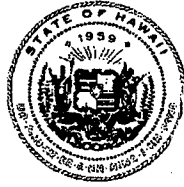


DAVID Y. IGE  
GOVERNOR



HAKIM OUANSAFI  
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO  
EXECUTIVE ASSISTANT

**STATE OF HAWAII**  
HAWAII PUBLIC HOUSING AUTHORITY  
1002 NORTH SCHOOL STREET  
POST OFFICE BOX 17907  
HONOLULU, HAWAII 96817

IN REPLY PLEASE REFER TO:  
16-OED-

**DEPT. COMM. NO. 175**

December 28, 2016

The Honorable Ronald D. Kouchi,  
President and Members of the Senate  
Twenty-Ninth State Legislature  
State Capitol, Room 409  
Honolulu, HI 96813

The Honorable Joseph M. Souki, Speaker  
and Members of the House of  
Representatives  
Twenty-Ninth State Legislature  
State Capitol, Room 431  
Honolulu, HI 96813

Dear President Kouchi, Speaker Souki, and Members of the Legislature:

Thank you for the opportunity to submit this report in accordance with section 93-16 Hawaii Revised Statutes. This report fulfills the reporting requirements and duties assigned to the Hawaii Public Housing Authority (HPHA) under Hawaii Revised Statutes (HRS) Section 356D-20(3).

In compliance with HRS Section 356D-20(3), this Report provides the status of its major programs: Federal and State Low Income Public Housing, Section 8 Subsidy Programs, Construction Management, and other major programs. Additionally, this Report includes the activities and accomplishments of the administrative offices—Property Management and Maintenance Services, Section 8 Subsidy Programs, Contract & Procurement, Planning & Evaluation, Compliance, Hearings, Information Technology, and Personnel—that work to support the HPHA's three major programs.

This Report includes financial data on the HPHA's funds, including non-general funds required under section 37-52.5, Hawaii Revised Statutes, and an auditor's report, and summarizes legislation proposed by the HPHA for the 2017 Legislative Session that will allow the HPHA to better serve its tenants, voucher holders, the communities they live in, and the State's very low-income populations.

In accordance with Section 93-16, HRS, a copy of this report has been transmitted to the Legislative Reference Bureau and the report may be viewed electronically at [www.hpha.hawaii.gov](http://www.hpha.hawaii.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Hakim", followed by a long horizontal line.

Hakim Ouansafi  
Executive Director

# HAWAII PUBLIC HOUSING AUTHORITY

Annual Report  
Fiscal Year 2015—2016



Department of Human Services  
State of Hawaii  
1002 North School Street  
Honolulu, Hawaii 96817

# Purpose & Introduction

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This report is being submitted in accordance with section 93-16 Hawaii Revised Statutes. This report fulfills the reporting requirements and duties assigned to the Hawaii Public Housing Authority (HPHA) under Hawaii Revised Statutes (HRS) Section 356D-20(3), which states:

The authority shall submit an annual report to the Legislature on all program areas no later than twenty days prior to the convening of each regular session, that shall provide the following information on the status of its programs and finances:

- (A) A financial audit and report conducted on an annual basis by a certified public accounting firm; and
- (B) Recommendations with reference to any additional legislation or other action that may be necessary to carry out the purposes of this Chapter.

In compliance with HRS Section 356D-20(3), this Report provides the status of its major programs: Federal and State Low Income Public Housing, Section 8 Subsidy Programs, Construction Management, and other major programs. Additionally, this Report includes the activities and accomplishments of the administrative offices—Property Management and Maintenance Services, Section 8 Subsidy Programs, Contract & Procurement, Planning & Evaluation, Compliance, Hearings, Information Technology, and Personnel—that work to support the HPHA’s three major programs.

This Report includes financial data on the HPHA’s funds, including non-general funds required under section 37-52.5, Hawaii Revised Statutes, and an auditor’s report, and summarizes legislation proposed by the HPHA for the 2017 Legislative Session that will allow the HPHA to better serve its tenants, voucher holders, the communities they live in, and the State’s very low-income populations.





# Chairman's Message

Aloha mai kakou,

Building on the past year's efforts of our staff and the Governor's administration, state legislators, and county officials, the HPHA is continuing to be good steward of our clients and public housing assets. Diligently managing our financial resources and leveraging our strengths, HPHA is working with many others to address the housing needs of the state with ambitious management and development goals.

Respectfully,

Pono Shim  
Chairman of the Board

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# Board of Directors

The Hawaii Public Housing Authority is governed by a Board of eleven directors representing a cross section of public and private entities. The members meet monthly to oversee the Authority and to provide guidance concerning policy matters.



*L to R: Robert Sato, representing Senator Breene Harimoto's office, Governor David Ige, HPHA Executive Assistant Barbara Arashiro, Executive Director Hakim Ouansafi, Representative Glenn Wakai and Senator Suzanne Chun Oakland.*

## Our Mission

The Hawaii Public Housing Authority is committed to promoting adequate and affordable housing, economic opportunity and a suitable living environment, for low income families and individuals, free from discrimination.

**Pono Shim, Chairperson**  
*Oahu, Term to expire 6/30/19*

**Alena Medeiros, Vice Chairperson**  
*Oahu, Term to expire 6/30/18*

**Jason Espero, Secretary**  
*Oahu, Term to expire 6/30/19*

**Vacant**  
*Kauai*

**Lisa Darcy**  
*Maui, Term to expire 6/30/20*

**En Young**  
*Hawaii, Term to expire 6/30/19*

**Myoung Oh**  
*Oahu, Term to expire 6/30/18*

**Laura Smith**  
*At-Large, Term to expire 6/30/19*

**George De Mello**  
*Resident Member, Term to expire 6/30/20*

**Pankaj Bhanot**  
*Ex-Officio*  
*Director—Department of Human Services*

**Vacant**  
**Ex-Officio**  
**Designee of Governor David Y. Ige**

# Message from the Executive Director

I am proud to present to you this copy of the Hawaii Public Housing Authority's (HPHA) Fiscal Year 2016 Annual Report on behalf of over three hundred dedicated public servants statewide. This report summarizes the highlights from FY16, a pivotal year for us in which we focused our efforts on our core mission of providing safe and very affordable, income based housing to over 30,000 of the most vulnerable in our State including the homeless, the veterans, the involuntary displaced and the victims of domestic abuse.



In addition to providing our core functions through multiple programs such as Federal and State Public Housing, Housing Choice Voucher (Section 8), Veterans Affairs Supportive Housing, Performance-Based Contract Administration and Rent Supplement, we have dedicated substantial effort to meeting and exceeding the federal accessibility standards under the Department of Housing and Urban Development (HUD) for ADA available housing. In addition, the HPHA embarked on an aggressive mixed use/mixed income public/private partnership within Honolulu's TOD zones and we have made great progress in the development of Mayor Wright Homes with the Hunt Team as well as North School Street development with the Retirement Housing Foundation to potentially increase our inventory by over 2500 much needed units.

In our report, we presented the history of the HPHA, our mission, the financial statement and guiding principles as it relates to our core functions. The Section 8 Branch earned the U.S. Department of Housing and Urban Development's (HUD) "High Performer" status for the fifth consecutive year. The HPHA improved its statewide Real Estate Assessment Center (REAC) scores from HUD, provided housing to the homeless, prevented homelessness and led the state of Hawaii in its mission to end veteran homelessness. In our continued efforts to improve our efficiency and customer service, we implemented a new interactive website to provide an online application process, and expedited the placement of tenants due to the success of the civil service multi-skilled teams.

As always, we are thankful for the support and leadership of the legislature and our government for their continued commitment to affordable and public housing. We are grateful for your assistance in pledging resources to preserve and improve public housing properties for our current and future residents. The appropriations received this biennium have made a tremendous impact on those we serve statewide, and we look forward to working with both the Executive and Legislative branches to further improve the lives of the poorest of this great state.

On behalf of the entire HPHA staff and board members, I would like to thank you for your support and commitment to our agency. You can count on the HPHA's continued dedication to serve program participants who are homeless or on the brink of becoming homeless by providing stable housing, supportive services and a better quality of life. We look forward to working with you to make the lives of the most vulnerable of this great state better.

Sincerely yours,

Hakim Ouansafi  
Executive Director

## Historical Overview: 80 Years of Public Service... *Celebrating our Legacy*

**1935** The Hawaii Housing Authority was created by the Territorial Legislature to provide safe and sanitary housing for low-income residents of Hawaii. Two years later, the U.S. Housing Act of 1937 made federal construction funds available.

**1941** After December 7, 1941, an unprecedented defense building program began. After the war, a civilian housing shortage loomed and affordable housing was hard to come by.

**1951** The HHA was Hawaii's largest rental agency. Throughout the 1950's, Oahu experienced unprecedented economic growth with development spreading in the windward and leeward areas. By the end of the decade, HHA completed eight new developments which provided 1,752 new units for Hawaii's families.



*On December 27, 1960, the HHA's dream of opening an elderly housing property officially came into being. Governor William F. Quinn speaks at the dedication ceremony of Punchbowl Homes.*

**1988** By 1988, HHA had developed through Act 105, a staggering 10,132 dwelling units—single family, townhouse, duplex, apartment and house lot unit types. The State of Hawaii's Housing Finance and Development Corporation was created by Act 337 as part of Governor John Waihee's initiative to create one streamlined State organization to promote and develop a continuum of affordable housing.

The change allowed the HHA to refocus its energies as the statewide public housing authority.



*After taking oath (March 1960), the new Hawaii Housing Authority Commissioners witness legal certification by Chief Justice Wilfred S. Tsukiyama of the Supreme Court.*

**1960** The Governor issued an executive order implementing the Government Reorganization Act of 1959. The order created a new Department, and placed the Hawaii Housing Authority in the Department of Social Services for administrative purposes only. The new Commissioners were sworn into office by Chief Justice Wilfred S. Tsukiyama of the Supreme Court of the State of Hawaii.

By the mid-60's, the HHA had responded to the changes in the housing market and opened housing projects designed for the special economic, social and physical needs of Hawaii's senior citizens.

**1970** By 1970, the State Legislature broadened HHA's duties by enacting Act 105 which permitted the State to raise \$100 million to build low and moderate income housing.



*Ground breaking ceremonies in 1985.*



**1990's** In the 1990's, the HHA once again broadened its responsibilities adding the State's Homeless Programs. During this time, the HHA also realized the value of a comprehensive approach and grew its programs on drugs and crime prevention, education, job training and self-sufficiency.

HHA opened the Family Investment center to address the self-sufficiency needs of families in public housing. Equipped with a computer lab and classrooms, residents were able to complete GED classes and obtain valuable job training.

By June 1998, the HHA must once again ride the waves of change when it is abolished. Act 350, under the Cayetano Administration, consolidated the Hawaii Housing Authority and Housing Finance and Development Corporation into a single housing agency known as the Housing and Community Development Corporation of Hawaii (HCDCH).



*Governor George Ariyoshi visit residents at the Hale Laulima public housing project in Pearl City.*

**2005** On July 5, 2005, Act 196 effectively bifurcated the HCDCH into two agencies, the Hawaii Public Housing Authority (HPHA) and the Hawaii Housing Finance and Development Corporation (HHFDC). Under this new structure, HPHA's core function is to manage federal and state public housing programs, including Section 8 and senior housing. In the next year, Homeless Programs are transferred to the Department of Human Services.

**2014** The HPHA achieved a record high occupancy of 98% in its public housing programs. The Section 8 Program is rated a high performer under the Federal Assessment System. With a combined State and Federal capital program, the HPHA is managing approximately \$150M in ongoing design and construction projects for its aging inventory.

**2015** The HPHA embarked on expansion and redevelopment of its property inventory by establishing public/private relationships for the redevelopment of Mayor Wright Homes and HPHA's N. School Street Administrative Offices.

**2016** The HPHA successfully exhausted the Section 8 Housing Choice Voucher waitlist, after ten years of being closed due to the amount of applicants requesting vouchers. The HPHA is now working toward assisting new residents suffering hardship with their housing needs.



*Press conference announcing the RFQ for the HPHA N. School Street Administrative Offices.*



# HPHA Organization

Board of Directors

Office of the  
Executive Director

## Major Programs

Property  
Management &  
Maintenance Services  
Asset Management  
Projects

Section 8 Subsidy  
Programs

Rent Supplement

Construction  
Management

## Administrative Support Offices

Fiscal  
Management

Compliance

Planning &  
Evaluation

Contract &  
Procurement

Information  
Technology

Human Resources

Hearings

Housing  
Information



# Years of Dedicated State Service

## ***10 Years of Dedicated State Service***

Renato Agtang  
Kinohi Aki  
Taryn Chikamori  
Anthony Dominguez  
Chong Gu  
Cathy Ho  
Sahar Ibrahim  
Liane Kakiuchi  
Clinton Kruse  
Alexander Lale  
Edmund Loy  
Manuel Luiz, Jr.  
Lori Nakanishi  
Sterling Ohta  
Tammy Passmore  
Douglas Telefoni  
Sunny Viriyapunt

## ***20 Years of Dedicated State Service***

Michi Kanoura-Hatae  
Norvin Manuel  
Kathleen Mitchell  
Reuben Nagasako

## ***30 Years of Dedicated State Service***

Deidra Ahakuelo-Kepa  
Nonnitta Leong  
Elizabeth Siangco  
Jo Ann Takahashi

## ***40 Years of Dedicated State Service***

Janice Mizusawa  
Eddie Salamat



*L to R: Executive Director Hakim Ouansafi, Governor David Ige, HPHA employee Eddie Salamat and Chairperson Pono Shim.*



*Middle L to R: Ala Talaeai, Rebecca Pascual, Louise Kaneshiro, Mel Agbisit, Cathy Ho from PMMSB and HR*

*Bottom L to R: Maricar Campos and Kaui Martinez (from PMMSB) assisting public housing applicants*



# Federal & State Public Housing Program

**FEDERAL PUBLIC HOUSING** is a U.S. Department of Housing and Urban Development (HUD) program established to provide decent, safe rental housing for eligible low-income families, the elderly, and persons with disabilities. There are approximately 1.2 million households living in public housing units nationwide, managed by some 3,300 Public Housing Agencies. Program eligibility and rents are income-based.

The HPHA is the sole statewide Public Housing Agency (PHA) for the State of Hawaii, established by the Territory of Hawai'i in 1935 (see page 6) to provide safe, decent, and sanitary housing for low-income residents. Guided by an eleven (11) member Board of Directors (see page 4) appointed by the Governor of Hawaii, today the HPHA Federal and State Low Income Public Housing programs combine to serve over 6,100 families or approximately 14,000 individuals.

During the fiscal year, the HPHA updated its Five Year and Annual Public Housing Agency Plan (PHA Plan) which lays out the road map for the federal public housing and Section 8 programs for the coming years. Some of the proposed improvements described in the PHA Plan include:

- Assessing the feasibility of acquiring or developing properties to create additional housing opportunities on all islands;
- Pursuing additional housing assistance and supportive services for veterans;
- Increasing lease up under the voucher and rent supplement programs;
- Continued collaboration with law enforcement to combat fraud in housing programs; and
- Automating more of the HPHA's administrative functions to provide improved services such as web-based applications, interactive voice response system and on-line bill payments.

HPHA's portfolio of **85 properties** consists of **6,196** units of public housing:

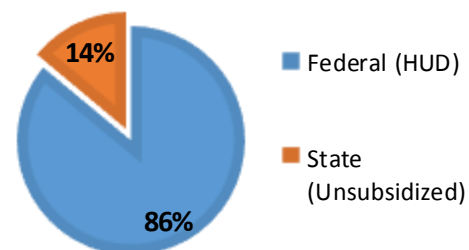
- **5,332 units** HUD subsidized
- **864 units** State (no subsidy)
- Units on Kaua'i, O'ahu, Moloka'i, Maui, and Hawai'i

Unit sizes range from studios to five (5) bedrooms

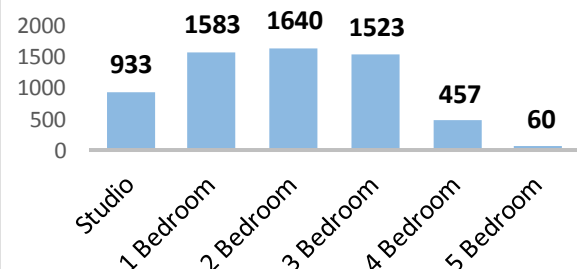
85 properties are grouped into **Sixteen (16) Asset Management Projects**

- **8 AMPs** managed by State employees
- **8 AMPs** managed by private contractors
- Accounting, budgeting, management, oversight, and evaluation are performed by AMP with Central Office assistance

**PUBLIC HOUSING PORTFOLIO**



**Unit Mix**



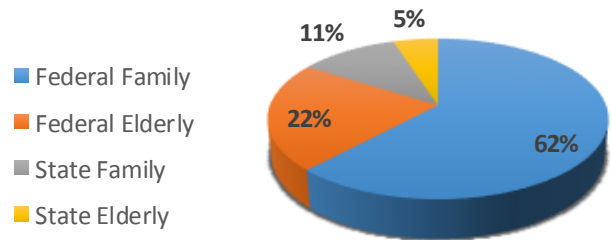


# Public Housing Program—Tenant Characteristics

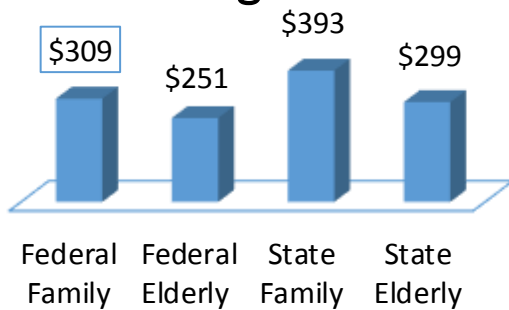
HPHA houses “**Low Income**” families earning **80% Area Median Income (AMI)** or less

- Honolulu Metropolitan Statistical Area AMI, family of 4 for FY16 = **\$87,900**
- Not less than 40%** of Federal family public housing units are restricted to “**Extremely Low Income**” families earning **30% AMI** or less

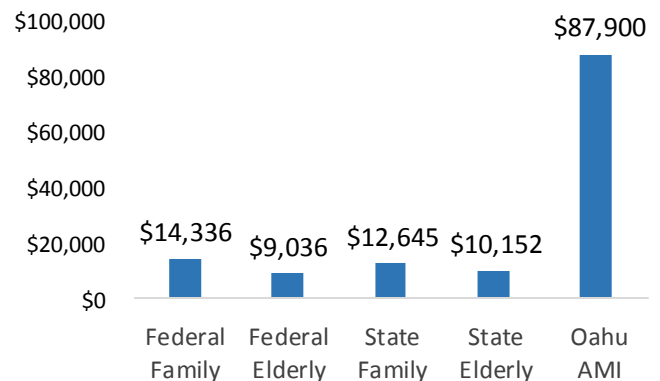
**Public Housing Program Beneficiaries**



**Average Rents**



**MEDIAN INCOME**



*A mass certification was held in June 2016, for placement into low-income public housing. Certification and interviews took place over a one week period, in which hundreds of waitlist applicants stood in line for hours for an opportunity to receive housing. The HPHA was able to place over seventy families into public housing that month.*



# Property Management & Maintenance Services Branch

## U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT—REAL ESTATE ASSESSMENT CENTER INSPECTIONS

The Real Estate Assessment Center (REAC) Inspection is a tool that the U.S. Department of Housing and Urban Development (HUD) uses to promote the effective use of accurate, timely and reliable data in assessing the condition of all HUD subsidized properties. These inspections, contracted and directed by HUD, look for health and safety deficiencies and ensure that our HPHA properties are safe, decent and sanitary.

The REAC inspections restore public trust by making sure that there is no government fraud, abuse and waste. Last fiscal year, thanks to the hard working HPHA public servants, 9 out of 10 Asset Management Projects (2,357 units) significantly improved their REAC score from the previous year's inspection. The remaining properties were not inspected due to their high scores in the previous year's inspection.

### PROGRAM GOALS

Increase Occupancy to 98%

Improve Rent Collections to 98%

Increase Tenant Services

Improve the Quality of Services

Increase Accessibility to Housing and Services

Program	Number of Families	Number of Individuals	Average Family Size
<b>Federal Family Low Income Public Housing</b>	3,242	10,893	3.36
<b>Federal Elderly Low Income Public Housing</b>	1,132	1,280	1.13
<b>Total Federal Tenants</b>	4,374	12,173	2.78
<b>State Family Low Income Public Housing</b>	250	736	2.94
<b>State Elderly Low Income Public Housing</b>	569	746	1.31
<b>Total State Tenants</b>	819	1,482	1.81
<b>Total Tenants</b>	5,193	13,655	2.63

## Section 8 Subsidy Programs Branch

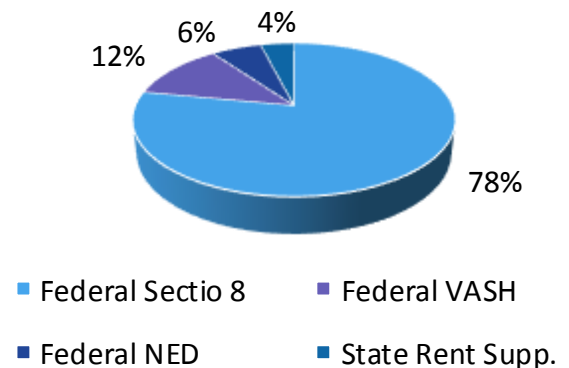
### FEDERAL AND STATE RENTAL SUBSIDIES

The HPHA manages seven different types of rental assistance or subsidy programs. The Section 8 Housing Choice Voucher (HCV) Program, commonly known as “Section 8”, is a HUD program established to provide rental subsidies for units that are chosen by the tenant in the private market with assistance provided through tenant-based vouchers. It is the largest of the HPHA’s rental subsidy programs and is administered on Oahu only. The HPHA also administers Non-elderly Disabled vouchers, Veteran’s Affairs Supportive Housing vouchers, Performance Based Contract Administration (project based) vouchers, tenant protection vouchers, and Section 8 project based vouchers. The State of Hawai’i provides the HPHA with funding for a Rent Supplement program that is administered similar to the federal program providing shallow rent subsidies for units statewide.

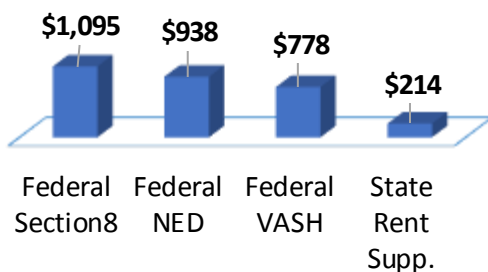
#### PROGRAM STATISTICS

- 1,665** HUD Housing Choice Vouchers, Avg. Housing Assistance Payment (HAP) = **\$1,095** per month
- 161** Non-Elderly Disabled Vouchers (NED) Average HAP = **\$938** month
- 409** Veterans Affairs Supportive Housing (VASH) , Avg. HAP = **\$778** month
- 165** State Rent Supplement Program Avg. payment of **\$214** per household

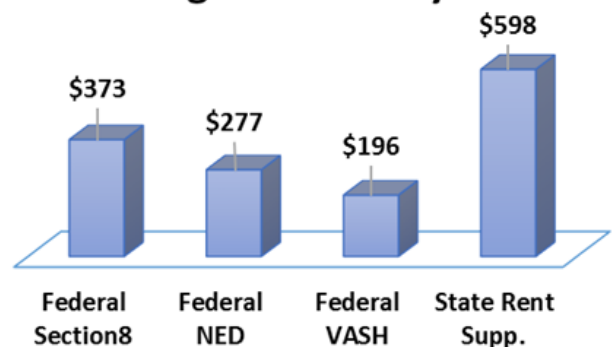
#### Programs by Means of Funding



#### Average Housing Assistance Payment ( HAP)



#### Average Tenant Payment



## Section 8 Programs

The HPHA was able to serve every applicant on the housing choice voucher waitlist. The last 300 applicants were served from the waitlist this fiscal year. The waitlist has been closed since 2006.



*Governor Ige announced the opening of the HPHA Section 8 Waiting List on Oahu.*

Program	Number of Families	Number of Individuals	Average Family Size
<b>Section 8</b>	1,665	5,796	3.24
<b>NED</b>	161	286	1.83
<b>VASH</b>	409	635	1.33
<b>Total Federal</b>	2,235	6,717	2.13
<b>State Rent Supp.</b>	165	237	1.49
<b>PBCA</b>	3000	9750	3.25
<b>Total Recipients</b>	5,589	16,713	2.69

### FAMILY SELF-SUFFICIENCY PROGRAM

The HPHA administers the Family Self-Sufficiency Program via a contract with the City and County of Honolulu. FSS participants are linked to social services to help them gain economic independence from government assistance. Participants sign a FSS contract which sets out goals for their progress. As part of the program, an interest-bearing FSS escrow account is established by the HPHA for each participating family. As their income grows, the funds are deposited into the escrow account for the family who is eligible to receive the funds at the completion of their contract.

Program	Median Income
Federal Section 8	\$19,800
Federal NED	\$15,499
Federal VASH	\$11,880
State Rent Supplement	\$16,514
Oahu AMI	<b>\$87,900</b>



*Cynthia Michael and Murphy Tilimwar's family, shown here, successfully completed the Family Self Sufficiency program.*

# HPHA Administrative Functions

## PLANNING AND EVALUATION

The HPHA's Planning and Evaluation Office (PEO) performs overall planning evaluation and research activities for programs and policies administered by the HPHA, coordinates legislative activities and oversees redevelopment efforts for the HPHA. PEO periodically updates long and short-range functional plans to meet the HPHA's program objectives and HUD requirements. Additionally, PEO compiles, reviews and analyzes statistical, demographic and market data to identify specific levels and types of housing needs within the State, works with the other branches in determining how these needs may best be met and works with government agencies, developers, advocacy groups and others to assess needs and identify strategies. PEO develops and updates administrative rule-making of the HPHA and works with legislators to develop state funding and policies to better fulfill the goals of the HPHA.

## ADA Initiative

One of the most important priorities of the HPHA besides health and safety issues, is ensuring that its public housing, community spaces and pathways are accessible to persons with disabilities. This priority led to an additional objective of enabling seniors to age in their current residence, without the added stress of needing to move into more accommodating housing as their need for additional assistance increases.

The HPHA has been working hard in making the Agency's properties compliant with the Americans with Disabilities Act (ADA) as well as the Department of Housing and Urban Development's (HUD's) Uniform Federal Accessibility Standards (UFAS).

Where possible, when modernizing a site, the Construction Management Branch strives to ensure that the property be above the minimum requirements for achieving accessibility. Where site conditions allow, more than the ADA minimum required accessible units and parking stalls are provided, including improvements to units to make them accessible to the visually and hearing impaired as well as adding additional units that are easily convertible to become accessible units, allowing residents to age in place.



In FY2015-16 the Construction Management Branch created 19 additional ADA/UFAS compliant units and 7 community areas were made accessible together with accessible parking and routes of travel. Additionally, it created 11 visual and/or hearing impaired units, and made 2 reasonable accommodations or adaptable units to assist mobility challenged residents.



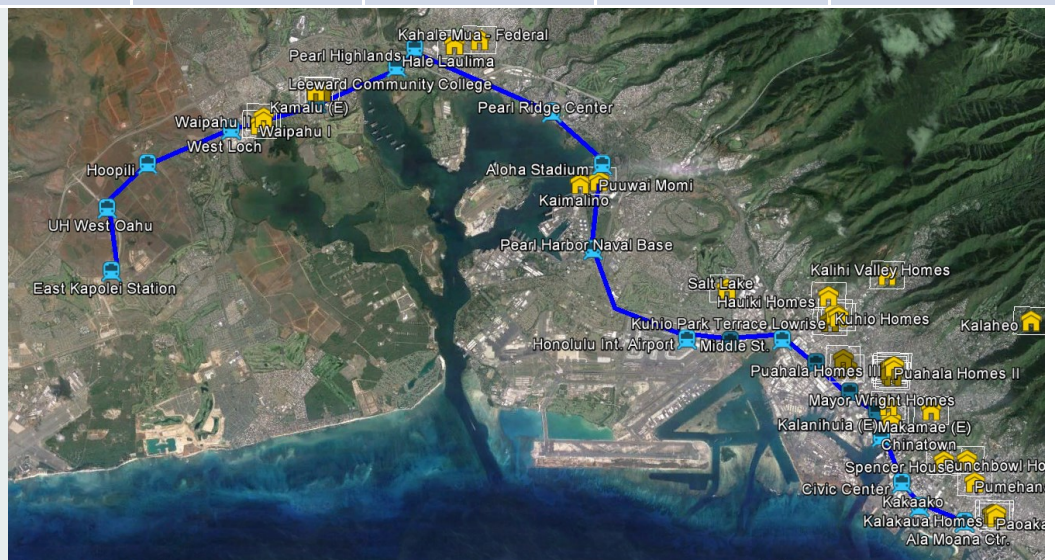
# Redevelopment Efforts

The vast majority of the HPHA's property inventory is at or near its useful life and requires complete overhaul and redevelopment. The HPHA views this as an opportunity to expand the number of affordable units for the State, to leverage financing through public/private partnerships, take advantage of City and County of Honolulu Transit Oriented Development (TOD) incentives and benefits, and to create more livable, vibrant and integrated communities.

Project	Current Units	Proposed	Net Gain	Estimated Start Date	Estimated First Stage Completion Date
Makua Ali'i & Paoakalani	362	1,000	340 to 640	2019	End of 2022
Mayor Wright Homes	364	2,500	2,140	2018	2022
Kalanihulia	151	500	350	2019	2022
School Street Project	0	300 to 800	300 to 800	2017	2020
KPT Phase 2	176	425	250	2018	2020
Kamehameha & Kaahumanu	373	2,500	2,127	2020	End of 2023
Puuwai Momi	260	1,500	1,240	2020	2023
Hale Lauima	36	1,000	960	2021	2024
Waipahu I & II,	260	1,000	740	2020	2023
UH West Oahu		2,000	2,000	Pending 2022	Pending 2025
	1,976	Up to 13,200	Up to 10,600		

Above: Table of 10-Year Projection for HPHA Redevelopment Projects that could potentially add up to 10,000+ affordable housing units to the State's inventory.

Left: Proposed Honolulu Rail route and stations (blue), and HPHA properties (yellow).



## Redevelopment Efforts cont.

### Mayor Wright Homes

The HPHA has teamed up with Hunt Development Group, and its team, for the redevelopment of Mayor Wright Homes (MWH). The vision for the redevelopment includes: one-for-one replacement of public housing units, and to create additional affordable units in this mixed income, mixed use development.

MWH is located within the Transit-Oriented Development (TOD) zone of the Honolulu Rail System, in close proximity to the Iwilei Station.



### Kuhio Park Terrace, Phase II

The HPHA is negotiating Phase 2 – the redevelopment of the KPT low-rises. The project could potentially increase the number of affordable housing units by over 200, include mixed-incomes and mixed uses and maximize the greatest use of the parcel.

### North School Street HPHA Administrative Offices

The HPHA partnered with nonprofit Retirement Housing Foundation to redevelop the HPHA administrative offices located at 1002 N. School Street. The project will include HPHA offices, affordable housing units and commercial uses that best serve the surrounding community.





## CONSTRUCTION MANAGEMENT

In FY16, the HPHA successfully encumbered \$72.1M, in addition to obligating \$12.9M of the Federal CFP (Capital Fund Program) appropriated by HUD. Additionally, the HPHA fully expended \$19.8M of the Federal CFP appropriation by the April 17, 2016 expenditure deadline.

Construction Management assists with helping to get vacant units back into service by repairing those units that are classified as Type C (units needing major repairs). During FY16, the HPHA repaired and placed multiple units back into service either as part of a larger modernization project or by in-house design, helping to get more families into permanent housing.

The HPHA completed lead-based paint and lead-containing paint testing and abatement or encapsulation on 641 family public housing unit exteriors and 253 family public housing unit interiors.

In July, HPHA sponsored a training on Federal Davis-Bacon Prevailing Wage requirements and Section 3, the hiring of low-income persons or businesses by anyone receiving federal funds for all contractors and consultants that were awarded contracts with the HPHA. The training was widely attended by over 100 contractors, subcontractors, consultants and sub-consultants as well as by HPHA staff.

A requirement of utilizing federal funds is that an Environmental Review must be performed for all projects and at all sites to assure compliance with the National Environmental Policy Act. This review is required at a minimum of every five years or when performing development activities. The HPHA successfully met this 5-year requirement.

### Funding as of June 30, 2016:

#### In Contract:

\$10,987,529 – Federal funds  
(Capital Fund Program, CFP)  
\$122,755,570 – State funds (Capital  
Improvement Projects, CIP)  
**\$133,743,099 – Total in Contract**

#### Budgeted:

\$56,685,319 – Federal CFP funds  
appropriated and budgeted  
\$163,485,000 – State CIP funds  
appropriated and budgeted  
**\$219,670,310 – Total Budgeted**

### New Contracts in FY 2015-2016:

6 New Consultant Contracts  
12 New Construction Contracts  
5 New Service Contracts

**23 Total New Contracts** (plus 3  
in-house design)

\$1,545,521 in New Consultant  
Contracts  
\$22,320,898 in New Construction  
Contracts  
**\$13,866,419 Total New Contracts**

*Before and after:  
Repair of building  
exterior and addition  
of ADA parking at  
Kekaha Haaheo*



## CONSTRUCTION MANAGEMENT CONT.

At the start of FY16, while undergoing the demolition of the 31 vacant buildings at Lanakila Homes in Hilo, Hawai'i to make way for the next phase of new construction, it was discovered that the soil had high levels of contamination. This stopped the project for a year. Our design consultants had to hire an environmental consultant to develop a mitigation plan that met with approval by the Department of Health and available for public comment. The public comment period ended on June 16, 2016 with no comments. The final Remediation Action Report (RAR) was issued by the Hazard Evaluation and Emergency Response office (HEER) of the Department of Health. Construction should be resuming as soon as the remediation work plan is approved by the Department of Health HEER Office.

The HPHA is working to repair or replace all major building systems (boilers, generators, booster pumps, exhaust fans, call-for-aid systems, fire alarm systems, etc.) in its aged inventory as well as placing those systems under maintenance contracts to ensure optimum working order and efficiency. Invitations for Bid have been issued for several of these major building systems with more to be issued in the coming year.



*Above: Before and after of unit interior renovations for ADA compliance at Eleele Homes.*

*Below: Before and after completion of exterior building renovations at Home Nani. Typical exterior is re-roofed, repaired, and painted.*







*Before and after: Paving, painting, and ADA-walkway improvements: HPHA completed site and dwelling improvements as Hui O Hanamalu with a capital improvement appropriation from the State.*

### Completed Construction Projects FY 2016

*The HPHA manages dozens of ongoing design and construction projects. Below are completed projects for the fiscal year.*

Kaui`okalani – Type C Vacant Units Repairs	Des: \$52,808 CIP; Const: \$394,120 CFP
Hui O Hanamalu – Site and Dwelling Improvements	Des: \$204,366 CIP; Const: \$3,772,370 (\$2,516,598 CFP, \$1,255,772 CIP)
`Ele`ele Homes – Site, Building and ADA Improvements	Des: \$216,538 CIP; Const: \$1,492,349 (\$86,667 CFP, \$1,405,682 CIP)
Home Nani – Site, Building and ADA Improvements	Des: \$216,538 CIP; Const: \$708,595 (\$19,268 CFP, \$689,327 CIP)
Ho`okipa Kahalu`u – Electrical Repairs to Building B	Des: <i>In-House</i> ; Const: \$49,809 CIP
Noelani I & II – Replacement to Waterlines and Installation of Solar Hot Water Systems	Des: \$214,894 CIP, Const: \$2,912,258 CIP
Kapa`a – Sewer Improvements and Electrical Upgrades	Des: \$206,164 CFP; Const: \$1,742,782 (\$11,191 CFP, \$1,731,591 CIP)
Palolo Valley Homes – Phase 1 and 2 Modernization (Buildings 18 & 19 only)	Des: \$1,056,572 (\$961,749 CFP, \$94,823 CIP); Const: \$1,964,149 (\$737,555 CFP, \$1,226,594 CIP)
Lokahi—Exterior painting of 4 Townhouse Buildings and Community Center	Des: \$76,088 CIP, Const: \$655,597 CIP
Waipahu I: Removal and Replacement of the Hot Water Tank, Service and Repair Solar Hot Water System	Des: <i>In-House</i> ; Const: \$158,500 CFP
Ho`olulu Elderly – Removal of Second Floor Trellis	Des: <i>In-House</i> ; Const: \$30,000 CIP

CIP = State funded Capital Improvement Project  
CFP = Federal funded Capital Fund Program

## CONTRACT & PROCUREMENT

The HPHA receives federal and state funds for the procurement of a variety of goods and services such as capital improvement projects, repair and maintenance services, security services, and architectural/engineering services to name a few.

The Contract and Procurement Office is responsible to oversee all procurements of goods, services, professional services, construction and health and human services for the Hawaii Public Housing Authority (HPHA). The Contract and Procurement Office's objective is to: 1) provide a procurement system of quality and integrity; 2) provide for the fair and equitable treatment of all persons or firms involved in purchasing by the HPHA; 3) assure that supplies, services and construction are procured efficiently, effectively, and at the best value to the HPHA; 4) promote competition in contracting; and 5) assure that HPHA purchasing actions are in full compliance with applicable Federal standards, HUD regulations, and State and local laws.

During the fiscal year, the HPHA executed 162 new contracts/supplemental contracts/change orders in the amount of \$26,147,374 (state funds) and \$11,659,035 (federal funds) for a sum total of \$37,806,409.

## HEARINGS

The Hearings Office of the Hawaii Public Housing Authority (HPHA) manages the Federal Low Income Public Housing Evictions pursuant to Chapter 356D, Hawaii Revised Statutes (HRS) and Chapter 17-2020, Hawaii Administrative Rule (HAR).

For Fiscal Year 2016, the Hearings Office received 202 case referrals, 131 cases were for the nonpayment of rent and 71 for cases related to criminal activities, drug use, or misconduct. For this period, a total of 63 families were evicted statewide in Federal Low Income Public Housing as compared to 89 families that were evicted for fiscal year 2015.

The Hawaii Public Housing Authority continues to monitor the federal project's rent delinquencies and expedite the removal of tenants engaged in drug related and/or criminal activities that threaten the health, safety and peaceful enjoyment of the project premises.



## COMPLIANCE

The Compliance Office provides oversight to ensure that programs and activities operate according to Federal and State requirements, agency policies, fair housing laws and regulations. The Chief Compliance Officer also serves as the lead staff on litigation involving the HPHA.

Specifically, the Compliance Office covers fair housing, accessibility, reasonable accommodations, language access, the Violence Against Women's Act (VAWA), Declarations of Trust, and the Uniform Relocation Act.

Some accomplishments for fiscal year 2016 include:

- Recommitted to a discrimination free agency and updated discrimination complaint procedure and forms, and provided additional translated discrimination complaint forms
- Continued training the HPHA staff on its obligations related to fair housing
- Reviewed modernization projects to ensure improvements to sites and residential units incorporate necessary accessibility features per the direction of the agency
- Revised notices and forms for Reasonable Accommodation (R.A.) requests to streamline the resolution process, and provided notices and forms in various languages
- Responded to approximately 800 tenant requests for R.A.s
- Improved language accessibility for limited English proficient program participants
- Worked to provide written translations of vital documents in at least 8 different languages
- Provided technical assistance to property managers in tenant requests involving VAWA issues
- Approved relocation plans for various properties undergoing upcoming modernization work for compliance with the federal Uniform Relocation Act, in preparation for relocation activities due to modernization work at various properties



*The Compliance Office coordinated Governor David Ige's Fair Housing Awareness Month Proclamation for all housing agencies across the State.*

The total agency-wide expenditure for interpretation and translation costs was approximately \$133,115 for over 1478 LEP encounters in 18 different languages, broken down into \$79,031 for oral interpretation services, and \$54,084 for written translations.

• Worked with the HUD Honolulu Field Office and the Department of the Attorney General to comply with the U.S. Housing Act of 1937, federal regulations, and the Annual Contributions Contract (ACC) provision requiring public housing agencies to record current Declarations of Trust against all property that receives federal

The HPHA currently has 279 American with Disabilities Act (ADA) compliant units, and 48 additional ADA units currently under construction or slated for construction in 2017.

funding under the ACC



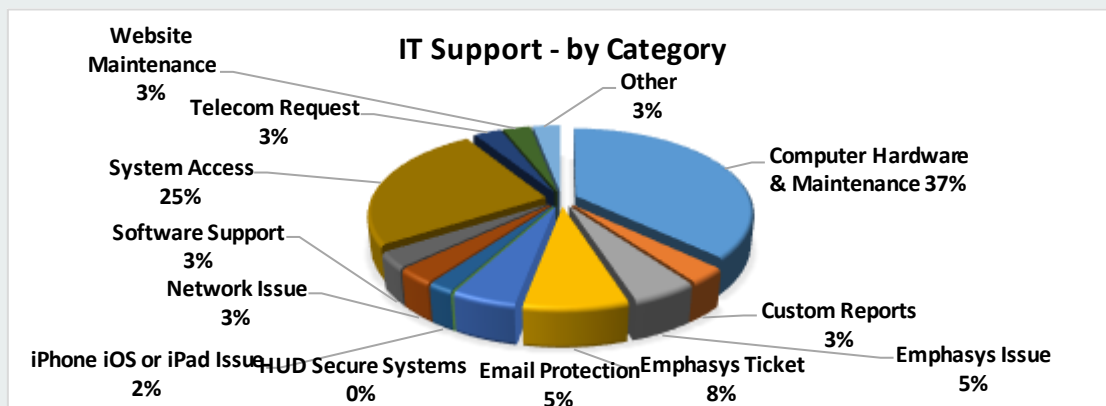


## INFORMATION TECHNOLOGY

The Information Technology Office (ITO) serves the HPHA through a series of services that include supporting and integrating applications, hardware and systems to complement its operations statewide.

The ITO works support the HPHA's core functionality aligned with the implementation of virtual server technology, where physical servers at end of life were updated and migrated into a single server. Critical servers such as SQL servers, Domain Controllers and our Emphasys Elite software are now hosted as virtual machines, thus allowing for greater availability and data security by minimizing disaster recovery time and cost.

*HPHA believes that a low carbon foot print and productivity can go hand in hand. By virtualizing SEVEN physical servers into one single virtualized environment, HPHA has decreased utilization of resources and concurrently reduced administrative and operational burden.*



*Productivity enabling technology is HPHA's drive to keep our public servants effective and efficient. The implementation of faster bandwidth facilitated the introduction of Data and Video conferencing, where interviews, meetings and presentations can be done via conferencing systems. Four Data and Video Conferencing systems were implemented and are being fully utilized by staff. This not only reduces operational costs, such as airfare to and from the neighbor islands, but also makes it easier for our tenants and staff.*





## Personnel

The Personnel Office oversees the human resources of our agency. The HPHA employed 300 Full Time Equivalents statewide as of June 30, 2016.



*In January, HPHA held a job fair for civil service and exempt-non-civil positions, in which candidates were interviewed on the spot.*

## Multi-Skilled Worker Pilot Program

In partnering with UPW and HGEA, the HPHA developed and implemented a Multi-Skilled Worker (MSW) Pilot Program October 2015. Over 30 employees volunteered to join the program and learn through our “On-the-Job” training in various trade works such as a carpenter, electrician, plumber, welder and painter. These MSW public servants were able to improve efficiency and trade knowledge resulting in improving down time from triple digits to approximately 7 days, and were able to tackle complicated tasks.

The HPHA hires our tenant aides to provide upward mobility, on-the-job training, and assist management projects in the day-to-day operations. Over 25 employees have participated in the Tenant Aide Program. Currently, three former participants became full-time public servants.



*Prospective hires filling out job applications at the January 9, 2016 Job Fair*

*Below: Participants of the Multi-Skilled Worker Pilot Program*



## FINANCIAL MANAGEMENT

The Fiscal Management Office (FMO) oversees all budgeting and accounting needs of our agency. During Fiscal Year 2016, the FMO processed an average of 2,700 financial transactions per day and disbursed over \$155 million in expenditures. The FMO has developed its capacity to generate the HPHA's Annual Financial Report and Financial Data Schedules in-house, and continues to improve itself to gain operational effectiveness and efficiency.

### Financial Data and Auditor's Report

#### HAWAII PUBLIC HOUSING AUTHORITY Condensed Statements of Net Position June 30, 2016 and June 30, 2015 (In thousand of dollars)

	Governmental Activities		Business Activities		Total	
	2016	2015	2016	2015	2016	2015
<b>Assets</b>						
Current and other assets	\$ 109,891	\$ 134,369	\$ 78,099	\$ 68,007	\$ 187,990	\$ 202,376
Capital assets	4,309	4,483	325,200	304,653	329,509	309,136
Other assets	-	-	8,717	8,717	8,717	8,717
<b>Total Assets</b>	<b>114,200</b>	<b>138,852</b>	<b>412,016</b>	<b>381,377</b>	<b>526,216</b>	<b>520,229</b>
Deferred Outflows of Resources	207	151	3,496	2,986	3,703	3,137
<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>\$ 114,407</b>	<b>\$ 139,003</b>	<b>\$ 415,512</b>	<b>\$ 384,363</b>	<b>\$ 529,919</b>	<b>\$ 523,366</b>
<b>Liabilities</b>						
Current and other liabilities	\$ 4,079	\$ 2,566	\$ 7,037	\$ 6,257	\$ 11,116	\$ 8,823
long-term liabilities	2,613	2,251	44,895	40,694	47,508	42,945
<b>Total Liabilities</b>	<b>6,692</b>	<b>4,817</b>	<b>51,932</b>	<b>46,951</b>	<b>58,624</b>	<b>51,768</b>
Deferred Inflows of Resources	77	140	1,712	2,763	1,789	2,903
<b>Net position</b>						
Investment in capital assets, net of related debt	4,309	4,483	325,200	304,653	329,509	309,136
Restricted	3,301	2,600	-	-	3,301	2,600
Unrestricted	100,028	126,963	36,668	29,996	136,696	156,959
<b>Total Net Position</b>	<b>107,638</b>	<b>134,046</b>	<b>361,868</b>	<b>334,649</b>	<b>469,506</b>	<b>468,695</b>
<b>Total liabilities, Deferred Inflows of Resources and net position</b>	<b>\$ 114,407</b>	<b>\$ 139,003</b>	<b>\$ 415,512</b>	<b>\$ 384,363</b>	<b>\$ 529,919</b>	<b>\$ 523,366</b>

HAWAII PUBLIC HOUSING AUTHORITY  
Government-Wide Statements of Activities  
Years Ended June 30, 2016 and June 30, 2015  
(In thousand of dollars)

	Governmental Activities		Business Activities		Total	
	2016	2015	2016	2015	2016	2015
Revenues						
Program Revenues:						
Charges for services	\$ -	\$ -	\$ 20,592	\$ 19,906	\$ 20,592	\$ 19,906
Operating grants and contributions	62,885	57,494	24,013	22,536	86,898	80,030
Capital grants and contributions			9,669	10,877	9,669	10,877
Other income			127	549	127	549
General Revenues:					-	-
State allotted appropriations, net of lapsed funds	16,171	25,558	-	-	16,171	25,558
Total revenues	79,056	83,052	54,401	53,868	133,457	136,920
Expenses						
Governmental Activities						
Rental housing assistance program	62,843	72,290			62,843	72,290
Business-type activities					-	-
Rental assistance program			56,412	53,663	56,412	53,663
Housing development program			9,553	9,552	9,553	9,552
Other expenses	-	-	3,839	6,020	3,839	6,020
Total government-wide expenses	62,843	72,290	69,804	69,235	132,647	141,525
Excess (deficiency) of revenues over (under) expenses	16,213	10,762	(15,403)	(15,367)	810	(4,605)
Capital contributions			-	13,539	-	13,539
Transfers	(42,622)	(6,251)	42,622	6,251	-	-
CHANGES IN NET POSITION	(26,409)	4,511	27,219	4,423	810	8,934
Net position, beginning of year	134,047	129,535	334,649	330,226	468,696	452,217
Total net position, end of year	\$ 107,638	\$ 134,046	\$ 361,868	\$ 334,649	\$ 469,506	\$ 461,151

The above financial data is subject to audited year end adjustments.



## FINANCIAL MANAGEMENT

Pursuant to section 37-52.5 Hawaii Revised Statutes, this audited report on non-general funds is being submitted listing all administratively established funds or accounts along with a statement of the revenues, expenditures, encumbrances, and ending balance for each fund or account. Copies of the HPHA's full audited financial statements can be found at [www.hpha.hawaii.gov](http://www.hpha.hawaii.gov).

Fund Name	Cite of Law	Intended purpose	Current program activities
Equipment Rental Revolving Fund	Administratively Established	The fund purchases equipment by its administrative office and rents to various programs administered by HPHA.	Purchasing and renting equipment
Special Assistance of Housing Special Fund	Administratively Established	The fund was for HHFDC but erroneously accounted for under HPHA	Inactive
Housing for Elders Revolving Fund	356D-72, HRS	The fund supports the management, operation and maintenance of housing for the elderly and the disabled.	Serving the housing needs for the elderly and the disabled
Housing Project Bond Special Fund	356D-28, HRS	The fund was to account for the public housing projects financed from the proceeds of bonds secured under the trust indenture.	Inactive
HPHA Administration Revolving Fund	Administratively Established	The fund was established as temporary holding account to pay other state agencies for services provided to the Private Housing Development and Ownership Program	Fund was closed and balance returned to State Treasury by 6/30/2015
Payroll Clearing Trust Account	Administratively Established	The account is used as overdraft account to support the payroll activities of HPHA	Whenever there is a balance due. HPHA clears it promptly.
Public Housing Revolving Fund	356D-28, HRS	The fund supports developing and administering public housing for low-to-moderate income families	Serving the housing needs for low-to-moderate income families
State Low-income Housing Revolving Fund	356D-45, HRS	The fund supports developing and administering public housing for low income families	Serving the housing needs for low income families
Temporary Deposit - Payroll Overpayment Trust Fund	Administratively Established	The fund serves as temporary deposit for payroll that is overpaid to HPHA employees	Collecting reimbursements from employees and returning the proceeds to Central Payroll
Vehicle Rental Revolving Fund	Administratively Established	The fund collects vehicle rental fees to purchase replacement vehicles for HPHA administrative and area offices	Purchasing and renting vehicles

Below is an audited financial activity report on all administratively established funds or accounts, which includes a statement of the revenues, expenditures, encumbrances, and ending balance for each fund or account.

**Non-general Fund Report for FY Ended June 30, 2016 (in \$1,000)**

Fund Name	Cash Balance at 7/1/2015	Expenditure FY15-16	Revenue FY15-16	Transfers In FY15-16	Encumbrance at 7/1/2016	Cash Balance at 6/30/2016
Equipment Rental Re- volving Fund	725.2	0.6	11.8	-	-	736.4
Special Assistance of Housing Special Fund	2.0	-	-	-	-	2.0
Housing for Elders Re- volving Fund	1,740.5	2,687.8	4,128.2	-	1,173.2	3,180.9
Housing Project Bond Special Fund	-	-	-	-	-	-
HPHA Administration Revolving Fund	-	-	-	-	-	-
Payroll Clearing Trust Account	78.7	19,472.6	19,393.9	-	-	0.0
Public Housing Revolving Fund	4,768.3	29,340.4	32,919.4	9.2	-	8,356.5
State Low-income Hous- ing Revolving Fund	747.3	1,964.1	1,938.3	-	213.3	721.5
Temporary Deposit - Pay- roll Overpayment Trust Fund	41.6	-	-	-	-	41.6
Vehicle Rental Revolving Fund	378.5	0.8	51.8	-	-	429.5

## 2017 Legislative Proposals

Looking forward, the HPHA tentatively intends to pursue the following legislative proposals in 2017 to further improve and streamline its operations to better serve its tenants and program applicants. This portion of the report is required under Section 356D-20(3)(B), Hawaii Revised Statutes.

Title/ Intent	Bill Purpose	DHS No.
Relating to Public Lands	To exempt Hawaii Public Housing Authority titled lands from the definition of “public lands”.	HMS-08(17)
Relating to the Hawaii Public Housing Authority	To expressly provide that certain areas of the Hawaii Public Housing Authority (HPHA) housing projects are closed to the public. To amend criminal trespass in the second degree to permit the prosecution of any unauthorized entry into any closed HPHA project property or any violation of a written prohibition to enter such property.	HMS-09(17)



# Federal and State Public Housing Properties

## OAHU PROPERTIES

PROPERTY NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	DATE OF INITIAL OCCUPANCY
<b>Asset Management Project 30</b>					
Puuwai Momi	99-132 Kohomua St.	Aiea	96701	260	07/15/69
Hale Laulima	1184 Waimano Home Rd.	Pearl City	96782	36	03/24/81
Salt Lake	2907 Ala Ilima St.	Honolulu	96818	28	06/25/82
Waipahu I	94-111 Pupule St.	Waipahu	96797	19	04/20/70
Waipahu II	94-132 Pupupuhi St.	Waipahu	96797	20	01/05/70
<b>Asset Management Project 31</b>					
Kalihi Valley Homes	2250 Kalena Dr.	Honolulu	96819	373	08/25/53
Hauiki Homes	Meyers St.	Honolulu	96819	46	06/09/64
Puahala Homes I	Ahiahia Pl. & Hala Dr.	Honolulu	96817	28	04/19/52
Puahala Homes II	Ahiahia Pl.	Honolulu	96817	20	04/19/52
Puahala Homes III	Ahiahia Pl.	Honolulu	96817	40	07/15/59
Puahala Homes IV	School St. & Lanakila Ave.	Honolulu	96817	40	07/15/59
<b>Asset Management Project 32</b>					
Mayor Wright Homes	521 N. Kukui St	Honolulu	96817	364	10/27/52
<b>Asset Management Project 33</b>					
Kaahumanu Homes	Alokele & Kaiwiula St	Honolulu	96817	152	10/26/58
Kamehameha Homes	1541 Haka Dr.	Honolulu	96817	221	08/26/97
<b>Asset Management Project 34</b>					
Kalakaua Homes	1545 Kalakaua Ave.	Honolulu	96826	221	12/05/83
Makua Alii (E)	1541 Kalakaua Ave.	Honolulu	96826	211	12/06/67
Paoakalani (E)	1583 Kalakaua Ave.	Honolulu	96826	151	12/21/70
<b>Asset Management Project 35</b>					
Punchbowl Homes (E)	730 Captain Cooke Ave.	Honolulu	96813	156	12/27/60
Kalanihuia (E)	1220 Aala St.	Honolulu	96817	151	01/16/69
Makamae (E)	21 S. Kuakini St.	Honolulu	96813	124	06/08/71
Spencer House	1035 Spencer St.	Honolulu	96822	17	11/16/86
Pumehana (E)	1212 Kinau St.	Honolulu	96814	139	04/04/72
<b>Asset Management Project 40</b>					
Kuhio Homes	Ahonui St.	Honolulu	96819	134	11/16/53
Kuhio Park Terrace Low Rise	Ahonui St. & Linapuni St.	Honolulu	96819	40	02/02/65
<b>Oahu Management Unit 42</b>					
Hale Po'ai (E)	1001 N. School St.	Honolulu	96817	206	06/01/89
La'iolā (E)	1 & 15 Ihoiho Pl.	Wahiawa	96786	108	10/01/91
Kamalu (E)	94-941 Kau'olu Pl.	Waipahu	96797	109	12/01/93
Ho'olulu (E)	94-943 Kau'olu Pl.	Waipahu	96797	112	02/02/95
Halia Hale (E)	851 N. School St.	Honolulu	96817	41	10/20/95

# Federal and State Public Housing Properties

## OAHU PROPERTIES

### Asset Management Project 44

Waimaha-Sunflower	85-186 McArthur St.	Waianae	96792	130	07/01/80
Kau'iokalani	85-658 Farrington Hwy.	Waianae	96792	50	07/26/95
Maili I	Maliona St.	Waianae	96792	20	01/28/69
Maili II	Keliikipi St.	Waianae	96792	24	11/12/99
Nanakuli Homes	Lualei Pl. & Farrington Hwy.	Waianae	96792	36	11/24/69

### Asset Management Project 45

Koolau Village	45-1027 Kamau Pl.	Kaneohe	96744	80	11/05/69
Hookipa Kahaluu	47-330 Ahuimanu Rd.	Kaneohe	96744	56	08/18/83
Kaneohe Apartments	45-507 & 45-513 Pahia Rd.	Kaneohe	96744	24	04/19/84
Kauhale O'hana	41-1260 Kalaniana'ole Hwy.	Waimanalo	96795	25	04/06/95
Waimanalo Homes	Humuniki St. & Humuna Pl.	Waimanalo	96795	19	05/02/01
Waimanalo Homes II	Humuniki St. & Humuna Pl.	Waimanalo	96795	22	05/02/01

### Asset Management Project 49

Kauhale Nani	310 North Cane St.	Wahiawa	96786	50	07/10/80
Wahiawa Terrace	337 Palm St.	Wahiawa	96786	60	10/01/66
Kupuna Home O'Waialua (E)	67-088 Goodale Ave.	Waialua	96791	40	02/01/77

### Asset Management Project 50

Palolo Valley Homes	2107 Ahe Street	Honolulu	96816	118	06/30/57
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## HAWAII PROPERTIES

NAME	ADDRESS	CITY	ZIP	UNITS	OCCUPANCY
Asset Management Project 37 (East Hawaii)					
Lanakila Homes I	600 Wailoa St	Hilo	96720	78	02/29/00
Lanakila Homes II	600 Wailoa St.	Hilo	96720	44	02/29/00
Lanakila Homes III	600 Wailoa St.	Hilo	96720	20	09/14/62
Lanakila Homes IV	600 Wailoa St.	Hilo	96720	48	04/26/05
Hale Aloha O Puna (E)	16-189 Pili Mua St.	Keaau	96749	30	11/08/77
Hale Olaloa (E)	144 Kamana St.	Hilo	96720	50	07/08/76
Kauhale O'Hanakahi	19 Pamala St.	Hilo	96720	20	02/28/97
Lokahi	Lokahi Circle	Hilo	96720	30	05/01/62
Pahala (E)	96-1169 Kou St.	Pahala	96777	24	06/14/72
Pomaikai Homes (E)	929 Ululani St.	Hilo	96720	20	04/06/67
Punahale Homes	Lokahi Pl.	Hilo	96720	30	04/01/67

## Federal and State Public Housing Properties

### Asset Management Project 43 (West Hawaii)

Ka Hale Kahaluu	78-6725 Makolea St.	Kailua-Kona	96740	50	08/13/81
Hale Hookipa (E)	81-1038 Nani Kupuna Place	Kealahkekua	96750	32	06/01/76
Kaimalino	74-5060 Kealakaa St.	Kailua-Kona	96740	40	06/28/71
Kealahkehe	74-991 Manawale'a St.	Kailua-Kona	96740	48	08/28/85
Nani Olu (E)	81-1011 Nani Kupuna Place	Kealahkekua	96750	32	08/31/81

### Asset Management Project 46 (North Hawaii)

Noelani II	65-1191 Opelo Rd.	Kamuela	96743	24	11/07/88
Hale Hauoli (E)	45-540 Koniaka Pl.	Honokaa	96727	40	03/04/70
Ke Kumu 'Ekolu	68-3385 Ke Kumu Pl.	Waikoloa	96738	20	02/28/97
Ke Kumu Elua	68-3367 Ke Kumu Pl.	Waikoloa	96738	26	10/22/95

### KAUAI PROPERTIES

NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	DATE OF INITIAL OCCUPANCY
Asset Management Project 38 (Kauai)					
Kapaa	4726 Malu Rd.	Kapaa	96746	36	07/19/66
Hale Hoolulu (E)	4264 Ala Muku Pl.	Kilauea	96754	12	04/02/74
Hale Nana Kai O Kea (E)	4850 Kawaihau Rd.	Kapaa	96746	38	10/15/77
Hui O Hanamaulu	Laukona St.	Hanamaulu	96715	46	05/18/66
Kalaheo	Puu Rd.	Kalaheo	96741	8	04/03/67
Kawailehua -State	5220 Paanau Rd.	Koloa	96756	26	11/23/93
Kekaha Ha'aheo	8238 Iwipolena Rd.	Kekaha	96752	78	10/12/82
Eleele Homes	Ahe St.	Eleele	96705	24	06/17/66
Hale Hoonanea (E) (Port Allen)	4401 Waialo Rd.	Eleele	96705	40	07/06/76
Home Nani (E)	Moana & Laau Rd.	Waimea	96796	14	07/07/70

### MAUI / MOLOKAI PROPERTIES

NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	DATE OF INITIAL OCCUPANCY
Asset Management Project 39 (Maui / Molokai)					
Kahekili Terrace [a & b]	2015 Holowai Pl..	Wailuku	96793	82	05/01/66
David Malo Circle	Mill St	Lahaina	96761	18	06/01/66
Makani Kai Hale	35 Koapaka Ln.	Waiehu	96793	25	09/11/95
Piilani Homes (E)	1028 Wainee St.	Lahaina	96761	42	08/17/70
Makani Kai Hale II	35 Koapaka Ln.	Waiehu	96793	4	05/01/98
Kahale Mua - Federal	P.O. Box 30	Maunaloa	96770	25	12/10/93
Kahale Mua - State	Maunaloa, Molokai	Maunaloa	96770	32	04/11/92





**Hawaii Public Housing Authority**  
**1002 North School Street**  
**Honolulu, Hawaii 96817**  
**(808) 832-4692**  
**[www.hpha.hawaii.gov](http://www.hpha.hawaii.gov)**

