 file had an error resulting in 92% compliance. However, to receive the maximum points HPHA must score 100% compliance. We anticipate full points for 2009 SEMAP.

[4]HPHA Housing Assistance Payment expenditures were 91.02% of the Budget Authority. To receive the minimum 15 points, HPHA must expend at least 95% of the Budget Authority. The Section 8 Branch has begun to issue more vouchers to attain this mark for FY 2009.

[5]The Family Self-Sufficiency (FSS) file reviews indicate that there are 70 participating families out of 105 available slots resulting in 67% mandatory slots filled; 34 of these families have an escrow account balance resulting in 49% of the FSS families with an account balance. SEMAP indicator 14 states that if 60-79% of its mandatory FSS slots and 30% or more of FSS families have an escrow account balance, 8 points shall be awarded. The FSS Program continues to outreach and establish escrow balances to attain the full 10 points for FY 2009.

[6]Deconcentration Bonus points not included in the total SEMAP points.

The Section 8 Management Assessment Program Certification is being submitted for FY ending June 30, 2008, 108/145 = 75.0%, Standard Performer Rating.

Less than 60% = Troubled Performer Rating
60%-89% = Standard Performer Rating
90% plus = High Performer Rating

IV. RECOMMENDATION

That the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 14, approving the Section 8 Management Assessment Program Certification for FY ending June 30, 2008.

Prepared by: Dexter Ching, Section 8 Subsidy Programs Branch Chief DC
Reviewed by: Barbara Arashiro, Executive Assistant

RESOLUTION NO. 14

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

RESOLUTION APPROVING THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION

WHEREAS, the Board of Directors of the Hawaii Public Housing Authority, in compliance with the U.S. Department of Housing and Urban Development (HUD) management performance requirements for Fiscal Year 2008, has reviewed the Section 8 Management Assessment Program (SEMAP) Certification, herein attached, and

WHEREAS, The Section 8 Management Assessment Program (SEMAP) provides policies and procedures for HUD's use in identifying Public Housing Agency management capabilities and deficiencies, and

WHEREAS, HUD will utilize and allow the Section 8 Management Assessment Program (SEMAP) to practice accountability, monitoring, and risk management.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority hereby approves the SEMAP Certification for FY ending June 30, 2008.

The UNDERSIGNED, hereby certifies that the foregoing Resolution was duly adopted by the Directors of the Hawaii Public Housing Authority on August 21, 2008.

_____
Travis Thompson, Chairperson

For background information 2007

current FSS participants with the FSS progress reports entered in PIC that have had increases in earned income which resulted in escrow account.

In addition, there is a Deconcentration Bonus Indicator, which is optional for HAs with jurisdiction in metropolitan FMR areas. This indicator examines the percent of Section 8 mover families with children who moved to low poverty census tracts in HA's principal operating area during the last HA FY and is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of last HA FY. **(5 pts)**

III. DISCUSSION

The SEMAP score and overall performance rating identifies housing agencies as high performer, standard or troubled and identifies and requires corrective actions for SEMAP deficiencies, and imposes sanctions for troubled performers.

Indicator	2005 Final Points	2006 Final Points	2007 Anticipated Points	SEMAP Maximum Points	2008 Anticipated Points
#1: Selection from the Wait List	15	0	0[1]	15	15
#2: Reasonable Rent	20	15	15[2]	20	20
#3: Determination of Adjusted Income	20	15	15[3]	20	20
#4: Utility Allowance Schedule	5	5	5	5	5
#5: Housing Quality Standard (HQS) Quality Control Inspections	5	5	5	5	5
#6: HQS Enforcement	10	0	0[4]	10	10
#7: Expanding Housing Opportunities	5	0	5	5	5
#8: Fair Market Rent (FMR) Limit and Payment Standards	5	5	5	5	5
#9: Annual Reexaminations	10	10	10	10	10
#10: Correct Tenant Rent Calculations	5	0	5	5	5
#11: Pre-Contract HQS Inspections	NA	5	5	5	5
#12: Annual HQS Inspections	10	10	10	10	10
#13: Lease-Up	15	15	20	20	20
#14: Family Self-Sufficiency (FSS) Enrollment and Escrow Account	10	8	10	10	10
#15: Deconcentration Bonus	0	5	5	5	5
Total	135	98	115	145[5]	150

Footnotes:

[1]Contact letters were dated one or two days apart which caused the applicants not being called in order. **Problem has been identified and corrected for 2008 SEMAP.** Supervisor controls master mailings.

[2]File samples indicated some rent comparables were dated or incomplete. Errors did not impact final rating as Standard Performer. We anticipate full points for 2008 SEMAP. Staff has been reminded to double check the inspectors' work for completeness to improve score in the future.

[3]File samples indicated some rent calculations did not follow PIH 2004-1 policy and procedure. Errors did not impact final rating as Standard Performer. Training has been established during Branch meetings to address the deficiency and improve score in the future.

2007

been identified and corrected for 2008 SEMAP. Controls have been created whereby the inspection section follows up on failed items. We anticipate full points for 2008 SEMAP.

[5]Deconcentration Bonus points not included in the total SEMAP points.

The Section 8 Management Assessment Program Certification is being submitted for FY ending June 30, 2007, 115/145 = 79%, Standard Performer Rating.

Less than 60%	=	Troubled Performer Rating (0–86 points)
60%-89%	=	Standard Performer Rating (87–129 points)
90% plus	=	High Performer Rating (130–145 points)

IV. RECOMMENDATION

That the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No.09, approving the Section 8 Management Assessment Program Certification for FY ending June 30, 2007.

Prepared by: Dexter Ching, Chief, Section 8 Subsidy Program Branch DC

Approved by the Board of Directors at its meeting on
AUG 16 2007

SECTION 8 SUBSIDY PROGRAMS BRANCH

Please take necessary action

EXECUTIVE DIRECTOR

Executive Director's Report
August 21, 2008

Highlights:

A. FY 2009 Budget
Changes to income and expenses are being verified and will be presented at the Board meeting.

MD Strum recommends that updates to the HPHA FY 2009 budget be provided to the Board monthly, and amended in January and April of 2009, unless there is a need for more amendments.

B. Special Teams
- Vacant Units – See Attachment #1
  520 vacant units as of 6/30/08 (the target to complete during FY 2009)
  140 completed by 8/12/08 (26% of the total), by Unit Turnaround Team and private contractors.

- St. Paul Housing Authority Staff member planning to provide training in August-September.

- Applications and Collections
  St. Paul Housing Authority Staff members trained Special Teams 7/21 - 7/25/08. See report and recommendations Attachment #2

C. Financial Management
- Budget to actual comparison for July 2009 is being prepared.
- MD Strum projects 9/15/08 to provide data to the HUD Financial Data System. HUD's deadline changed from 8/31/08 to 9/21/08.
- MD Strum projects completing documents for the FY 2008 Audit process by 11/7/08.
- HPHA hired five temporary account clerks to assist with FY 2009 general ledger input while staff accountants focus on the FY 2008 financial documents.
- EmPHAsys software training in scheduled for November 2008 or later for current staff.
- Chief Financial Management Advisor recruitment is in process.

D. Training
- The first of several trainings for supervisors was held on 8/14/08 on the Performance Appraisal System and Discipline.
- Upcoming Training: MD Strum on Expense Management 8/26/08 and Procurement 8/27/08.
- HUD's Office of Inspector General Training on Fraud 8/21/08.
- HUD Training on Financial Assessment Subsystem on 8/27/08.

E. Puahala Transitional Housing Units
- 13 Next Step Shelter resident families have been moved in as of 8/14/08. The 14th family is scheduled after 8/18/08.

F. Resident Community Meetings at the AMPs
- Meetings at 4 of 16 AMPs were held starting August 5. Attendance has been 100, 70, 60 and 70. Please see agenda and partial list of handouts provided to all residents. Attachment #3. The meetings have been positive with residents, non profits, and government officials stating their concerns, and staff responding. Follow up meetings will be held two more times during the fiscal year to hold staff and residents mutually

accountable. Residents are being organized into active groups and associations. Residents have positively received the presentations on possible mixed income redevelopments for HPHA. HPHA is clearly stating that no decisions have been made to pursue mixed income redevelopments and there is no specific project being discussed.

G. Legislative Update

The quarterly HPHA briefing for the Senate/House Housing committees will be on August 22, 2008 (the day after the Board Meeting) at room 325 of the State Capitol from 9:00 a.m. – 11:00 a.m. Board members are welcome to attend. This briefing will include a presentation by others on mixed income and mixed finance developments of public housing.

H. **Reports** - (Letters indicate Exhibits attached)

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

2. Fix elevators
   c. 8 of 9 elevators repaired; all repairable elevators completed. Elevator Repair Report.
   d. Elevator Modernization Report.

3. Monthly Property Management Report (see Exhibit e)
   - Low Income Housing Owned or Administered – Federal
   - Low Income Housing Owned or Administered – State
   - Low Income Housing Owned or Administered – Section 8
   - Monthly Occupancy Summary – Federal
   - Number of Families Housed – Federal
   - Public Housing Waiting List – Federal
   - Public Housing Waiting List – Section 8
   - Number of Transfers for Fiscal Year 2008 – Federal
   - Number of Transfers Over Time – Federal
   - Annual Evictions – Federal
   - Rents Uncollected for Fiscal Year 2008 – Federal
   - Rents Uncollected Over Time – Federal
   - Maintenance Work Orders – PHAS Grades – Federal
   - Work Order and Labor Ratio – Federal

   f. Property Management and Maintenance Services Branch Status Report that includes Vacant Unit Summary.
   g. Results of Eviction Referrals July 2007 – July 2008

4. Procurement
   h. List of contracts

5. Section 8 Subsidy Programs Branch
   i. Program Report

6. Personnel status
   j. Staffing report
   k. Staff vacancy report

7. Homeless Programs Branch – Exhibit l

Vacant Unit Completion Status
As of 8/12/2008

Project	Vacant Units	Completed	To be Completed	Assigned to Special Teams	Assigned to CMS
AMP 30 (Halawa)	4	3	1	1	0
AMP 31 (Kalihi Valley Homes)	103	50	53	17	36
AMP 32 & 33 (Mayor Wright Homes)	26	10	16	6	10
AMP 34 (Kalakaua)	28	3	25	5	20
AMP 35 (Punchbowl)	44	1	43	12	31
AMP 37 (Hilo)	49	1	48	16	32
AMP 38 (Kauai)	22	6	16	8	8
AMP 39 (Maui)	61	8	53	23	30
AMP 40 (Kuhio Park Terrace)	32	6	26	9	17
AMP 43 (Kona)	33	28	5	2	3
AMP 44 (Leeward Coast)	31	4	27	9	18
AMP 45 (Windward Oahu)	22	6	16	10	6
AMP 46 (North Hawaii)	31	3	28	27	1
AMP 48 (Waipahu)	14	2	12	12	0
AMP 49 (Wahiawa/Waialua)	17	9	8	5	3
AMP 50 (Palolo)	3	0	3	2	1
Total	**520**	**140**	380	164	216

Attachment #1

Report on Visit from St. Paul Housing Authority
July 21, 2008 – July 25, 2008

Kristine Lindgren
Merhawit Kubrom
Michelle Kallenbach

1. SPHA staff met with all levels of HPHA staff, including executive management staff, applications staff, management staff, budget subcommittees, visited Maui project, conducted teleconference with Hilo and Kauai offices.

2. SPHA staff reviewed HPHA's Admissions and Continued Occupancy Policy, Administrative Rules, and procedures on applications, placement, collections and write-offs.

3. Significant Policy Differences Between HPHA and SPHA

SPHA	HPHA
Preferences. SPHA has only one preference for Veterans for its family project	HPHA has preferences for Homeless, Involuntary displaced, and victims of domestic violence
Screening. SPHA screens applicants for suitability. SPHA rejects almost half of the applicants due to poor housing history	HPHA has not implemented screening for suitability on a consistent basis.
Wait List Maintenance. SHPHA resequences their wait list every 2 weeks.	HPHA resequences the list every 3 months.
Collections. SPHA refers all tenants for eviction within 14 days of non-payment of rent. Able to obtain court date within 10 days of referral to the Housing Court.	HPHA has an administrative hearings process for late payment of rent.
Fees. SPHA maintains a schedule of fees, such as late service fee, bounced check fee, attorney's fees, maintenance fees.	HPHA is in the process of implementing similar fees.

4. SPHA Recommendations for HPHA. See attached.

RECOMMENDATIONS
July 25, 2008

Immediate Actions:

Assign duties according to work flow draft

- data entry of entire application by one clerical support staff person
- 3 staff conduct interviews of mixed bedroom sizes
- 1 staff completes rent calculations
- supervisor assigns completed file to available unit
- re-assign additional clerical tasks based on skill level/work unit needs

Establish a regular timeframe for applicant selection/draw (bi-weekly, monthly, etc.) & follow agreed upon schedule

Establish written procedures with timeframes for each step in the process

Work with staff in other areas (management, maintenance) to improve communication & to supply accurate information regarding vacancies, unit prep time, etc.

Implement consistent screening and processing practices across work sites; consider centralizing screening or implement requirement to follow established practices

Follow-Up Actions:

Review and refine processes for improved processing efficiency

Reduce phone communication and/or utilize written format for documentation requests

Establish & adhere to defined timeframes for worker activities & applicant responses

Establish a defined procedure for add-ons

Review & update forms

Follow-up with IT staff to explore improved re-sequencing process

Re-sequence waiting list more often than quarterly (every month)

Establish a schedule for waiting list update & follow established schedule

Explore new options for waiting list management (consolidation of location & bedroom size) or develop an improved monitoring system

Implement a system of checks & balances to include file monitoring by supervisor

Long Term Goals:

Implement Elite or other advanced waiting list module

Implement stricter applicant suitability screening §2028 - 17, HAR

Future Considerations:

Hold periodic rethinking exercises to establish goals, identify barriers, brainstorm solutions and set realistic implementation deadlines

Revise ACOP

Retain one offer policy but establish standardized reinstatement policy

Reconsider preferences; consider weighting preferences

Develop monitoring reports for staff performance

Maintain a standardized meeting schedule to improve communication

Increase resident accountability

Recommendations for collecting rents

1. Implement late service fee Example: $20.00

2. Implement interims for rent increases at time of increase

3. Enforce chronic late rent policy (some mangers do and some don't enforce the policy. Mgmt termination

4. Don't use collection agency if tax intercept will work. Charlene didn't have any info about tax intercept so I was unable to see what the procedures are.

5. Send out letters following move out letter. Gave example letter to Charlene.

6. Change security deposit amounts based on income. $150 being minimum, not what the rent amount is.

7. Managers need to follow through with eviction packets and should be required to give them to a supervisor on a timely manner.

8. Eliminate the second notice letter. They are sent a 14 day letter, then they meet with manager (same as manager knocking on door)

9. Implement New Admissions requirement. Use housekeeping video and let tenants know what is expected of them. St Paul gives a $25 rent credit for attending the meeting.

10. Need more specialists to do rent calcs and require tenant's to pay based on their income. Heard from two work units.

11. Will get tenant ledger that Curt created from MLS to use to attach to eviction packets.

Attachment #2

August – October 2008
Hawaii Public Housing Authority (HPHA)
Resident Community Meeting
6:00 to 7:30 p.m.

Agenda

Ground Rules:

1) One person speaks at a time
2) No interrupting each other
3) Everyone's input is important
4) Respectful behavior
5) Start and end on time

Topics for Discussion:

1) New HUD requirement for Asset Management (project based management)
2) Resident Association and resident issues/concerns
3) Community, police, neighborhood board, nonprofit and elected official issues/concerns
4) HPHA staff and management issues/concerns
5) Long-term public housing repair and maintenance needs
6) Possible solutions such as, a) resident and volunteer involvement, b) mixed income/mixed finance development (successfully done in places such as San Francisco and Seattle), and c) other solutions

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

chad.taniguchi@hcdch.hawaii.gov 832-~~6003~~ 4694

Attachment #3

HPHA FY 2009 Budget and Turnaround Plan
August 5, 2008

Background

- HPHA public housing expenses have exceeded income by $21 million for the last three years:
  - $8.3M FY 2006 (audited)
  - $10.3M FY 2007 (audited)
  - $ 3.1M FY 2008 (projected)
- HPHA's public housing reserves now total $4M, a bare minimum to operate.
- HPHA's trend of losses is unsustainable.

Without a turnaround in financial performance HPHA's 6,200 housing units may need to be sold to nonprofits or privatized, as the City of Honolulu is doing.

HPHA Turnaround plan:

For FY 2009, during the next 12 months

- Increase income by fixing, filling vacant units, collecting rent and implementing business systems recommended by St. Paul Housing Authority.
- Decrease costs by becoming more productive and efficient.

FY 2009 Budget Goals and Performance Targets:

Additions to the budget can be achieved as follows:

95 percent occupancy for all AMPs	= $300,000
95 percent rental collection for all AMPs	= $600,000
95 percent one-time writeoffs of vacated bad debts	= $1,700,000
Payment in Lieu of Taxes (Pilot) adjustment	= $400,000
State Family Legislative operating & utility subsidy	= $1,100,000
State Elderly Legislative operating & utility subsidy	= $1,800,000
	$5,900,000
Estimated budget deficit	($4,220,000)
Effect of achieving budget goals and performance targets on budget	$1,680,000

Attachment #3

State of Hawaii
Department of Human Services
Hawaii Public Housing Authority
Financial Operations Summary - Federal Low Rent Program,
(State) Single Family Housing Program, and Elderly Housing Program (State)
Fiscal Years 2004 through 2009

	2009 **	2008 **	Audit 2007 *	Audit 2006 *	Audit 2005 *	Audit 2004 *
Rental Income	19,457,560	18,554,755	18,343,559	16,395,760	15,568,626	15,884,499
Operating Subsidy	16,947,154	16,003,836	10,642,544	13,424,541	20,379,898	10,751,136
State Repair & Maint Fund	3,824,869	4,500,000	-	-	-	-
State Security	1,891,717	1,500,000	-	-	-	-
Federal Capital Transfer	2,577,055	3,000,000	-	-	-	-
Other Income	2,294	791,048	2,031,296	734,970	768,139	651,331
Total Revenue	44,700,649	44,349,639	31,017,399	30,555,271	36,716,663	27,286,966
Project (a)	11,778,234	8,403,168	6,980,784	6,960,997	7,688,007	5,209,581
Personal Services (b)	11,176,695	14,933,408	14,284,809	13,697,371	12,371,553	11,873,298
Administrative Expenses (c)	3,825,310	2,239,200	3,596,722	4,071,824	2,096,381	2,675,726
Professional Services (d)	683,102	759,000	703,857	337,630	250,331	291,419
Security (e)	2,097,188	1,801,271	1,718,776	1,579,942	2,115,911	662,281
Insurance (f)	836,436	1,100,000	974,370	202,905	359,988	284,675
Repair & Maintenance (g)	1,299,795	5,250,000	2,379,306	1,917,696	1,819,670	2,181,553
Utilities (h)	10,714,667	10,866,729	10,071,390	9,190,784	7,216,019	7,337,739
Payment Lieu of Taxes (i)	566,997	575,000	500,000	574,114	730,443	813,252
Other expense (j)	5,404,025	405,000	98,488	358,590	540,543	380,193
Total Expenses	48,382,449	46,332,776	41,308,502	38,891,853	35,188,846	31,709,717
Excess (Deficit)	(3,681,800)	(1,983,137)	(10,291,103)	(8,336,582)	1,527,817	(4,422,751)

Attachment #3

06/19/08

The Future of Public Housing in Hawaii

The Redevelopment of Public Housing Units

Current Condition of Public Housing in Hawaii?

- 5,363 'federal' units
- 864 'state' units
- Run-down
- Needs repair

Maintenance & Repair Costs

- $900 million for 2003-2033 (2003 dollars)
- Average $30 million per year for 30 years
- Current amount received from state and federal sources: $18 million per year average
- Funding shortfall: $12 million per year average
- Potential shortfall after 30 years $360 million

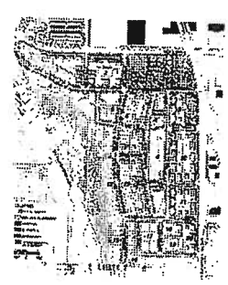
Possible futures if conditions don't change

- Sale of units to nonprofits or other operators
- Reduction of public housing inventories

Preserving public housing

- Residents & community can unite to save public housing
- Volunteers help to repair units
- Conservation of water & utilities to reduce costs
- Mixed-income & mixed finance redevelopments

Mixed-income Redevelopment

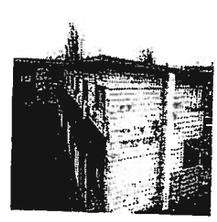


- One for one replacement of public housing units
- Add affordable and market-rate rental units
- Neighborhood & community outreach programs
- Increased safety

Sample Projects

- Seattle & San Francisco Housing Authority redevelopments
- Holly Park (Seattle)
- High Point (Seattle)
- Valencia Gardens (S.F.)

Holly Park (Seattle)



- Built during WWII
- Distressed property, low-income neighborhood
- 871 public housing units

New Holly (after)

- Now: mixed-income, mixed-use
- All public housing units replaced
- Added affordable & market-rate units

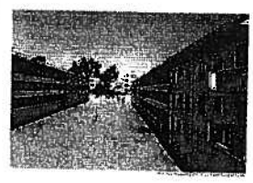
High Point (Seattle)

- 716 public housing units
- Built in the 1940s
- Distressed property

High Point (after)

- 1,559 total mixed-income units
- All public housing units replaced
- 386 traditional public housing units
- 250 additional affordable housing units
- 80 units for very low-income seniors

Valencia Gardens (San Francisco)



- 246 dilapidated public housing units
- Poorly maintained

Valencia Gardens (after)

- All public housing units replaced
- Private back yards
- Senior units and senior center

Mixed Financing

- Public & private funding, along with tax credits
- Increase economic diversity by mixed-use development (retail)
- Goal: economic development in tandem with housing

Questions and Comments ?

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Honolulu, HI 96817
808-832-4694
chad.k.taniguchi@hawaii.gov

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	**completed 6/30/2008**		49	
Phase 2 - Oahu A&B Units (Contract)	4/15/2008	**completed 6/30/08** 8/28/2008		29	4
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	**completed 6/30/08**		46	
Phase 4 - Kahale Kahaluu tenant relocation A&B Units (Contract)	5/12/2008	**completed 6/30/08** 7/31/2008		8	10
Phase 5 - Maui Vacant Units	6/25/2008	10/28/2008			24
Phase 6 - Makamae	7/2/2008	9/29/2008			24
Pomaikai Abatement	10/15/2007	**completed 1/1/2008**		6	
Makua Alii Vacant Unit Repair	6/30/2008	**completed 7/31/2008**			2
Noelani Burned Unit Repair	6/30/2008	8/31/2008			1
David Malo Burn Unit	9/22/2007	2/1/2009			1
Lokahi Re-tiling	11/15/2007	**completed 12/15/2007**	5		
Hanamaulu - Repair Unit 14R	10/1/2007	9/1/2008			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					
Lanakila Phase 3A (Big Island)	9/1/2008	10/1/2009			20
Kahale Kahaluu (Big Island)	1/2007	**completed 11/2007**	50		
Capital Fund Contracts FFY2006					
Kalihi Valley Homes Phase 3B Construction	7/1/2008	5/1/2009			27
* Paoakalani - Roofing, Conc Spall Repair & Parapet Wall Construction	7/1/2008	11/1/2008			10
Capital Fund Contracts FFY2007					
Kauhale Ohana - 4 type C	11/1/2007	**completed 5/19/08**		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			**77**	**142**	**211**
Total Vacant Units					**430**
* indicates additional funding required to construct					

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	completed 6/30/08	49	1	17
Phase 2 - Puahala Homes, Kamehameha Homes, Kaahumanu Homes, Kuhio Park Terrace, Kalanihuia, Spencer House			$ 449,000	4/15/2008	8/28/2008	33		
Phase 2A - Mayor Wright Homes			To be funded with 2009 Vacant Unit Repair & Maintenance Funds					
Phase 3 - Outer Islands A&B Units (Contract) (Hilo)			$ 192,060	1/1/2008	completed 6/30/08	46		
Phase 4 - Kahale Kahaluu tenant relocation A&B Units (Contract)			$ 223,934	5/12/2008	completed 7/31/2008	18		
Phase 5 - Kahekili Terrace, Makani Kai Hale, David Malo Circle, Piilani Homes			$ 394,910	6/25/2008	10/28/2008	24		
Phase 6 - Makamae Vacant Units		(4)	$ 235,000	7/2/2008	9/29/2008	24		
Hauiki 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					
Makua Alii Vacant Unit Repair			$ 25,970.00	6/30/2008	completed 7/31/2008	2		
Noelani Burned Unit Repair			$ 46,585.00	6/30/2008	8/31/2008	1		
Management Unit Repairs (Contract/Materials)								
David Malo Circle - Fire Damage			$ 860	9/22/2007	2/1/2009	1		
Repair Materials			$ 255,000	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	9/1/2008	1		
SUBTOTALS (Design and Construction for $3M)			$ 3,000,000		Subtotal	219	3	19
Balance			$ -					
$ 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	completed 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	completed 4/11/2008			
Hilo: OCCC (Unit and Site Repairs)	$ -		$ 19,785	7/1/2007	completed 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		completed 6/20/2008			
Elevator Repairs			$ 136,678	on going				
Small Water Jetter for CM			$ 4,721					
Large Water Jetter for CM			$ 40,563					
Recurring Maintenance Contracts								
MU Small Purchases and Materials			$ 514,216					
Refuse Collection	$ -		$ 587,370					
SUBTOTAL	$ 72,040		$ 1,512,516		Subtotal	0		
SUBTOTAL (Design and Construction for $1.5M)			$ 1,584,556					
Balance		(4)	$ 0					
TOTAL (Design and Construction for $3M + $1.5M)			$ 4,584,556					
2006-2007 Capital Improvement Program ($2.0M) Large Capacity Cesspool Conversion								
	Design		Construction					
M&E Pacific - Design for Maui and Kauai	$ 284,750	(5)		6/3/2008				
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	Completed 5/1/2008			
SUBTOTALS	$ 300,000		$ 1,700,000					
TOTAL (Design and Construction)			$ 2,000,000					
Balance			$ -					
*Legend - See Page 3								

EXHIBIT b

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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
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	completed 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)		7/11/2008	1/10/2013			
Lanakila: Disability Fair Housing Renovations (Big Island)	$ 273,349	(10)		7/1/2008	12/1/2008			
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)		3/1/2009				
Hale Hauoli: Roofing and Interior Repairs (Big Island)	$ 255,932	(10)		6/16/2008	5/11/2010			
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	$ 138,200.84		$ 388,690.95	7/15/2008	11/23/2008			
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'olulu, Kamalu, Halia Hale			$ 600,000	10/1/2009	5/1/2010			
Kalakaua Elevator Modernization			$ 630,000	2/1/2010	9/1/2010			
Kuhio Park Terrace Elevator Modernization		(6)	$ 3,763,596	7/15/2008	11/1/2009			
Kalanihuia - Elevator Modernization		(2)	$ 520,000	8/1/2009	3/1/2010			
Paoakalani - Elevator Modernization		(2)	$ 450,000	2/1/2010	9/1/2010			
Makua Alii - Elevator Modernization			$ 450,000	2/1/2010	9/1/2010			
Pumehana Elevator Modernization		(2)	$ 450,000	8/1/2009	3/1/2010			
Punchbowl Elevator Modernization		(2)	$ 400,000	11/1/2010	6/1/2011			
Makamae Elevator Modernization		(2)	$ 400,000	11/1/2010	6/1/2011			
Salt Lake Apt Elevator Modernization		(2)	$ 200,000	2/1/2010	5/1/2010			
Hale Poai Elevator Modernization			$ 300,000	10/1/2008	5/1/2009			
Laiola Elevator Modernization			$ 200,000	12/1/2008	5/1/2009			
Elevator Repairs			$ 110,245					
Elevator Consultant - Elevator Modernization of 17 Projects	$ 314,968							
Elevator Consultant - Elevator Modernization Supplemental Contract #1	$ 247,979		$ -					
SUBTOTALS	$ 562,946		$ 8,473,841					
TOTAL (Design and Construction)			$ 9,036,788					
Balance		(2)	$ (4,036,788)					
2007-2008 Capital Improvement Program ($20M)								
	Design		Construction					
Lanakila: Disability Fair Housing Renovations (Big Island)		(10)	$ 3,000,000	12/1/2008	6/1/2010			
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	$ 651,971		$ 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	10/1/2008	2/1/2009			
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)						
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			
ADA Accessibility for 17 Projects	$ 700,000	(10)						
SUBTOTALS	$ 1,352,652		$ 19,570,800		Subtotal	69		
TOTAL (Design and Construction)			$ 20,923,452					
Balance		(2)	$ (923,452)					
*Legend - See Page 3								

EXHIBIT b

038

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			
Noelani Exterior Repair of 43 Units (Big Island)		(8)	$ 2,387,932	9/1/2007	completed 7/11/2008			
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	70	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			$ 615,706	7/1/2008	11/1/2008	10		
Kuhio Park Terrace Fire Alarm - Design/Build			$ 1,578,918	7/1/2008	7/1/2009			
Kaimalino, Exterior Repairs and Painting (Big Island)	$ -		$ 712,000	8/1/2008	5/1/2009			
SUBTOTALS	$ -		$ 8,121,512		Subtotal	37		
TOTAL (Design and Construction)			$ 10,000,000					
CAPITAL FUND CONTRACTS FFY2007 ($10M)	Design		Construction					
Makua Alii Spall Repair	$ 361,238.00							
Kealakehe - Roofing and Exterior Repairs (Big Island)			$ 543,000	1/1/2009	11/1/2009			
Mayor Wright Homes Solar Water Heater Improvements		(3)	$ 3,000,000	10/1/2008	8/1/2009			
Nani Olu Roofing and Exterior Repairs (Big Island)			$ 735,500	10/1/2008	8/1/2009			
Hale Hookipa Roofing and Exterior Repairs (Big Island)			$ 1,126,500	10/1/2008	8/1/2009			
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	completed 5/19/08	4		
Roof Repair - Kaahumanu, Mayor Wright, Wahiawa Terrace, Kuhio Park Terrace, Kaulokalani	$ 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	$ -		$ 650,000	8/1/2008	2/1/2009			
SUBTOTALS	$ 234,480		$ 8,022,774		Subtotal	22		
TOTAL (Design and Construction)			$ 8,257,254					
OTHER STATE FUNDS								
Hauiki Abatement			$ 883,894		completed 3/15/08	13	1	1
					Subtotal	13	1	1
						Affected	Rent Ready	Filled
					Total Units	430	54	67

*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

EXHIBIT b

039

Elevator Repair Report: Hawaii Public Housing Authority Elevators reported as of 07/31/08

Name	Type	Elevator No.	Repair	No. and duration of Repairs to Elevator for month of July			No. and duration of Repairs to Elevator between 7/1/07 to 7/31/08			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		2			15		2			$ 101,222.00
		2		2			9	1	2			$ 64,727.85
		3					2					$ 550.00
Kuhio Park Terrace B	Family	4	Parts used to repair #5	Cannot be repaired.					1	06/29/07	Cannot be repaired.	
		5		1			1		2			$ 129,581.38
		6					40					
Paoakalani	Elderly	1					2					
		2					1		1			$ 17,038.90
Kalakaua Home	Elderly	1					12	1	1			
		2					4	1				$ 14,538.60
Ho`olulu Elderly	Elderly	1							1			$ 12,140.20
		2					1					
Kalanihuia	Elderly	1					12	1	1			$ 27,488.74
		2					13					
Kamalu Elderly	Elderly	1		1			5	2	1			$ 9,330.00
		2					3					
Makamae	Elderly	1					2		1			$ 2,722.51
		2										
Makua Alii	Elderly	1					6	2	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			1		2	2				
		2					2					
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			1		5	1				$ 3,323.02
		2					4					$ 17,038.90
Total		34		6	2	0	178	16	15			
											Total Cost for Repairs to date	$ 469,487.93

EXHIBIT C

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 07/31/08

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		$627,266	To be funded w/ 2007 Elevator CIP	Sep-07	Nov-08	Mar-09
		2	1964	43					$627,266		Sep-07	Mar-09	Jul-09
		3	1981	26					$627,266		Sep-07	Jul-09	Nov-09
Kuhio Park Terrace B	Family	4	1964	43	298	16	3		$627,266	To be funded w/ 2007 Elevator CIP	Sep-07	Nov-08	Mar-09
		5	1964	43					$627,266		Sep-07	Mar-09	Jul-09
		6	1981	26					$627,266		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	Aug-09	Nov-09
		2	1968	39							Aug-08	Dec-09	Mar-10
Kalakaua Home	Elderly	1	1983	24	221	10	2		$700,000	To be funded w/ 2007 Elevator CIP	Aug-08	Feb-10	May-10
		2	1983	24							Aug-08	Jun-10	Sep-10
Wilikina Apts	Family	1	1977	30	119	9	2		$500,000	Project Funding	Aug-08	Nov-08	Jun-09
		2	1977	30							Aug-08	Nov-08	Jun-09
Paoakalani	Elderly	1	1970	37	151	17	2		$490,000	To be funded w/ 2007 Elevator CIP	Aug-08	Feb-10	May-10
		2	1970	37							Aug-08	Jun-10	Sep-10
Pumehana	Elderly	1	1972	35	139	21	2		$485,000	To be funded w/ 2007 Elevator CIP	Aug-08	Aug-09	Nov-09
		2	1972	35							Aug-08	Dec-09	Mar-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

041

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 07/31/08

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	Feb-10	May-10
		2	1967	40							Aug-08	Jun-10	Sep-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-09	Mar-10
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-10
		2	1994	13							May-08	Dec-09	May-10
Kamalu Elderly	Elderly	1	1993	14	109	7		2	$240,000	To be funded w/ 2007 Elevator CIP	May-08	Oct-09	Mar-10
		2	1993	14							May-08	Dec-09	May-10
	TOTAL	34			2,518	181	28	6	$9,663,596				
	Average age of elevators			27									

EXHIBIT d

042

MONTHLY MANAGEMENT REPORT

MONTH ENDING July 31, 2008

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EXHIBIT e

HPHA - LOW INCOME HOUSING OWNED OR ADMINISTERED - FEDERAL

Reporting for the month of July 2008

HUD Project Number and Name	Original Total Units	Present Total Units	Present Total Families	BD0	BD1	BD2	BD3	BD4	BD5	BD5+
HI001000030P - Aiea	363	362	355	0	76	135	114	35	3	0
HI001000031P - Kalihi Valley Homes	400	329	303	0	59	60	133	118	29	1
HI001000032P - Mayor Wright Homes	364	364	351	0	24	114	167	50	9	0
HI001000033P - Kamehameha/Kaamanu	373	373	355	0	62	239	72	0	0	0
HI001000034P - Kalakaua	583	568	557	90	397	58	38	0	0	0
HI001000035P - Kalanihuia	587	558	514	266	243	60	18	0	0	0
HI001000037P - Hilo	444	395	258	74	76	111	140	43	0	0
HI001000038P - Kauai	321	314	300	62	98	40	91	30	0	0
HI001000039P - Maui	196	196	143	32	24	26	100	14	0	0
HI001000040P - KPT	748	746	706	0	68	351	242	79	8	0
HI001000043P - Kona	202	202	168	20	78	42	52	10	0	0
HI001000044P - Leeward Oahu	260	259	220	0	52	65	131	12	0	0
HI001000045P - Windward Oahu	235	235	215	0	21	95	101	18	0	0
HI001000046P - Kamuela	103	103	81	24	23	12	44	0	0	0
HI001000049P - Central Oahu	151	151	139	24	42	32	45	8	0	0
HI001000050P - Palolo	118	117	112	0	8	34	40	32	4	0
Grand Total	**5,448**	**5,272**	**4,777**	**592**	**1,351**	**1,474**	**1,528**	**449**	**53**	**1**

EXHIBIT e

HPHA - LOW INCOME HOUSING OWNED OR ADMINISTERED - STATE

Reporting for the month of July 2008

HUD Proj. No.	Project Name	Original Total Units	Present Total Units	Present Total Families	BD0	BD1	BD2	BD3	BD4	BD5	BD5+
2201	HAUIKI	46	45	42	0	0	20	16	10	0	0
2202	PUAHALA HOMES	128	118	95	0	14	58	28	14	14	0
2204	KAWAILEHUA	26	26	25	0	6	20	0	0	0	0
2205	KAHALE MUA	33	33	27	0	12	21	0	0	0	0
2206	LOKAHI	30	30	18	0	0	14	16	0	0	0
2207	KE KUMU ELUA	26	25	13	0	10	16	0	0	0	0
2209	BANYAN TREE	4	4	0	0	0	1	2	1	0	0
2401	HALE PO'AI	206	205	203	80	126	0	0	0	0	0
2402	LA'IOLA	109	107	102	61	48	0	0	0	0	0
2403	KAMALU-HO'OLULU	221	219	209	171	50	0	0	0	0	0
2404	HALIA HALE	41	41	40	32	9	0	0	0	0	0
6581	WAIAKA APTS	8	1	0	0	2	6	0	0	0	0
	Grand Total	**878**	**854**	**774**	**344**	**277**	**156**	**62**	**25**	**14**	**0**

EXHIBIT e

Section 8 Units - Rent Subsidy for Privately-Owned Housing

Reporting for the month of July 2008

Project ID	Project Name	Auth'd Units	BD0	BD1	BD2	BD3	BD4	BD5	BD6
HI901VO0014	OAHU-V14-EXP 7/31/98	26	1	4	17	4	0	0	0
HI901VO0015	OAHU-V15 EXP 02/29/00	30	1	4	9	12	4	0	0
HI901VO0025	OAHU VO-25 EXP 12/31/01	69	10	21	29	8	1	0	0
HI901VO0026	OA/H/K/M EXP 12/31/01	128	14	30	57	23	4	0	0
HI901VO0027	OAHU-V27 EXP 4/30/2000	134	15	32	48	32	7	0	0
HI901VO0028	OAHU-V28 EXP 5/31/2000	189	7	32	71	60	16	3	0
HI901VO0029	OAHU-V29 EXP 06/30/2000	41	2	12	14	9	3	0	1
HI901VO0033	WELFARE/WORK EX 6/30/01	299	1	15	136	119	28	0	0
HI901VO0035	OA MSII EXP 12/31/01	71	15	27	20	8	1	0	0
HI901VO0037	OA/MS/HI EXP 12/31/2001	736	47	187	263	169	65	5	0
HOME-OWNERSHIP	S8HOMEOWNERSHIP	4	0	2	2	0	0	0	0
OUTGOING-PORT	OUTGOING PORTABLE	17	1	4	8	3	1	0	0
	Grand Total	**1,744**	**114**	**370**	**674**	**447**	**130**	**8**	**1**

EXHIBIT e

HPHA - Monthly Occupancy Summary - Federal

Reporting for the month of July 2008

AMP	Present Total Units	Present Total Non DU	Available for Occupancy	Vacant at Month End	Percent Occupied at Month End	Units Vacated During Month	Units Readied During Month	Units Lease During Month	Turn Around Time (Days)
30P - Aiea	363	2	361	6	98.34 %	3	3	2	82
31P - Kalihi Valley Homes	400	0	314	11	96.50 %	0	14	14	13,859
32P - Mayor Wright Homes	364	1	358	7	98.04 %	1	2	2	644
33P - Kamehameha/Kaamanu	373	2	368	13	96.47 %	1	0	0	0
34P - Kalakaua	583	1	569	12	97.89 %	3	0	0	0
35P - Kalanihuia	587	2	557	43	92.28 %	5	11	11	2,970
37P - Hilo	444	0	280	22	92.14 %	1	2	2	427
38P - Kauai	321	2	313	13	95.85 %	4	7	6	976
39P - Maui	196	0	196	53	72.96 %	3	6	6	1,944
40P - KPT	748	5	738	32	95.66 %	4	6	4	209
43P - Kona	202	2	200	32	84.00 %	2	12	12	5,274
44P - Leeward Oahu	260	2	256	36	85.94 %	2	2	0	0
45P - Windward Oahu	235	9	226	20	91.15 %	1	1	1	1,289
46P - Kamuela	103	2	101	20	80.20 %	0	0	0	0
49P - Central Oahu	151	0	151	12	92.05 %	0	0	0	0
50P - Palolo	118	4	114	3	97.37 %	0	0	0	0
	5,448	**34**	**5,102**	**335**	**87.50 %**	**30**	**66**	**60**	**27,674**

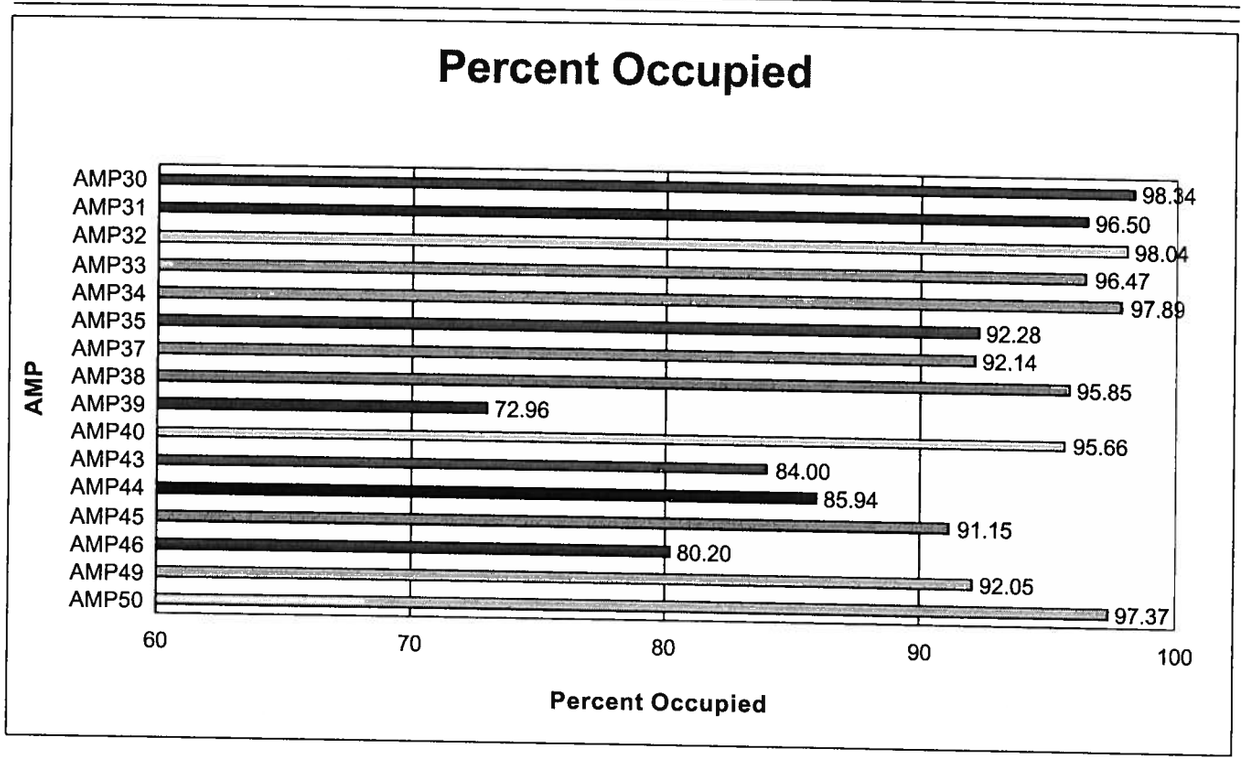


EXHIBIT e

HPHA - NUMBER OF FAMILIES HOUSED - FEDERAL

Reporting for the month of July 2008

* UNITS LEASED, INCLUDING TRANSFERS

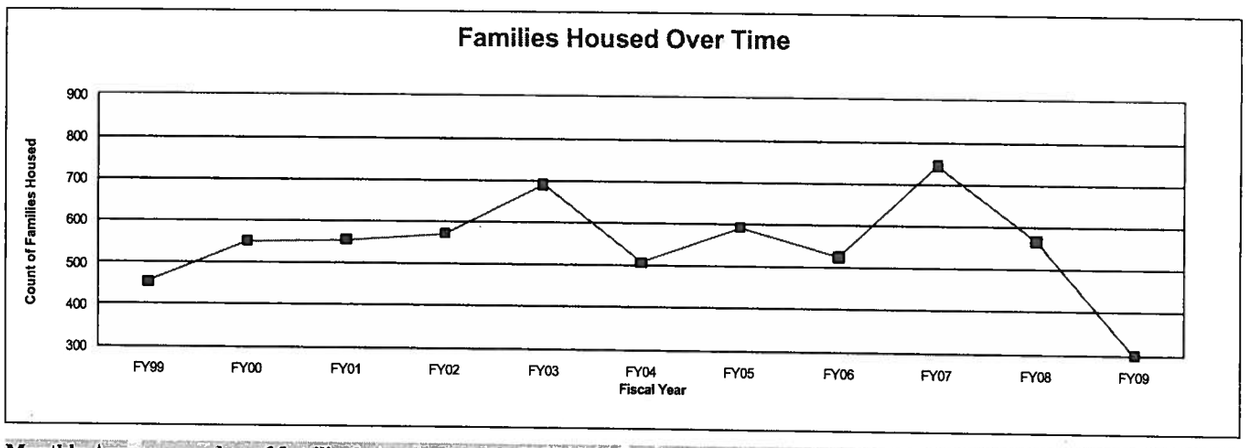
Average number of families housed over fiscal years 2000 to 2009

	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	Total
Total	552	556	573	690	508	593	525	744	568	64	5,373

* Average Over Time from FY00 to FY08 = 590 ** Average Over Time from FY00 to FY09 = 537

Monthly Average number of families housed over fiscal years 2000 to 2009 - Data normalized due to initi l FY

FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09
46	46	48	57	42	49	44	62	47	64



Monthly Average number of familie housed over year 2008 and 2009

	Jul07	Aug07	Sep07	Oct07	Nov07	Dec07	Jan08	Feb08	Mar08	Apr08	May0	Jun08	Jul08	Total
Total	54	41	43	44	41	30	54	46	40	47	75	53	60	628

*** Average YTD 2008 = 47 **** Average YTD 2009 = 60

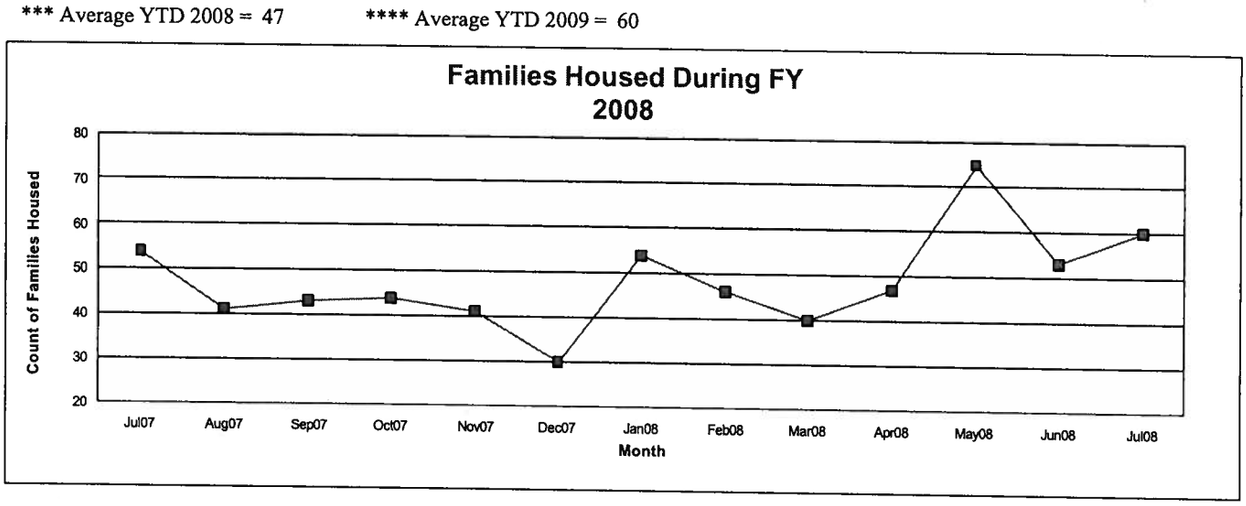


EXHIBIT e

HPHA - NUMBER OF FAMILIES HOUSED - STATE

Reporting for the month of July 2008

* Units leased, including transfers.

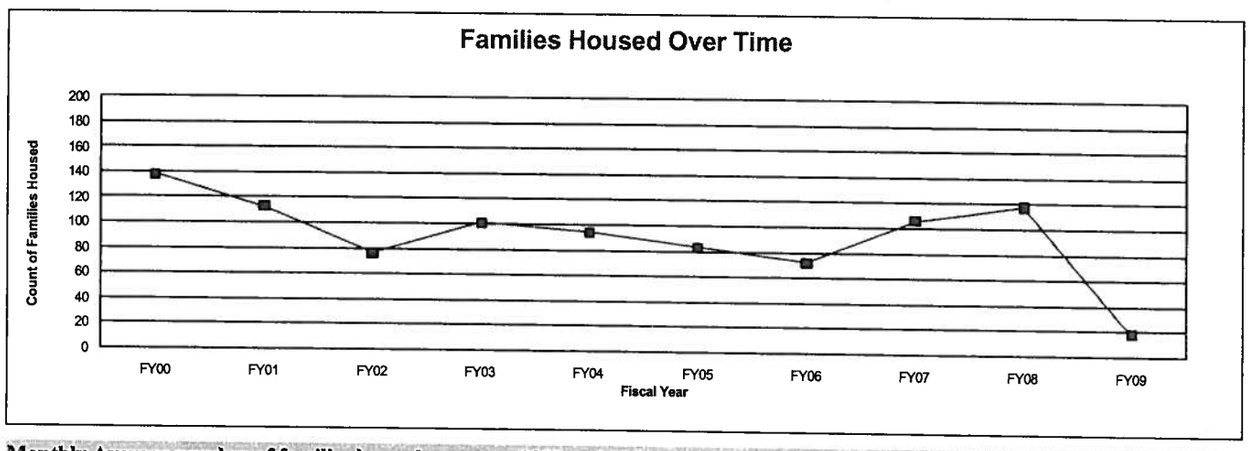
Average number of families housed over fiscal years 2000 to 2009

	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	Total
Total	138	113	76	101	94	83	72	106	118	18	919

* Average Over Time from FY00 to FY08 = 100 ** Average Over Time from FY00 to FY09 = 92

Monthly Average number of families housed over fiscal years 2000 to 2009 - Data normalized due to initial FY

FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY07	FY09
11	9	6	8	8	7	6	9	10	18



Monthly Average number of families housed over year 2008 and 2009

	Jul07	Aug07	Sep07	Oct07	Nov07	Dec07	Jan08	Feb08	Mar08	Apr08	May0	Jun08	Jul08	Total
Total	6	10	4	12	14	6	9	12	7	17	8	13	13	131

*** Average YTD 2008 = 10 **** Average YTD 2009 = 13

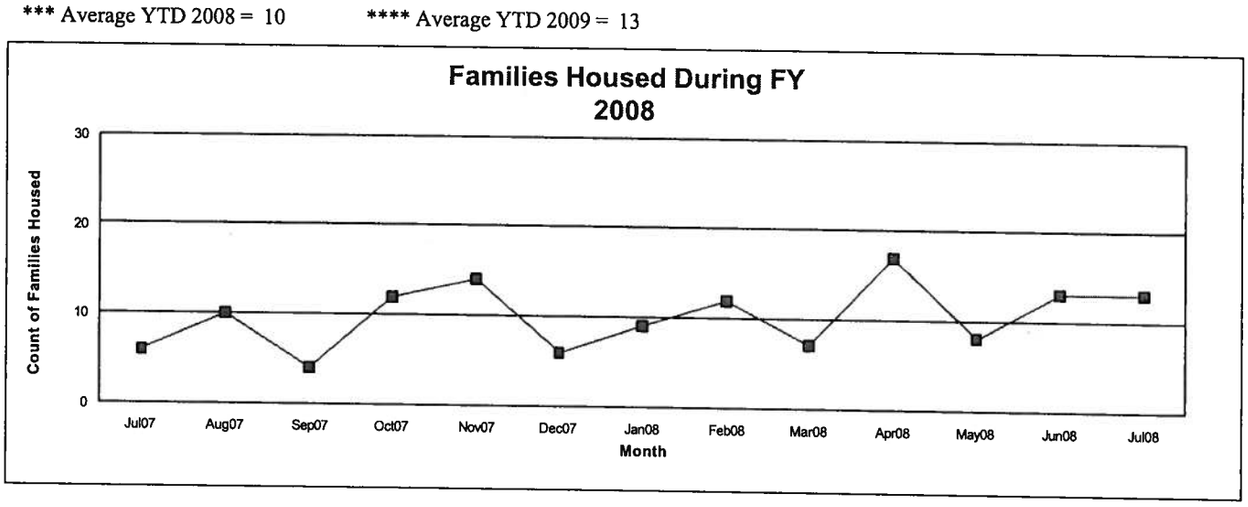


EXHIBIT e

HPHA - PUBLIC HOUSING WAITING LIST - Federal Listing - 07/31/2008

Reporting for the month of July 2008

A. WAITING LIST ACTIVITY	0BD	1BD	2BD	3BD	4BD	5BD	Total Applications	Total Applicants
Previous Applicants (a)	2,206	1,548	2,936	1,226	273	26	8,215	8,215
New Applicants (b)	2	3	5	1	0	0	11	11
Cancelled/Withdrawn Applican	0	0	2	0	0	0	2	2
Denied Applicants	2	6	10	6	2	0	26	26
Housed Applicants	0	2	2	3	0	0	7	7
Pending Applicants (a) + (b)	**2,208**	**1,551**	**2,941**	**1,227**	**273**	**26**	**8,226**	**8,226**

Actual No. of Aplicants: 8,222

B. RACE AND ETHNICITY	0BD	%	1BD	%	2BD	%	3BD	%	4BD	%	5BD	%	Appn	Total	%	Avg. Inc.	Med. Inc.
White	558	25%	334	22%	383	13%	99	8%	15	5%	1	4%	1,390	1,390	17%	12,022.20	$9,396.00
African American	54	2%	41	3%	69	2%	14	1%	5	2%	0	0%	183	183	2%	13,427.63	$10,920.00
Native American	33	1%	25	2%	35	1%	12	1%	1	0%	0	0%	106	106	1%	11,787.01	$8,268.00
Asian or Pacific	1,562	71%	1,150	74%	2,452	83%	1,102	90%	252	92%	25	96%	6,543	6,543	80%	14,527.06	$11,466.00
Total	**2,207**	**100%**	**1,550**	**100%**	**2,939**	**100%**	**1,227**	**100%**	**273**	**100%**	**26**	**100%**	**8,222**	**8,222**	**100%**	**13,994.85**	**$10,800.00**
Hispanic	132	6%	97	6%	215	7%	74	6%	11	4%	2	8%	531	531	6%	13,601.53	$10,067.00
Non-Hispanic	2,075	94%	1,453	94%	2,724	93%	1,153	94%	262	96%	24	92%	7,691	7,691	94%	14,023.23	$10,848.00

C. APPLICANT AGES	0BD	%	1BD	%	2BD	%	3BD	%	4BD	%	5BD	%	Appn	Total	%	Avg. Inc.	Med. Inc.
62+ ("Elderly")**	969	44%	472	31%	193	7%	57	5%	16	6%	4	15%	1,711	1,711	21%	12,307.64	$9,665.00
50-61 (Near Elderly)**	621	28%	397	26%	403	14%	140	11%	30	11%	4	15%	1,595	1,595	19%	12,722.15	$9,960.00
25-49	562	26%	545	35%	1,850	63%	930	76%	219	80%	18	69%	4,124	4,124	50%	15,389.88	$12,324.00
20-24	41	2%	98	6%	431	15%	92	8%	6	2%	0	0%	668	668	8%	13,689.24	$11,400.00
18-19	10	0%	30	2%	48	2%	4	0%	2	1%	0	0%	94	94	1%	$9,904.09	$7,584.00
All Ages	**2,203**	**100%**	**1,542**	**100%**	**2,925**	**100%**	**1,223**	**100%**	**273**	**100%**	**26**	**100%**	**8,192**	**8,192**	**100%**	**13,994.85**	**$10,800.00**

** HUD Terms

*** Please notice that difference of total WL on AGES table is caused by DOB not given.

EXHIBIT e

050

HPHA - PUBLIC HOUSING WAITING LIST -Section 8- 07/31/2008

Reporting for the month of July 2008

A. WAITING LIST ACTIVITY	0BD	1BD	2BD	3BD	4BD	5BD	Total Applications	Total Applicants
Previous Applicants (a)	1,474	595	1,198	563	163	31	4,024	4,025
New Applicants (b)	0	0	0	1	0	0	1	1
Cancelled/Withdrawn Applican	0	0	0	0	0	0	0	0
Denied Applicants	0	0	4	1	3	1	9	9
Housed Applicants	0	0	0	0	0	0	0	0
Pending Applicants (a) + (b)	**1,474**	**595**	**1,198**	**564**	**163**	**31**	**4,025**	**4,026**

Actual No. of Aplicants: 4,026

B. RACE AND ETHNICITY	0BD	%	1BD	%	2BD	%	3BD	%	4BD	%	5BD	%	Appn	Total	%	Avg. Inc.	Med. Inc.
White	426	29%	133	22%	140	12%	41	7%	3	2%	2	6%	745	745	19%	$6,909.42	$15.00
African American	43	3%	17	3%	25	2%	10	2%	1	1%	0	0%	96	96	2%	$8,121.68	$6,599.00
Native American	20	1%	7	1%	14	1%	4	1%	0	0%	0	0%	45	45	1%	$7,959.57	$6,630.00
Asian or Pacific	985	67%	438	74%	1,019	85%	509	90%	159	98%	29	94%	3,139	3,140	78%	$8,815.33	$5,388.00
Total	**1,474**	**100%**	**595**	**100%**	**1,198**	**100%**	**564**	**100%**	**163**	**100%**	**31**	**100%**	**4,025**	**4,026**	**100%**	**$8,442.01**	**$5,016.00**
Hispanic	153	10%	65	11%	92	8%	38	7%	8	5%	2	6%	358	358	9%	$7,788.16	$0.00
Non-Hispanic	1,321	90%	530	89%	1,106	92%	526	93%	155	95%	29	94%	3,667	3,668	91%	$8,505.88	$5,424.00

C. APPLICANT AGES	0BD	%	1BD	%	2BD	%	3BD	%	4BD	%	5BD	%	Appn	Total	%	Avg. Inc.	Med. Inc.
62+ ("Elderly")**	221	15%	80	15%	49	4%	21	4%	7	5%	2	7%	380	380	10%	$8,497.69	$7,236.00
50-61 (Near Elderly)**	1,001	69%	298	54%	433	38%	190	35%	41	27%	10	33%	1,973	1,974	51%	$3,895.65	$0.00
25-49	220	15%	155	28%	548	48%	309	57%	102	68%	18	60%	1,352	1,352	35%	$14,932.16	$12,000.00
20-24	3	0%	15	3%	102	9%	19	4%	0	0%	0	0%	139	139	4%	$14,110.16	$11,544.00
18-19	1	0%	3	1%	7	1%	0	0%	0	0%	0	0%	11	11	0%	$9,671.00	$6,840.00
All Ages	**1,446**	**100%**	**551**	**100%**	**1,139**	**100%**	**539**	**100%**	**150**	**100%**	**30**	**100%**	**3,855**	**3,856**	**100%**	**$8,442.01**	**$5,016.00**

** HUD Terms

*** Please notice that difference of total WL on AGES table is caused by DOB not given.

EXHIBIT e

051

HPHA - NUMBER OF TRANSFERS FOR FISCAL YEAR 2008 - FEDERAL

Reporting for the month of July 2008

	7-07	8-07	9-07	10-0	11-0	12-0	1-08	2-08	3-08	4-08	5-08	6-08	7-08	Total
HI001000030	0	0	1	1	0	2	1	1	1	1	3	2	0	13
HI001000031	2	1	0	0	1	0	0	0	1	0	1	0	1	7
HI001000032	0	0	0	2	0	0	1	1	0	0	2	0	0	6
HI001000033	0	1	1	2	0	0	0	0	0	0	0	0	0	4
HI001000034	0	0	0	1	0	0	1	1	0	0	0	1	0	4
HI001000035	2	1	0	1	0	3	0	1	0	2	2	1	0	13
HI001000037	1	0	2	0	1	0	3	1	2	4	3	1	0	18
HI001000038	0	0	2	1	0	0	1	0	0	3	4	1	2	14
HI001000039	0	0	1	0	0	0	0	0	0	1	0	0	0	2
HI001000040	3	3	1	0	4	0	2	4	0	2	4	6	1	30
HI001000043	1	0	1	0	12	0	8	4	3	0	0	0	2	31
HI001000044	2	0	1	0	3	0	3	3	0	0	1	1	0	14
HI001000045	4	0	1	1	0	0	0	0	0	0	1	0	0	7
HI001000046	0	0	0	1	0	0	0	0	0	0	0	0	0	1
HI001000049	0	0	0	0	0	1	1	0	0	1	0	1	0	4
HI001000050	1	1	0	0	0	0	0	0	0	0	0	0	0	2
Total	**16**	**7**	**11**	**10**	**21**	**6**	**21**	**16**	**7**	**14**	**21**	**14**	**6**	**170**

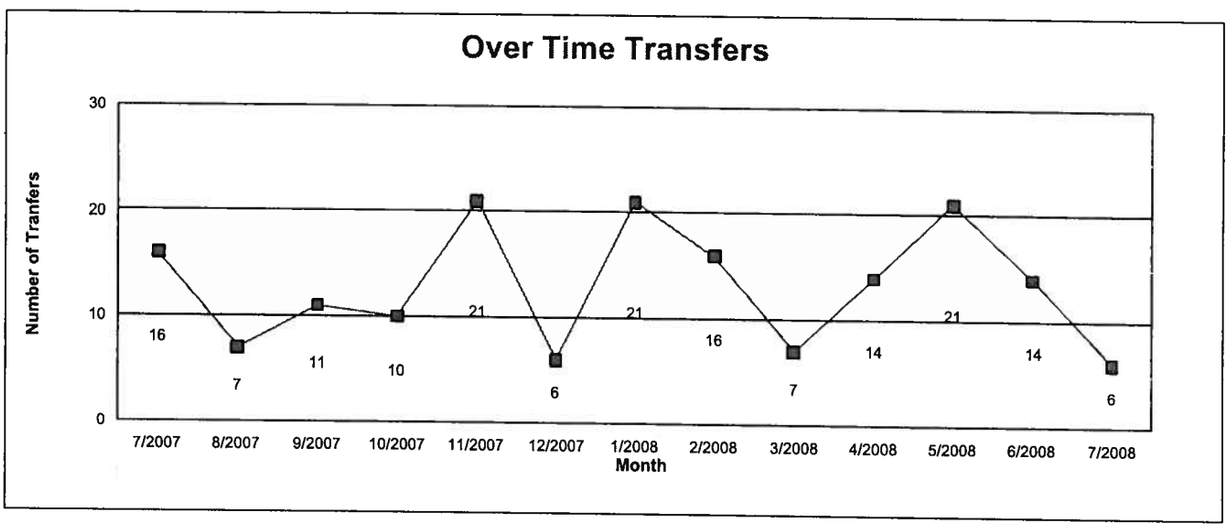


EXHIBIT e

HPHA - OVER TIME NUMBER OF TRANSFER - FEDERAL

Reporting for the month of July 2008

	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	Total
HI001000030	1	15	7	4	14	15	9	15	13	0	**93**
HI001000031	1	0	30	3	9	53	15	49	6	1	**167**
HI001000032	1	6	0	10	5	11	11	7	6	0	**57**
HI001000033	2	4	13	2	4	11	11	14	4	0	**65**
HI001000034	5	7	12	6	19	13	17	11	4	0	**94**
HI001000035	1	3	8	2	11	4	6	21	13	0	**69**
HI001000037	21	2	18	7	2	5	18	17	18	0	**108**
HI001000038	4	5	3	2	8	5	8	11	12	2	**60**
HI001000039	1	2	1	2	0	0	3	0	2	0	**11**
HI001000040	3	12	16	21	24	26	25	38	29	2	**196**
HI001000043	4	1	4	6	0	3	8	9	29	2	**66**
HI001000044	13	4	4	5	22	18	7	18	14	0	**105**
HI001000045	12	18	11	5	2	11	13	14	7	0	**93**
HI001000046	0	3	2	3	2	2	2	3	1	0	**18**
HI001000049	1	3	12	6	3	2	4	15	4	0	**50**
HI001000050	3	4	5	3	10	2	3	5	2	0	**37**
Total	**73**	**89**	**146**	**87**	**135**	**181**	**160**	**247**	**164**	**7**	**1,289**

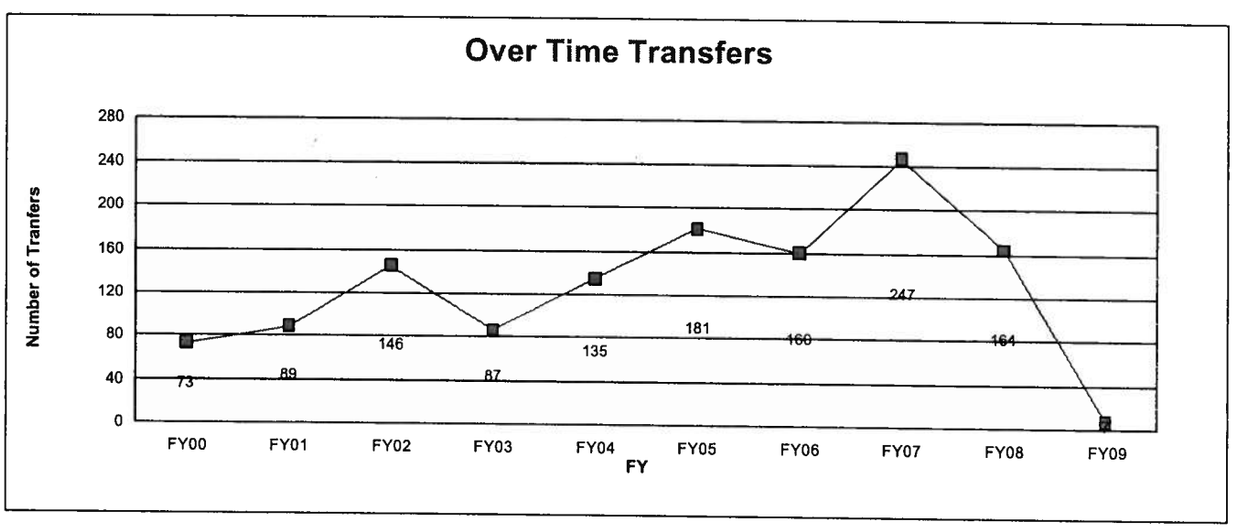
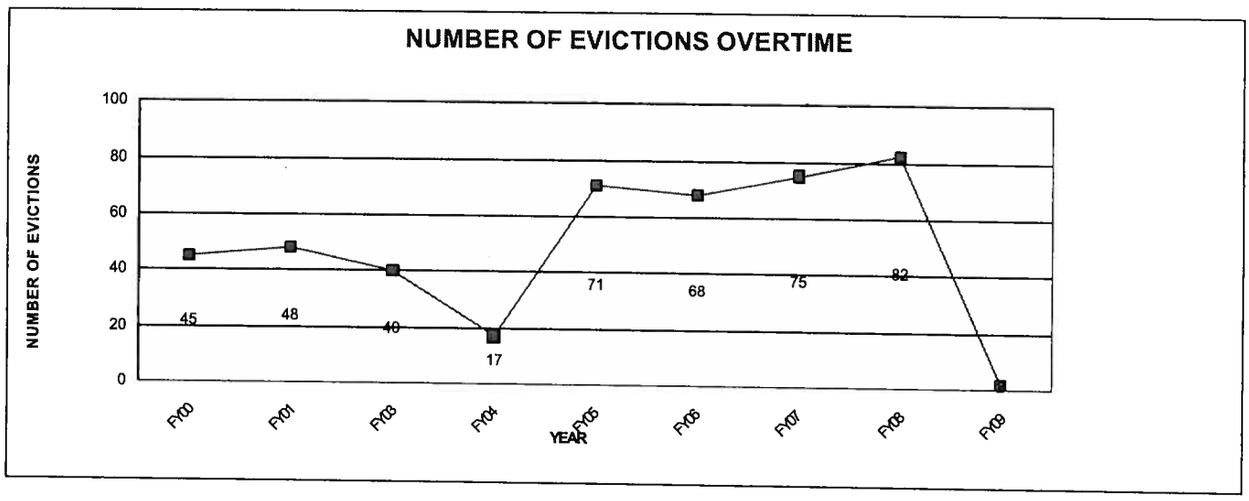


EXHIBIT e

HPHA - ANNUAL EVICTIONS - FEDERAL

Reporting for the month of July 2008

	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	TOTAL
EVICTED	45	48	32	40	17	71	66	75	82	2	478
IN EVICTION PROCESS	0	0	0	0	0	0	2	0	0	0	2
TOTAL	45	48	32	40	17	71	68	75	82	2	480



	JL07	AG07	SE07	OC07	NV07	JA08	MR08	AP08	MY08	JN08	JL08	TOTAL
EVICTED	8	5	8	11	5	11	1	10	5	9	2	75

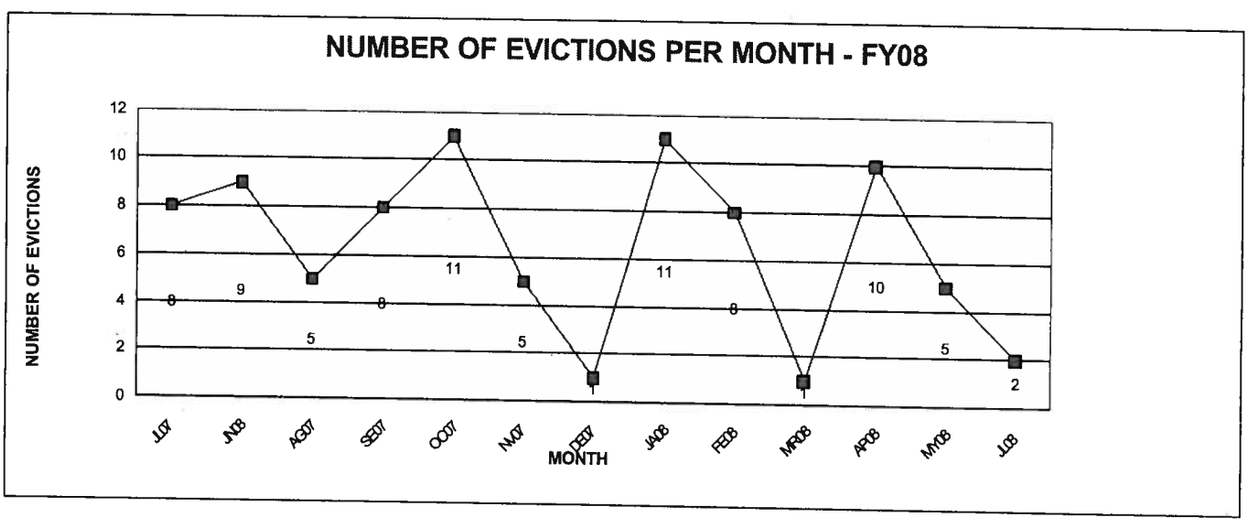


EXHIBIT e

HPHA - RENTS UNCOLLECTED - Fiscal Year 2008 - FEDERAL

Reporting for the month of July 2008

* Report represents only Monthly Rent - Excluded Prepayments, Retro Payments, Back Charges, Beginning Balances, etc.

Fiscal Year	07/2007	08/2007	09/2007	10/2007	11/2007	12/2007	01/2008	02/2008	03/2008	04/2008	05/2008	06/2008	07/2008
Rent Roll	1,410,591.00	1,419,717.00	1,428,534.00	1,417,751.00	1,435,304.00	1,435,365.00	1,432,579.00	1,435,104.00	1,438,389.00	1,443,384.00	1,461,626.00	1,467,180.00	1,460,752.00
Negative Rents	19,176.00	19,709.00	19,257.00	18,840.00	19,920.00	19,161.00	19,484.00	19,044.00	19,440.00	19,512.00	21,268.00	19,848.00	21,524.00
(A) Total Gross Rent	$ 1,429,767.00	$ 1,439,426.00	$ 1,447,791.00	$ 1,436,591.00	$ 1,455,224.00	$ 1,454,526.00	$ 1,452,063.00	$ 1,454,148.00	$ 1,457,829.00	$ 1,462,896.00	$ 1,482,894.00	$ 1,487,028.00	$ 1,482,276.00
Uncollected Rent Current	29,030.84	30,259.39	33,744.44	33,792.01	38,169.86	40,792.73	48,519.02	54,041.43	62,152.76	71,517.53	91,464.38	118,036.07	214,507.69
Uncollected Rent Vacated	44,242.41	36,410.64	38,551.30	35,318.21	34,820.49	32,946.85	33,424.98	24,513.08	23,256.65	16,739.58	18,028.44	9,993.24	9,741.98
Collection Write-Offs	52,478.76	70,388.18	0.00	142,374.81	214,528.61	7.25	161,416.97	34.00	0.00	0.00	0.00	204,445.38	0.00
(B) Total Uncollected Rent	$ 125,752.01	$ 137,058.21	$ 72,295.74	$ 211,485.03	$ 287,518.96	$ 73,746.83	$ 243,360.97	$ 78,588.51	$ 85,409.41	$ 88,257.11	$ 109,492.82	$ 332,474.69	$ 224,249.67
PHAS Ratio (B/A)	8.80%	9.52%	4.99%	14.72%	19.76%	5.07%	16.76%	5.40%	5.86%	6.03%	7.38%	22.36%	15.13%
PHAS Standard	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

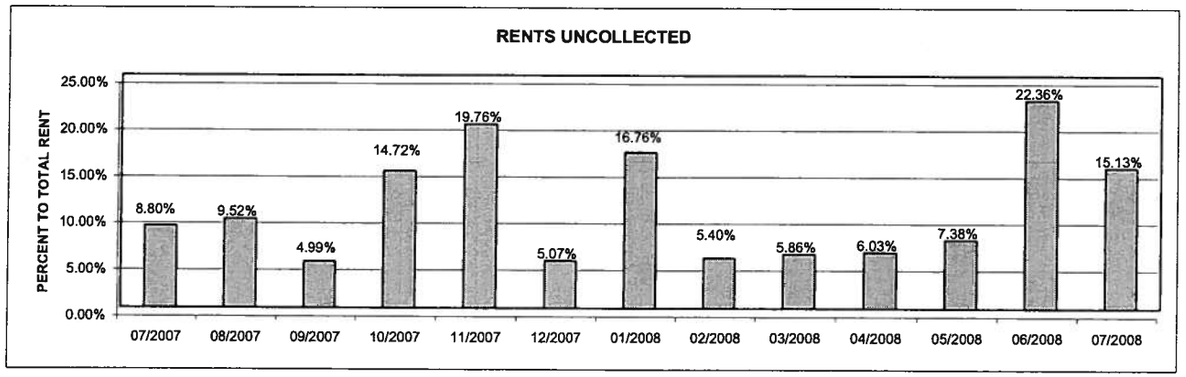


EXHIBIT e

0.55

HPHA - RENTS UNCOLLECTED - Over Time - FEDERAL

Reporting for the month of July 2008

* Report represents only Monthly Rent - Excluded Prepayments, Retro Payments, Back Charges, Beginning Balances, etc.

Fiscal Year	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09
Rent Roll	$13,039,423.00	$12,780,631.00	$12,902,031.00	$13,628,610.00	$13,606,274.00	$14,144,101.00	$15,906,820.00	$17,225,524.00	1,460,752.00
Negative Rents	$4,790.59	$611.00	$2,366.84	$16,647.00	$1,886.24	$139,448.00	$203,929.00	$234,659.00	21,524.00
(A) Total Gross Rent	**$13,044,213.59**	**$12,781,242.00**	**$12,904,397.84**	**$13,645,257.00**	**$13,608,160.24**	**$14,283,549.00**	**$16,110,749.00**	**$17,460,183.00**	**$1,482,276.00**
Uncollected Rent Current	$3,881.30	$724.05	$6,337.74	$16,341.00	$33,907.81	$96,416.15	$223,664.00	$513,230.77	568,666.48
Uncollected Rent Vacated	$67,280.72	$151,904.07	$158,230.57	$203,967.62	$199,651.10	$273,974.77	$429,563.98	$290,858.41	4,481.00
Collection Write-Offs	$4,087.37	$560,552.63	$713,283.76	$363,633.87	$0.00	$380,464.84	$228,908.59	$845,673.96	$0.00
(B) Total Uncollected Rent	$ 75,249.39	$ 713,180.75	$ 877,852.07	$ 583,942.49	$ 233,558.91	$ 750,855.76	$ 882,136.57	$ 1,649,763.14	$ 573,147.48
PHAS Ratio (B/A)	**0.58%**	**5.58%**	**6.80%**	**4.28%**	**1.72%**	**5.26%**	**5.48%**	**9.45%**	**38.67%**
PHAS Standard	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

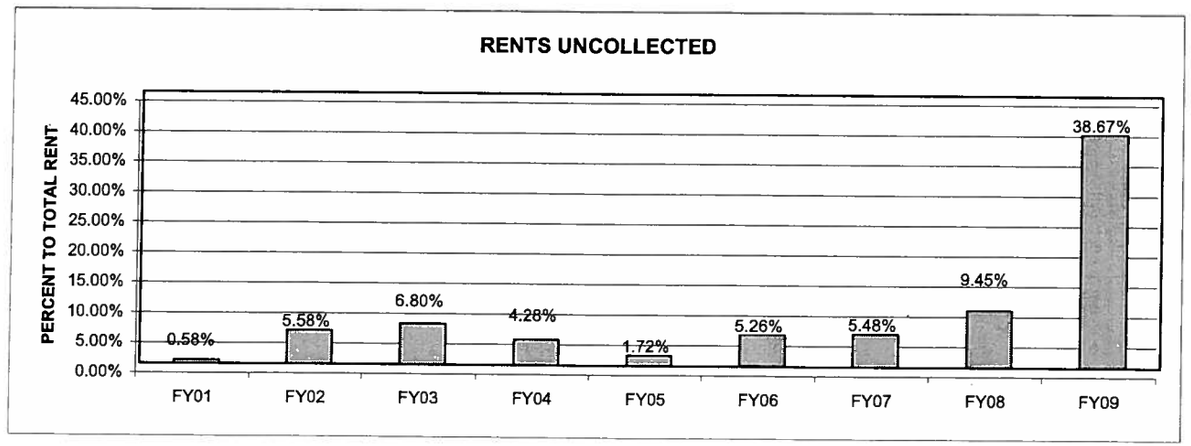


EXHIBIT e

056

HPHA MAINTENANCE WORK ORDERS - PHAS - From 07/01/2007 to 07/31/2008 - FEDERAL

Reporting for the month of July 2008

EMERGENCY WORK ORDERS

	7-07	8-07	9-07	10-07	11-07	12-07	1-08	2-08	3-08	4-08	5-08	6-08	7-08	Total
COMPLETED WITHIN 24 HOURS	157	306	285	232	223	284	369	389	280	138	104	95	116	2,978
COMPLETED OVER 24 HOURS	5	11	11	19	11	12	9	39	39	6	6	7	2	177
UNFINISHED	0	1	0	0	0	0	0	0	0	0	0	3	12	16
CANCELLED/CORRECTED	2	3	2	2	3	5	6	4	9	2	4	5	1	48
Total	**164**	**321**	**298**	**253**	**237**	**301**	**384**	**432**	**328**	**146**	**114**	**110**	**131**	**3,219**

Percent within 24 hours (PHAS): **93.23%**

PHAS Grade A = 99% or Higher.

NON-EMERGENCY WORK ORDERS

	7-07	8-07	9-07	10-07	11-07	12-07	1-08	2-08	3-08	4-08	5-08	6-08	7-08	Total
COMPLETED WITHIN 30 DAYS	2,405	3,425	2,875	3,351	2,707	2,755	2,730	2,450	2,522	2,317	2,121	1,971	2,249	33,878
COMPLETED OVER 30 DAYS	63	154	73	69	94	204	203	196	143	120	30	9	6	1,364
UNFINISHED	15	41	30	24	36	115	103	80	145	126	93	224	871	1,903
CANCELLED/CORRECTED	35	55	50	61	69	113	83	91	99	46	42	49	41	834
Total	**2,518**	**3,675**	**3,028**	**3,505**	**2,906**	**3,187**	**3,119**	**2,817**	**2,909**	**2,609**	**2,286**	**2,253**	**3,167**	**37,979**

Average number of days per WO (PHAS): **11.63**

PHAS Grade A = Average of 25 Days or Less.

EXHIBIT e

057

Work Order and Labor Ratio - Federal Only - from 7/1/2004 to 7/31/2008 - FEDERAL

Reporting for the month of July 2008

	FY05			FY06			FY07			FY08			FY09		
	Count of WO	Count of Workers	Ratio WO/ Worker	Count of WO	Count of Workers	Ratio WO/ Worker	Count of WO	Count of Workers	Ratio WO/ Worker	Count of WO	Count of Workers	Ratio WO/ Worker	Count of WO	Count of Workers	Ratio WO/ Worker
HI001000030	3,681	44	83.66	3,257	44	74.02	3,257	45	72.38	3,885	37	105.00	206	14	14.71
HI001000031	2,055	48	42.81	2,126	36	59.06	2,126	68	31.26	1,992	49	40.65	111	32	3.47
HI001000032	2,470	53	46.60	2,788	61	45.70	2,788	47	59.32	2,995	54	55.46	17	13	1.31
HI001000033	2,613	45	58.07	2,721	47	57.89	2,721	44	61.84	2,831	48	58.98	65	13	5.00
HI001000034	5,829	43	135.56	5,469	37	147.81	5,469	30	182.30	4,469	29	154.10	250	14	17.86
HI001000035	3,852	48	80.25	3,722	42	88.62	3,722	46	80.91	3,555	44	80.80	198	16	12.38
HI001000037	1,634	11	148.55	1,271	17	74.76	1,271	26	48.88	1,105	10	110.50	58	6	9.67
HI001000038	2,563	15	170.87	2,273	22	103.32	2,273	19	119.63	2,198	12	183.17	190	7	27.14
HI001000039	1,939	22	88.14	2,359	22	107.23	2,359	13	181.46	2,243	11	203.91	101	6	16.83
HI001000040	4,677	71	65.87	4,463	49	91.08	4,463	59	75.64	4,453	45	98.96	902	18	50.11
HI001000043	1,145	12	95.42	689	7	98.43	689	9	76.56	385	7	55.00	48	4	12.00
HI001000044	690	22	31.36	1,400	32	43.75	1,400	26	53.85	870	22	39.55	4	7	0.57
HI001000045	1,267	25	50.68	1,159	15	77.27	1,159	22	52.68	1,239	16	77.44	44	5	8.80
HI001000046	382	7	54.57	400	8	50.00	400	8	50.00	632	5	126.40	22	3	7.33
HI001000049	136	18	7.56	200	17	11.76	200	16	12.50	1,336	12	111.33	150	7	21.43
HI001000050	648	14	46.29	671	11	61.00	671	17	39.47	656	36	18.22	16	10	1.60
	37,374	**250**	**149.50**	**35,581**	**230**	**154.70**	**34,968**	**246**	**142.15**	**34,844**	**236**	**147.64**	**2,382**	**137**	**17.39**

EXHIBIT e

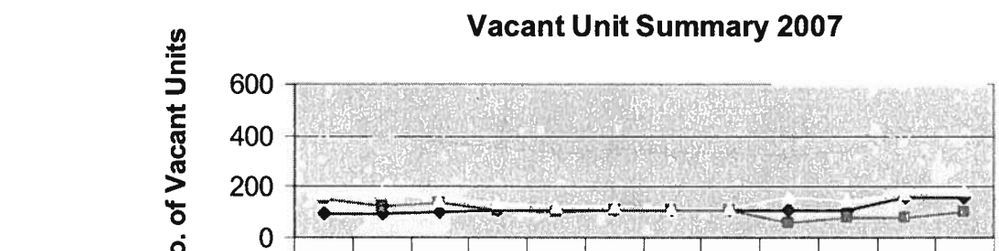
0:58

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

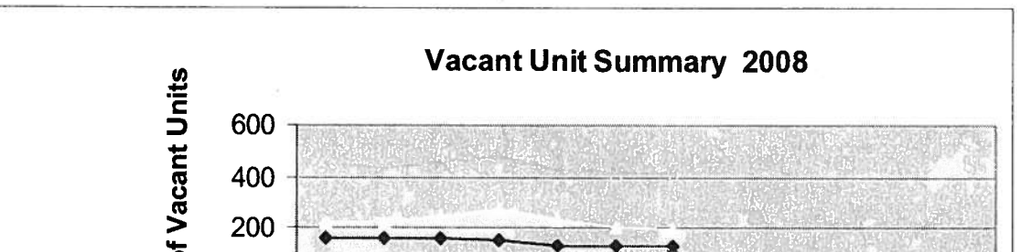
Federal LIPH

Property Management

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	133	133	133					
Rent Ready Units	67	48	53	43	69	80	86					
A & B Units	223	227	243	278	228	205	193					
Total # of Units	446	431	452	475	430	418	412					

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.
- Effective July 2008: Vacant Unit Summary report information is obtained via Emphasys.

EXHIBIT f 059

RESULTS OF EVICTION REFERRALS

July 2007 – July 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
May 08	14	11	3	4	6	0	0	4	10
June 08	12	9	3	6	2	0	1	3	9
July 08	0	0	0	0	0	0	0	0	0
TOTALS	166	119	47	65	42	10	5	44	122

EXHIBIT 9

Contract & Procurement Office
Monthly Status Report for July 2008

Contracts Executed in July 2008

Contract No.	Contractor & Project	Amount
CMS 08-34	Allied Pacific Builders, Inc. Re-roofing and miscellaneous repairs at Paoakalani June 24, 2008 to October 31, 2008	$615,706.56
CMS 08-35	American Electric Co., LLC Kuhio Park Terrace design and construction of fire alarm July 10, 2008 to November 30, 2009	$1,578,918.00
HPS 08-11	Family Life Center Housing Placement Program July 1, 2008 to June 30, 2009	$18,400.00
HPS 08-12	Child and Family Service Housing Placement Program July 1, 2008 to June 30, 2009	$28,322.00
HPS 08-13	Women Helping Women Emergency Shelter Grant July 1, 2008 to June 30, 2009	$9,641.00
HPS 08-14	Kauai Economic Opportunity, Inc. Emergency Shelter Grant July 1, 2008 to June 30, 2009	$21,278.00
HPS 08-15	Maui Aids Foundation Housing Opportunities for Persons with Aids July 1, 2008 to June 30, 2009	$159,100.00
HPS 08-16	Maui Economic Opportunity Housing Placement Program July 1, 2008 to June 30, 2009	$175,400.00
HPS 08-17	Young Women's Christian Association Emergency Grant July 1, 2008 to June 30, 2009	$14,600.00
HPS 08-18	Kalihi Palama Health Center Shelter Plus Care July 1, 2008 to June 30, 2009	$235,000.00
PMB 03-17 SA 04	Hawaii Affordable Properties, Inc. Property Management and Maintenance Services at AMP 49 August 1, 2008 to August 31, 2008	$16,636.00
PMB 03-18 SA 03	Hawaii Affordable Properties, Inc. Property Management and Maintenance Services at AMP 48 August 1, 2008 to August 31, 2008	$21,023.00
PMB 03-19 SA 03	Hawaii Affordable Properties, Inc. Property Management and Maintenance Services at AMP 42 August 1, 2008 to August 31, 2008	$23,807.00
PMB 08-16	Realty Laua, LLC Property Management and Maintenance Services at AMP 45 July 31, 2008 to July 31, 2009	$484,932.00
PMB 08-17	Realty Laua, LLC Property Management and Maintenance Services at AMP 49 July 31, 2008 to July 31, 2009	$320,400.00

EXHIBIT h

Section 8 Subsidy Programs Branch
Program Report

As of July 31, 2008

Federal Housing Choice Voucher (Section 8) Program

2009 Fiscal Year Report (Cumulative Trend)

- For FY 2009, unadjusted average monthly voucher lease up is 1,717 or 56.1% of the total 3,058 baseline vouchers.
- The Housing Assistance Payments (HAP) unadjusted average annual budget utilization is 90.39% of the total annual allocated budget of $18,994,788 or $1,582,899 per month.
- The monthly average per unit cost subsidy is $930.00 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.
- July 2008 subsidy payments show a monthly increase in subsidy expenditures to 90.39% 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)

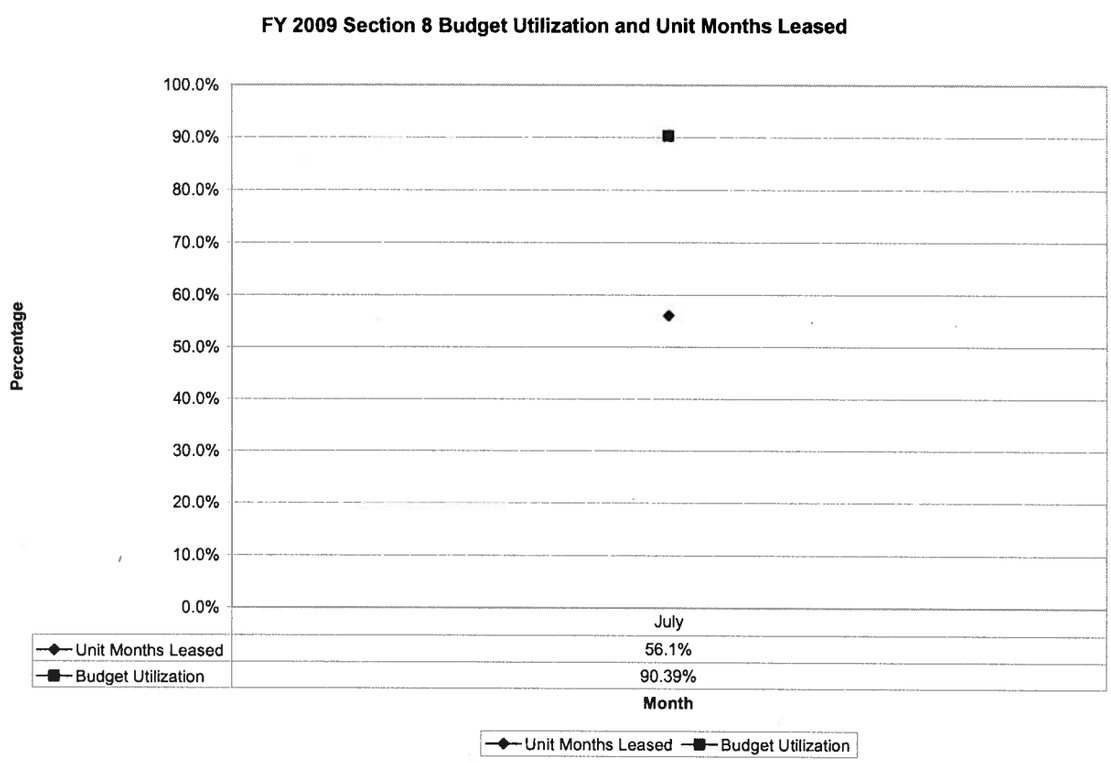


EXHIBIT I

State Rent Supplement Program

2009 Fiscal Year Report (Cumulative Trend)

- For FY 2009, unadjusted average monthly lease up is 394 families or 116.69% of the total 338 possible families when based on the average subsidy payments.
- The Rent Supplement unadjusted average annual budget utilization is 116.69% of the total annual allocated budget of $794,691 or $66,224 per month.
- The monthly average per unit cost subsidy is $196.00 per month. The amount reflects the difference between what the family pays towards rent and the maximum subsidy amount of $230.00 per month.
- July 2008 Rent Supplement Subsidy payments show a monthly increase in subsidy expenditures to 116.69% 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)

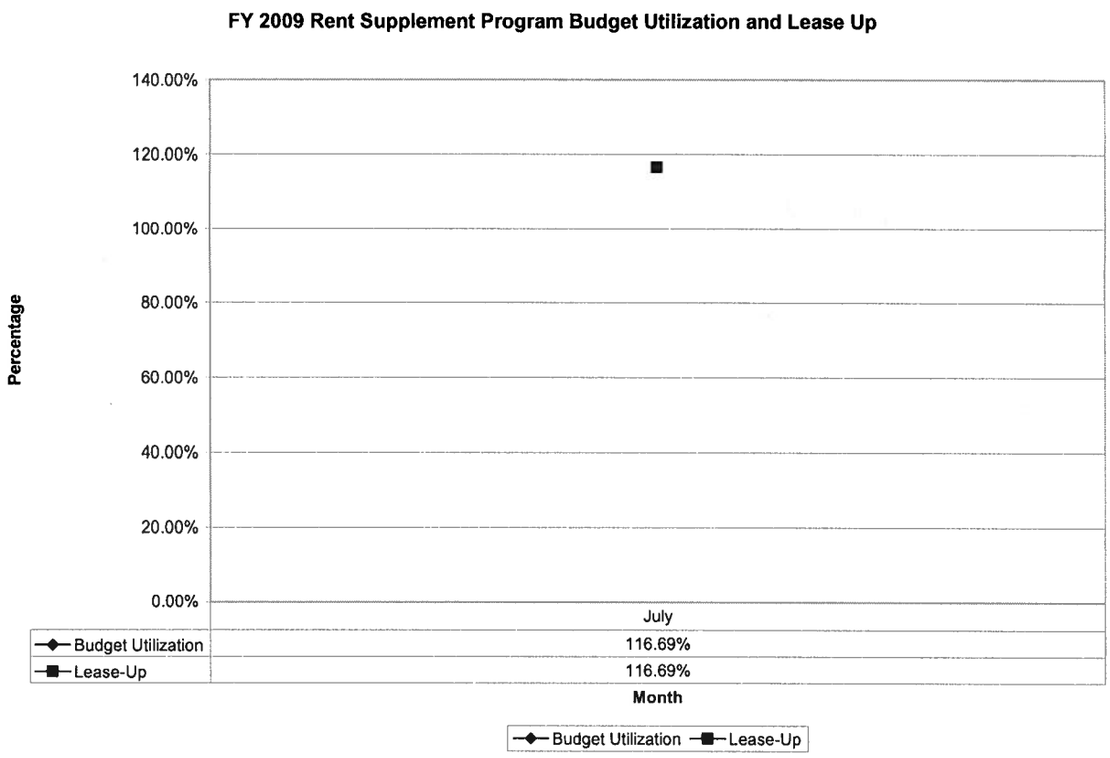


EXHIBIT i

DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
STAFFING REPORT
As of August 8, 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	7	1	12.50%	1	0
		5	3	8	7	1	12.50%	1	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		1	3	4	3	1	25.00%	0	1
		1	3	4	3	1	25.00%	0	1
Housing Information Office		0	2	2	1	1	50.00%	0	1
		0	2	2	1	1	50.00%	0	1
Hearings Office		1	2	3	2	1	33.33%	1	0
		1	2	3	2	1	33.33%	1	0
Fiscal Management Office	FM Office	4	0	4	2	2	50.00%	2	0
	Acctg Sec	10	0	10	5	5	50.00%	1	4
	Pay & Disb	4	0	4	4	0	0.00%	0	0
	Budget	1	1	2	1	1	50.00%	1	0
	Asset Mgt	1	0	1	0	1	100.00%	0	1
		20	1	21	12	9	42.86%	2	7
Information Technology		1	5	6	3	3	50.00%	1	2
		1	5	6	3	3	50.00%	1	2
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	5	4	44.44%	1	3
		5	4	9	5	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%	0	4
	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%	1	7
Homeless Branch	Homeless	1	10	11	10	1	9.09%	1	0
		1	10	11	10	1	9.09%	1	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	1	4	80.00%	1	3
	MGT SEC	2	0	2	2	0	0.00%	0	0
	APP	7	0	7	5	2	28.57%	0	2
	RSS	3	8	11	7	4	36.36%	0	4
	PMCS	2	5	7	4	3	42.86%	0	3
	CMSS	23	0	23	18	5	21.74%	0	5
	OAHU 1	25	0	25	22	3	12.00%	3	0
	OAHU 2	28	0	28	22	6	21.43%	1	5
	OAHU 3	35	0	35	30	5	14.29%	1	4
	OAHU 4	27	0	27	22	5	18.52%	2	3
	OAHU 5	30	0	30	23	7	23.33%	1	6
	HAWAII 7	16	0	16	14	2	12.50%	2	0
	KAUAI 8	10	0	10	8	2	20.00%	2	0
	MAUI 9	13	0	13	11	2	15.38%	2	0
		224	15	239	189	50	20.92%	15	35
TOTAL		**305**	**67**	**372**	**276**	**96**	**25.81%**	**28**	**68**

EXHIBIT j

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of August 8, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
OFFICE OF THE EXECUTIVE DIRECTOR						
118550	EX	N	T	Chief Financial Management Advisor	SRNA	Pending recommendation.
COMPLIANCE OFFICE						
41041	CS	W	P	Secretary I	SR12	No action; cost savings.
FISCAL MANAGEMENT OFFICE						
41041	CS	N	P	Fiscal Management Officer	SR26	Interviews scheduled for 8/19/08.
41253	CS	N	P	Secretary II	SR14	No action; cost savings.
ACCOUNTING SECTION						
41252	CS	N	P	Accountant IV	SR22	No action; cost savings.
42097	CS	N	P	Account Clerk III	SR11	Internal vacancy announcement 8/12-8/22/08.
46278	CS	W	P	Accountant II	SR18	Unable to fill; state funded.
22265	CS	W	P	Account Clerk III	SR11	Unable to fill; state funded.
111496	CS	N	P	Accountant III	SR20	No action; cost savings.
ASSET MANAGEMENT STAFF						
96908K	T	N	P	Office Assistant II	SR10	No action; cost savings.
HEARINGS OFFICE						
103012	T	N	EX	Hsg Hearings Officer	SRNA	Pending recruitment request; assistance from AG.
HOUSING INFORMATION OFFICE						
102041	EX	W	T	Housing Information Officer	SRNA	No action; cost savings.
BUDGET STAFF						
41267	CS	N	P	Program Budget Analyst IV	SR22	Internal vacancy announcement 8/12 - 8/22/08.
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	Office Assistant II	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.

EXHIBIT k

065

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of August 8, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
		CONSTRUCTION MGMT SECTION				
5857	CS	N	P	Secretary II	SR14	No action; cost savings.
			CONSTRUCTION MGMT UNIT 1			
103024	EX	N	T	Contract Administrator	SRNA	No action; cost savings.
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.
102383	EX	N	T	Project Engineer	SR26	No action; cost savings.
			CONSTRUCTION MGMT UNIT 2			
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)					
103011	EX	A	P	Homeless Program Specialist	SRNA	Pending request to fill.
	INFORMATION TECHNOLOGY OFFICE					
51820	CS	N	T	Office Assistant III	SR08	No action cost savings.
100388	EX	N	T	HPHA Systems Analyst	99	No action cost savings.
106429	EX	N	T	HPHA Systems Analyst	99	No action cost savings.
	PERSONNEL OFFICE					
30111	CS	N	P	Personnel Management Specialist IV	SR22	Interviews scheduled for 8/18/08.
51784	CS	N	T	Office Assistant III	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					
101072	CS	N	T	Public Hsg Mgr VII	SRNA	Continuous recruitment.
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	Office Assistant III	SR08	No action; cost savings.
		CENTRAL MAINTENANCE SERVICES				
6787	CS	N	P	Heavy Truck Driver	BC07	Request for temp. recruitment not-to exceed 6/30/09.
5968	CS	N	P	Welder I	BC10	No action; cost savings.
5647	CS	A	P	Office Assistant IV	SR10	State funded unable to fill.

EXHIBIT K

990

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of August 8, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
28374	CS	N	P	Office Assistant III	SR08	No action; cost savings.
8756	CS	N	P	Bldg Maint Wkr I	BC09	No action; cost savings.
PMMSB-MS-APPLICATION SERVICES UNIT						
9648	CS	N	P	Public Hsg Spclt II	SR18	No action; cost savings.
41255	CS	N	P	Public Hsg Spclt II	SR18	Pending eligible listing from DHRD.
9648	CS	N	P	Public Hsg Spclt II	SR18	No action; cost savings.
		Asset Management Project 30 (MU 1)				
5638	CS	N	P	Public Housing Spclt II	SR18	No action; cost savings.
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.
		Asset Management Project 31 (MU 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.
10879	CS	N	P	Building Maint. Worker I	BC09	No action; cost savings.
4939	CS	N	P	General Laborer II	BC03	No action; cost savings.
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.
101119	TA	N	T	General Laborer I	BC02	No action; cost savings.
105748	TA	N	T	Social Services Aide I	SRNA	No action; cost savings.
		Asset Management Project 33 (MU 3)				
6286	CS	N	P	Public Housing Specialist II	SR18	Pending eligible listing from DHRD.
46195	CS	N	P	Social Service Asst IV	SR11	Pending eligible listing from DHRD.
8834	CS	N	P	Bldg Maint Wkr I	BC09	No Action; cost savings.
10541	CS	N	P	Bldg Maint Wkr I	BC09	No action; cost savings.
101126	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
		Asset Management Project 34 (MU4)				
6693	CS	W	P	Public Hsg Spvr IV	SR22	State funded unable to fill.
6728	CS	N	P	Building Maint Wkr I	BC09	Internal vacancy announcement 7/29 - 8/8/08.
6792	CS	W	P	Building Maint. Helper	BC05	State funded unable to fill.
8842	CS	N	P	Painter I	BC09	Pending request to fill from PMMSB.
12703	CS	N	P	General Laborer II	BC03	No action; cost savings.

EXHIBIT K

067

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of August 8, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
101127	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
		Asset Management Project 35 (MU 5)				
9204	CS	N	P	Public Hsg. Supr IV	SR22	Pending request for approval to fill from PMMSB.
5640	CS	N	P	Bldg. Maint Wkr I	BC09	No action; cost savings.
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.
23698	CS	W	P	Public Hsg Spclt I	SR16	State funded unable to fill.
8846	CS	N	P	Building Maint. Worker I	BC09	No action; cost savings.
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
		Asset Management Project 37 (MU 7)				
6931	CS	N	P	Bldg. Maint. Supervisor	F109	Recruitment cancelled.
8719	CS	N	P	Secretary I	SR12	Recruitment cancelled.
101112	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101136	TA	N	T	Clerk I	SRNA	No action; cost savings.
101123	TA	N	T	Social Services Aide I	SRNA	No action; cost savings.
		Asset Management Project 38 (MU 8)				
8830	CS	N	P	Secretary I	SR12	Employee resigned eff: 07/25/08.
18794	CS	N	P	Social Svc Asst IV	SR11	Pending recommendation.
102241	TA	N	T	General Laborer I	SRNA	No action; cost savings.
102242	TA	N	T	General Laborer I	SRNA	No action; cost savings.
		Asset Management Project 39 (MU 9)				
23050	CS	N	P	Public Hsg Spvr III	SR20	No action; cost savings.
6352	CS	N	P	Secretary I	SR12	No action; cost savings.
4938	CS	N	P	Bldg. Maint. Wkr I	BC09	Pending request to fill from PMMSB.
46343	CS	N	P	Public Hsg Spclt II	SR18	Internal vacancy announcement 8/4- 8/14/08.
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.
105750	TA	N	T	General Laborer I	SRNA	No action; cost savings.
		PRIVATE MANAGEMENT CONTRACTS SECTION (PMCS)				
102048	EX	W	P	Property Management Specialist	SR22	No action; cost savings.
42096	CS	W	P	Secretary I	SR12	State funded unable to fill.
102048	EX	W	P	Property Management Specialist	SRNA	No action; cost savings.

EXHIBIT K

068

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of August 8, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
		RESIDENT SERVICES SECTION				
41254	CS	N	T	Secretary I	SR12	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.
103043	TA	N	T	Social Service Aide I	SR05	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	Office Assistant II	SR04	No action; cost savings.
		RENT SUBSIDY SECTION 1				
29009	CS	N	P	Office Assistant III	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 !!	SR18	No action; cost savings.
14977	CS	N	P	Office Assistant III	SR08	No action; cost savings.
		RENT SUBSIDY SECTION 2				
28654	CS	N	T	Office Assistant III	SR08	No action; cost savings.
35416	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
23103	CS	A	P	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.
101132	TA	N	T	Office Assistant II	SRNA	No action; cost savings.

EXHIBIT k

069

HOMELESS PROGRAMS BRANCH
MONTHLY REPORT
AUGUST 14, 2008

Attached are lists of contracts which were negotiated and executed in July and August of 2008, with homeless providers for services throughout the State of Hawaii. The Branch requested and the Governor approved the allocation of 90% of the Homeless Programs Branch appropriation in the first quarter of 2008 in order to facilitate contracting for uninterrupted shelter and services for the homeless.

A few of the contracts, indicated with an asterisk, are in a different time frame, so they have not yet been executed:

Stipend contracts: Four pending on different dates (including new shelters)
Outreach contracts: One supplemental for Nov. 1, 2008.
Competitive grant contracts: Three pending HUD notification to proceed.

EXHIBIT I

State Homeless Shelter Stipend Program
Shelter Funding - FY 2009

	Agency	FY 2008 Proposal Request	FY 2008 Revised	FY 2009 Revised		FY 2009 Comments	Total
1	**Alternative Structures International (ASI)**	403,200.00	403,200.00	603,200.00			1,006,400.00
	Ohana Ola O Kahumana (T)	403,200.00	403,200.00	603,200.00			1,006,400.00
2	**Catholic Charities Hawaii (CCH)**	605,446.00	481,200.00	1,682,400.00			2,163,600.00
	Kawaihae (T)	383,842.00	177,600.00	177,600.00			355,200.00
	Ma'ili Land (T)	221,604.00	303,600.00	304,800.00			608,400.00
*	Villages of Ma'ili (T) * *(Separate contract)*	-	-	1,200,000.00			1,200,000.00
3	**Faith Against Drugs (FAD)**	157,640.00	132,000.00	136,800.00			268,800.00
	Faith Against Drugs (T)	157,640.00	132,000.00	136,800.00			268,800.00
4	**Family Life Center (FLC)**	76,996.00	77,000.00	77,000.00			154,000.00
	Ho'olanani (E)	76,996.00	77,000.00	77,000.00			154,000.00
5	**Family Promise of Hawaii (FPH)**	132,860.00	80,000.00	80,000.00			160,000.00
	Windward Family Center (E)		40,000.00	40,000.00			80,000.00
	Honolulu Family Center (E)		40,000.00	40,000.00			80,000.00
6	**Gregory House Programs (GHP)**	163,600.00	126,000.00	120,000.00			246,000.00
	Gregory House (T)	70,000.00	66,000.00	66,000.00			132,000.00
	Waipahu Homes (T)	93,600.00	60,000.00	54,000.00			114,000.00
7	**Hale Kipa, Inc. (HK)**	36,481.00	36,481.00	36,481.00			72,962.00
	TLP Young Men's, Ke'eaumoku (T)	11,787.00	11,787.00	11,787.00			23,574.00
	TLP Young Men's, Make'ekus (T)	12,347.00	12,347.00	12,347.00			24,694.00
	TLP Young Women's, Apas (T)	12,347.00	12,347.00	12,347.00			24,694.00
8	**H5 Hawaii Helping the Hungry Have Hope (H5) ***	$1,049,018.00	$900,000.00	941,200.00			1,841,200.00
	Next Step Shelter (T) *(Was known as AHHA , 2008 Funds)*	$1,049,018.00	$900,000.00	941,200.00			1,841,200.00
* 9	**Holomua Na Ohana (HNO)** *(Formerly known as Hale Loa'a, Inc.)*	380,000.00	670,800.00	699,600.00			1,370,400.00
	Onemalu (T)	200,000.00	386,400.00	405,600.00			792,000.00
	Weinberg Village Waimanalo (T)	180,000.00	284,400.00	294,000.00			578,400.00
10	**Honolulu Community Action Program (HCAP) ***	336,000.00	-	360,000.00			360,000.00
	Building 36 (T) *	336,000.00	-	360,000.00			360,000.00
11	**Homeless Solutions, Inc. (HSI)**	865,500.00	800,000.00	840,000.00			1,640,000.00
	Kuiaokahua (T)	155,500.00	140,000.00	175,000.00			315,000.00
	Loliana (T)	200,000.00	255,000.00	260,000.00			515,000.00
	Nakolea (T)	305,000.00	200,000.00	410,000.00			410,000.00
	Vancouver (T)	205,000.00	205,000.00	195,000.00			400,000.00
12	**Institute for Human Services (IHS)**	2,111,400.00	1,900,000.00	1,900,000.00			3,800,000.00
	546 Ka'aahi (E)	901,000.00	800,000.00	800,000.00			1,600,000.00
	350 Sumner (E)	1,210,400.00	1,100,000.00	1,100,000.00			2,200,000.00
* 13	**Kahikolu Ohana Hale O Waianae (KOHOW) ***	-	-	674,532.00			674,532.00
	KOHOW Emergency/KOHOW Transitional (E/T) *	-	-	674,532.00			674,532.00
* 14	**Kauai Economic Opportunity (KEO)**	491,585.00	490,000.00	212,480.00			702,480.00
	Mana'olana (E/T) * *(GIA contract in 2008/Separate Stipend Contract in 2009)*	341,835.00	390,000.00	112,480.00			502,480.00
	Kornohana Group Home (T)	36,278.00	36,000.00	36,000.00			72,000.00
	Lihue Court (T)	113,472.00	64,000.00	64,000.00			128,000.00
15	**Maui Economic Concerns of the Community, Inc. (MECC)**	1,118,747.00	1,467,600.00	1,611,600.00			3,079,200.00
	Ka Hale A Ke Ola Resource Center (E)	703,078.00	815,400.00	901,800.00			1,717,200.00
	Ka Hale A Ke Ola Resource Center (T)						
	Na Hale O Waimea Resource Center (E)	415,669.00	652,200.00	709,800.00			1,362,000.00
	Na Hale O Waimea Resource Center (T)						
16	**Mental Health Kokua (MHK)**	150,000.00	130,000.00	142,500.00			272,500.00
	Safe Haven (T)	150,000.00	130,000.00	142,500.00			272,500.00
17	**Office for Social Ministry (OSM)**	336,800.00	365,600.00	603,400.00			969,000.00
	Kihei Pua Emergency Shelter (E)	336,800.00	365,600.00	519,000.00			884,600.00
	Beyond Shelter (T)			60,400.00			60,400.00
	Walder House (T)			12,000.00			
	Kuleana House (T) * *(Separate contract)*	-	-	12,000.00			12,000.00
18	**River of Life Mission, Inc. (ROLM)**	450,352.00	375,290.00	403,325.00			778,615.00
	Outreach Lighthouse Center AOG (E)	450,352.00	375,290.00	403,325.00			778,615.00
19	**Steadfast Housing Development Corporation (SHDC)**	75,000.00	75,000.00	75,000.00			150,000.00
	Hale Ulu Pono (T)	75,000.00	75,000.00	75,000.00			150,000.00
20	**United States Veterans Initiative**	3,957,488.61	2,150,000.00	2,150,000.00			4,300,000.00
	Pai'olu Kaiaulu (T)	2,699,657.19	2,000,000.00	2,000,000.00			4,000,000.00
	Veterans-In-Progress (VIP) (T)	357,831.42	150,000.00	150,000.00			300,000.00
21	**Waianae Community Outreach (WCO)**	855,003.00	712,500.00	713,500.00			1,425,000.00
	Onelau'ena (E&T)	855,003.00	712,500.00	712,500.00			1,425,000.00
22	**Women In Need (WIN)**	394,200.00	38,302.70	86,400.00			124,702.70
	WIN Bridge to Success (T)	336,600.00	36,000.00	36,000.00			72,000.00
	WIN Family House (T) *(Separate contract)*	57,600.00	2,302.70	50,400.00			52,702.70
	TOTAL STIPEND:	13,247,316.61	11,416,973.70	14,148,418.00			25,559,391.70

* New Provider/New Shelter = FY 2009

R08/01/08

EXHIBIT 1

Fiscal Year 2009

State Homeless Outreach Program	FY 2009 recommended award
Total: 8 agency, total awards:	**$2,501,645.00**
Family Life Center, Inc.	$120,000.00
Kalihi Palama Health Center	$450,000.00
* Kauai Economic Opportunity, Incorporation	$60,000.00
Office for Social Ministry	$750,000.00
The Salvation Army - Maui County	$340,000.00
Waianae Coast Comprehensive Health Center	$91,902.00
Waianae Community Outreach	$289,743.00
Waikiki Health Center, Care-A-Van Program	$400,000.00

State Homeless Emergency Loans and Grant Program	FY 2009 recommended award
Total: 2 agency, total awards:	**$525,000.00**
The Salvation Army, Family Services Office	$345,000.00
Office for Social Ministry	$180,000.00

EXHIBIT I

HUD FORMULA GRANTS

ESG	AGENCY	SHELTER NAME	ISLAND	2008-2009 AMOUNT
	Maui Economic Concerns Of the Community	Ka Hale A Ke Ola	Maui	31,400.00
	Maui Economic Concerns Of the Community	Na Hale Wainee	Maui	16,800.00
	Women Helping Women	Hale Lokomaikai	Maui	9,640.00
	Family Life Center	Family Life Center	Maui	18,400.00
	SUBTOTAL MAUI COUNTY			**76,240.00**
	Kauai Economic Concern of the Community	KEO	Kauai	21,278.00
	YWCA	YWCA Family Violence Shelter	Kauai	14,600.00
	SUBTOTAL KAUAI COUNTY			**35,878.00**
	Child & Family Servies	Hale Ohana	Hawaii (East, Hilo)	14,161.00
	Child & Family Servies	West Hawaii Domestic Abuse Shelter (Turning Point for Families)	Hawaii (West, Kona)	14,161.00
	Office for Social Ministry	Kihei Pua Shelter	Hawaii (Hilo)	83,797.00
	SUBTOTAL HAWAII COUNTY			**112,119.00**
	HPHA Admin			**5,750.00**
	TOTAL ESG			**229,987.00**

HOPWA	Maui AIDS Foundation			**159,100.00**

HUD Competitive Grants

	Grantee	Project Name	Annual Renewal Amount		
*	**HPHA**	Catholic Charities	**Employment Program**		$ 42,288.00
*	**HPHA**	Women Helping Women	**Transitions Project**		$ 77,536.00
*	**HPHA**	Hybrid International	**Hawaii State HMIS**		$ 31,131.00
		Total			**$150,955**

EXHIBIT 1

Housing Placement Program
TANF Funded
FY 2009

Catholic Charities Hawaii- (Oahu/Kauai)	$984,724
Family Life Center- (Maui)	$303,600
Institute for Human Services- (Oahu)	$440,000
Maui Economic Opportunity- (Maui)	$175,400
Office for Social Ministry- (Hawaii)	$528,000
TOTAL	$2,431,724

EXHIBIT I