

DAVID Y. IGE
GOVERNOR



HAKIM OUANSAFI
EXECUTIVE DIRECTOR

DEPT. COMM. NO. 237

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
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IN REPLY PLEASE REFER TO:
19-OED-73

December 26, 2019

The Honorable Ronald D. Kouchi,
President and Members
of the Senate
Thirtieth State Legislature
State Capitol, Room 409
Honolulu, Hawaii 96813

The Honorable Scott K. Saiki,
Speaker and Members
of the House of Representatives
Thirtieth State Legislature
State Capitol, Room 431
Honolulu, Hawaii 96813

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

For your information and consideration, I am transmitting a copy of the Hawaii Public Housing Authority Annual Report (2019), as required by Section 356D-20, Hawaii Revised Statutes. In accordance with Section 93-16, Hawaii Revised Statutes, I am also informing you that the report may be viewed electronically at:

<http://www.hpha.hawaii.gov/reportsstudies/index.htm>.

Sincerely,

Hakim Ouansafi
Executive Director

Enclosures

The background of the cover is a photograph of a modern, two-story public housing building. The building has a light green or yellowish exterior with dark brown window frames and a dark brown roofline. The sky is a clear, bright blue with a few wispy white clouds. In the foreground, there is a concrete walkway and a grassy area. A semi-transparent red banner is overlaid on the left side of the image, containing the text 'Annual Report Fiscal Year 2018—2019'. A semi-transparent white banner is overlaid across the middle of the image, containing the title 'HAWAII PUBLIC HOUSING AUTHORITY'. In the bottom right corner, there is a semi-transparent pink box containing the contact information for the Hawaii Public Housing Authority.

Annual Report
Fiscal Year 2018—2019

HAWAII PUBLIC HOUSING AUTHORITY

State of Hawaii
Department of Human Services
Hawaii Public Housing Authority
1002 N. School Street
Honolulu, Hawaii 96817

Purpose & Introduction

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, and Construction Management. 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 Human Resources—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 2020 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,

On behalf of the HPHA’s Board of Directors, I am pleased to join Executive Director Hakim Ouansafi, in presenting the HPHA’s FY 2019 Annual Report.

The HPHA Board of Directors continues to provide policy guidance to the HPHA with a focus on improving the living conditions for the residents that call these communities their home.

From existing property renovation/rehabilitation to redevelopment of our aging properties through public private partnerships, it is our sincere hope that these current and future projects will increase and preserve housing options for our State’s low-income residents.

We look forward to building on our existing partnerships and continuing our important work to not just provide the required amount of assistance, but instead strive to assist our needy families above and beyond what is deemed necessary.

Respectfully,

Pono Shim
Chairman of the Board

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LEADING WITH ALOHA

The Hawaii Public Housing Authority is governed by an eleven member Board of Directors that represent a cross section of public and private entities who provide guidance concerning policy matters.

Front L-R: Daisy Hartsfield (DHS Director's Designee), Susan Kunz (Hawaii Director), Pono Shim (Public/At-Large - Secretary), Denise Iseri-Matsubara (Governor's Designee-Resigned 2019), Lisa Darcy (Maui Director)

Back L-R: Roy Katsuda (Low-Income/Homeless Advocate), Milo Spindt (Kauai Director - Resigned 2019), George DeMello (Public Housing Resident), Todd Taniguchi (Public/At-Large), Robert Hall (Oahu Director - Vice-Chairperson)

Not Pictured: Betty Lou Larson

Pono Shim, Secretary
Oahu Member

Robert Hall, Vice-Chairperson
Oahu Member

Betty Lou Larson
Advocate for Persons with Disabilities

Daisy Hartsfield
Ex-Officio, DHS Director

Lisa Darcy
Maui Member

George De Mello
Resident Member

Susan Kunz
Hawaii Member

Roy Katsuda
Low-Income/Homeless Advocate

Todd Taniguchi
Oahu Member

Milo Spindt, (Resigned 11/2019)
Kauai Member

Denise Iseri-Matsubara, (Resigned 11/2019)
Ex-Officio, Designee of Governor David Y. Ige

Message from the Executive Director

Aloha Friends and Colleagues,

As we reflect upon Fiscal Year 2019 (FY 19), I am truly proud to share with you some of the exciting advances we have made at the Hawaii Public Housing Authority (HPHA). As the only statewide housing authority, the HPHA was able to serve over 35,000 people with safe, decent and affordable housing through the efficient and fair delivery of housing services. As you will see throughout this report, the HPHA is moving forward with improvements to decades old systems to better assist the most disadvantaged people that we serve.



During this past fiscal year, the HPHA implemented an online applicant portal system to provide greater accessibility and streamlined the application process with a more centric approach. This also improved the accuracy of the data system by allowing the applicants on our waitlist to directly edit and update their data at their convenience.

The University of Hawai'i Community Design Center's multi-disciplinary study, in partnership with the School of Architecture, Center on the Family and the School of Sociology is almost complete and we are looking forward to out of the box creative solutions for a new model for public housing, improving living environments, assisting economic and upward mobility for HPHA residents and creating a 21st Century workplace environment for our employees.

All of these achievements were made possible through the efforts of our hard working public servants who through their integrity, expertise and immense pride reflects in the service they provide to our community. From Hilo to Hanalei, we are continually evaluating and re-evaluating what we do, how we do things and why we do them. In these increasingly demanding times, we are continually scanning our programs and policies to be more thoughtful in how we deploy both our human and financial resources so that we are responsive to the needs of the State of Hawaii and the people we serve.

As always, we are very grateful for the support of Governor Ige, the Legislature, the HPHA Board of Directors, the Resident Advisory Board and the relentless dedication and commitment from community partners. The HPHA is more than just a provider of low-income housing, we provide homes that serve as the backbone of strong families and thriving neighborhoods that create a foundation of opportunity and hope for the most disadvantaged people that we serve.

Sincerely yours,

Hakim Ouansafi
Executive Director

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.

Historical Overview: 83 Years of Service to the People

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. The average charged in an HHA unit was \$14.03 per month.

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.



Photo of the main administrative offices of the Hawaii Housing Authority in the 1960's



Even in 1961, the executive staff of the HHA would meet frequently to plan future developments for the people of Hawaii.

1960 The Governor issued an executive order implementing the Government Reorganization Act of 1959, which created a new Department, and placed the Hawaii Housing Authority in the Department of Social Services for administrative purposes only. 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.

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 Waihe'e'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.

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

1990's (con't) 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).



Former Executive Director, the late Mitsuo Shito listens to a resident at an event on Molokai in the 1980's.

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.

2010 Pursuant to Act 89 of the 2010 Hawaii Session Laws, the Homeless Programs Section was transferred from HPHA to the Benefit, Employment, and Support Services Division (BESSD) of DHS.

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.

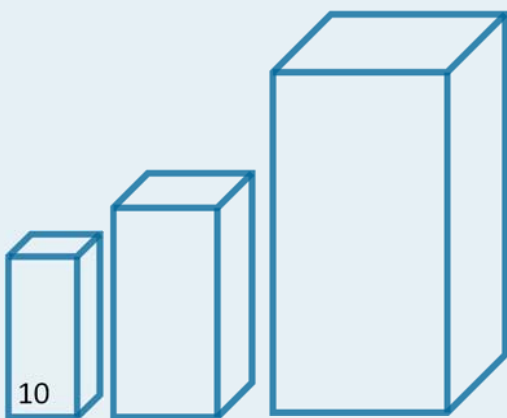
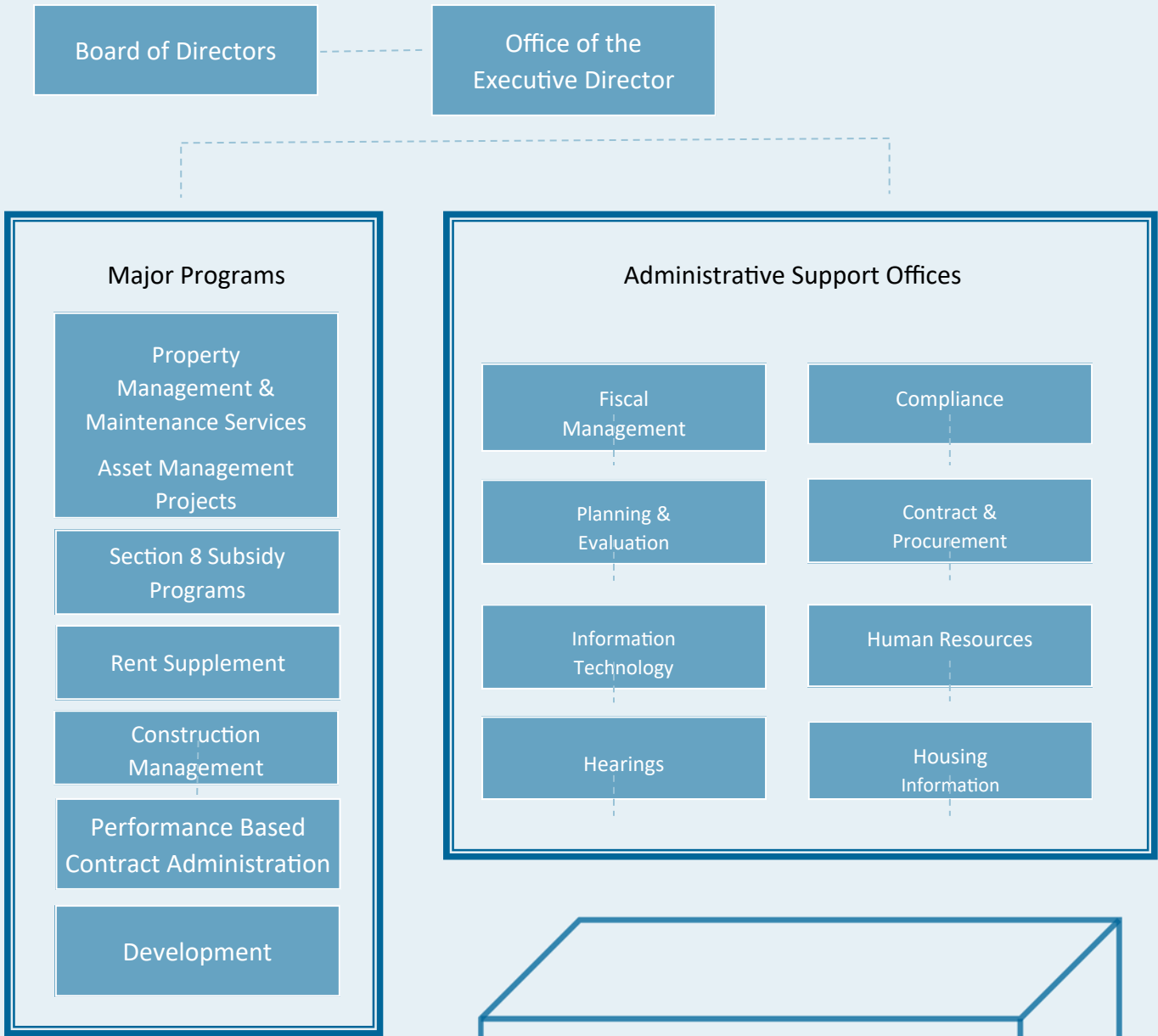
2015 The HPHA embarked on expansion and redevelopment of its property inventory by establishing public/private relationships for the redevelopment of Mayor Wright Homes and HPHA's N. School Street Administrative Offices.

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.



HPHA Employee Service Awards and Lunch Fellowship.

HPHA Organization



Leadership with a Vision

Uncompromising Implementation

Talented People Working Together

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. 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 8) to provide safe, decent, and sanitary housing for low-income residents. Guided by an eleven (11) member Board of Directors (see page 6) appointed by the Governor of Hawaii, today the HPHA Federal and State Low Income Public Housing programs combine to serve over 5,100 families or approximately 13,800 individuals.

Public Housing Emergency Mitigation

Throughout the year, the HPHA has been upgrading and/or installing new Call-For-Aid systems and Fire Alarms in its high-rise buildings and at its elderly sites. A new Fire Sprinkler ordinance has been adopted by the City and County of Honolulu and the HPHA will be working toward making sure that its one site that falls under the new ordinance, Pumehana, will be moving toward compliance in the new fiscal year.

Public Housing Health and Safety

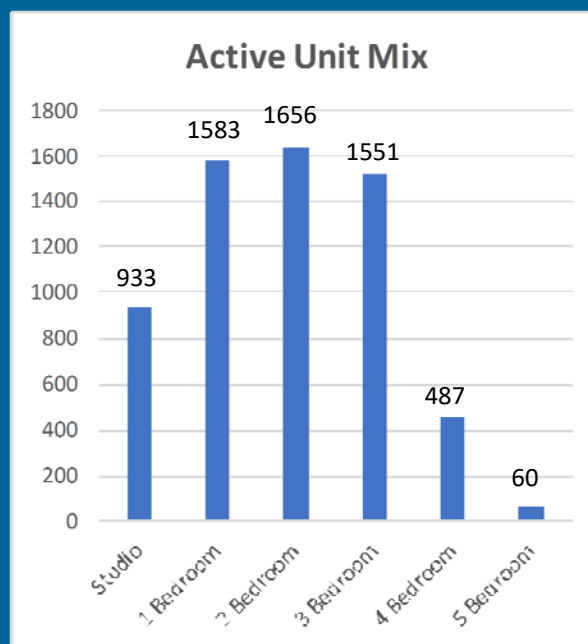
Keeping children safe from the effects of lead poisoning, is a HUD priority nationwide. While the HPHA performed an agency-wide survey and abatement/encapsulation project several years earlier, the HPHA continues to monitor the presence of lead at the family properties to assure continued safety by testing for and including abatement or encapsulation wherever lead-based paint or lead-containing paint is discovered in its modernization projects and moves tenants with children under 6 years old to lead-free units to the greatest extent possible.

HPHA's portfolio of **85 properties** consists of **6,270** units of public housing across the State:

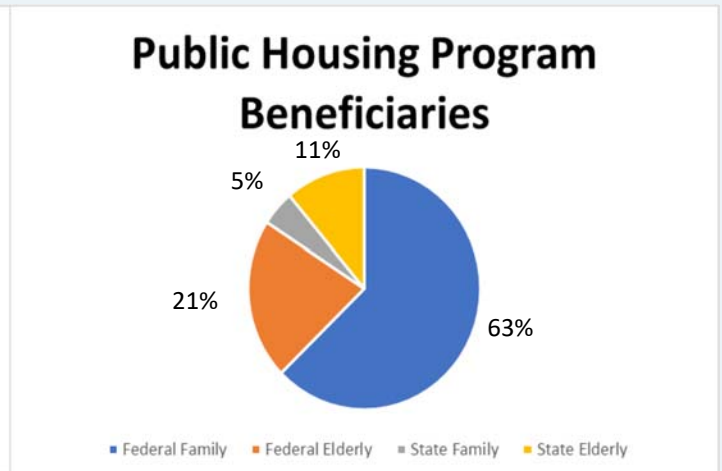
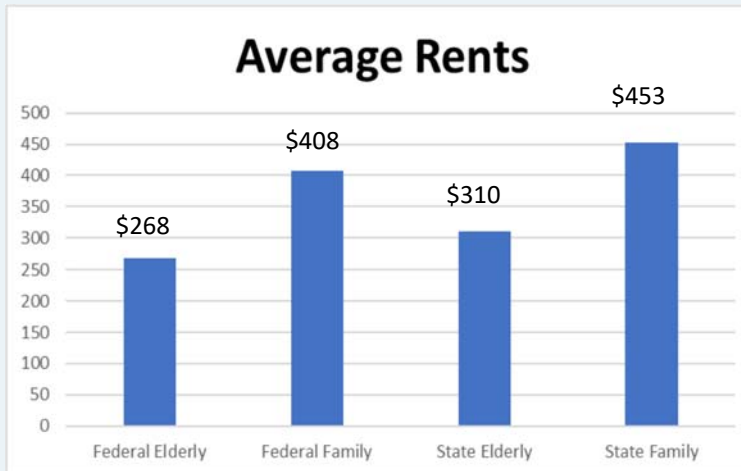
- **5,406 units** HUD subsidized
- **864 units** State (no subsidy)
- Unit sizes range from studios to five (5) bedrooms

85 properties are grouped into **Seventeen (17) 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
- 1 AMP is provided subsidy under a mixed finance redevelopment

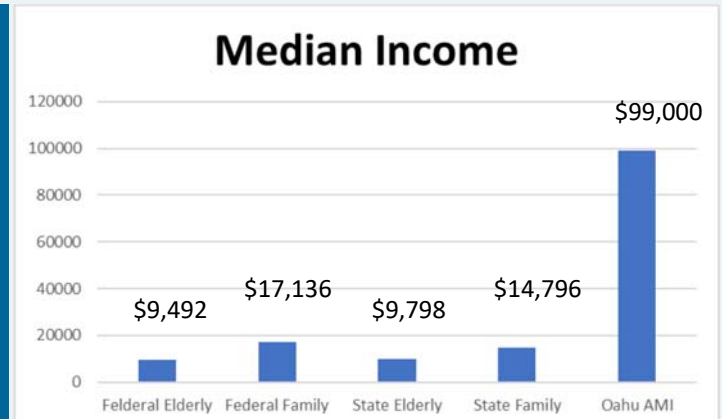


Public Housing Program—Tenant Characteristics



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

- Honolulu Metropolitan Statistical Area AMI, family of 4 at 80% for FY19 = **\$96,400**
- Not less than 40%** of Federal family public housing units are restricted to “**Extremely Low Income**” families earning **30% AMI or less**



Program	Number of Families	Approximate Number of Individuals
Federal Family Low Income Public Housing	3,219	11,000
Federal Elderly Low Income Public Housing	1,101	1,200
Total Federal Tenants	4,320	12,200
<hr/>		
State Family Low Income Public Housing	241	800
State Elderly Low Income Public Housing	572	800
Total State Tenants	813	1,600
Total Tenants	5,133	13,800

Public Housing: Redevelopment Efforts

HPHA continues to embrace innovative approaches to redeveloping its aging and obsolete property inventory through higher density, mixed-income, mixed-use projects. The United States Department of Housing and Urban Development (HUD), who provides the majority of HPHA's annual operating funding, encourages this approach through Mixed-Finance strategies and other programs such as Rental Assistance Demonstration (RAD). These programs are typically executed through public private partnerships, better positioning HPHA properties to access the private capital and financing necessary to revitalize them into vibrant communities for future generations.

To execute this plan, HPHA has begun a major initiative to enter into a series of public-private partnerships to redevelop its low income public housing portfolio into vibrant, mixed-income/mixed-finance communities. HPHA has identified ten (10) properties within its portfolio, most of which are also located nearby planned stations of the Honolulu Light Rail System currently being developed by The Honolulu Authority for Rapid Transportation (HART), that could immediately benefit from this initiative. Undertaking redevelopment of these state assets would not only allow the HPHA to rehabilitate functionally obsolete public housing units, but would eliminate expensive repair and maintenance expenses required to maintain these units, while also significantly expanding the inventory of critically needed affordable housing units on Oahu. While our development partners experienced some delays, all redevelopment efforts are back on track.

North School Street HPHA's Administrative Offices

The HPHA partnered with non-profit Retirement Housing Foundation to redevelop the HPHA administrative offices located at 1002 N. School Street. The project will include 800 units of Senior Housing, HPHA offices, and retail uses that best serve the surrounding community.

The Final Environmental Impact Statement (EIS) was accepted by Governor David Y. Ige on July 19, 2018, and the HPHA has a signed Master Development Agreement with Retirement Housing Foundation on November 15, 2019. Community engagement has been, and will continue to be, a vital part of this project.



Reshaping Our Future: Mayor Wright Homes

The HPHA entered into a public/private partnership with Hunt Development Group (Hunt) under a Master Development Agreement in December 2017 to undertake a complete ground-up redevelopment of Mayor Wright Homes. The redevelopment is envisioned as a catalytic project with the potential to transform an existing, obsolete, state-owned land asset, into a new, mixed-income, mixed-use, transit-oriented development designed to complement the existing vibrant Kalihi, Liliha, Kapālama, and Iwilei communities. While providing vastly improved housing conditions for its current residents, the proposed redevelopment will also deliver desperately needed new rental housing units within Downtown Honolulu's Primary Urban Center. The property is well located nearby existing employment centers, easily accessible by public transit, and within walking distance of the future HART Iwilei rail station.

On April 24, 2018, Governor David Ige accepted the Final Environmental Impact Statement (FEIS) for Mayor Wright Homes. As a federal undertaking, the project is also required to comply with the National Environmental Protection Act (NEPA) and the National Historic Preservation Act (NHPA). HPHA's partner and its consultants are now in the process of drafting an *Environmental Assessment Determinations and Compliance Finding for HUD-assisted Projects* as required and is expected to complete by December 2019.



The master plan for the redevelopment of Mayor Wright Homes has evolved with extensive input from residents, community leaders and stakeholders, elected officials, government agencies, school officials, and service providers who participated in a series of community meetings held over several months beginning in early 2016. It



builds on research gathered on its historical, physical, social, and geographic context and technical information provided by consultants performing various site analyses. The HPHA is looking forward to completing future milestones which include obtaining federal Environmental Clearance, participation in HUD's Rental Assistance Demonstration Program, preparing a Relocation Plan, completing financing arrangements and commencing construction of phase one of the project.

CONSTRUCTION MANAGEMENT BRANCH

The Construction Management Branch focuses primarily on managing and administering all capital improvement projects, including bringing vacant units that are classified as Type C (units needing major repairs) back into use, and ensuring the timely obligation and expenditure of capital improvement funds.

In FY19 the HPHA successfully encumbered all of the Biennium 2017-2019 appropriation by the June 30, 2020 deadline, as well as obligated all Federal Capital Fund Program 2017 funds appropriated by the U.S. Department of Housing and Urban Development, (HUD) by the August 16, 2019 obligation deadline, for a total expenditure of \$80.8M as of June 30, 2019.

The HPHA continues to work toward making all sites accessible and free from hazardous materials (lead, asbestos, mold and any chemicals that may be present in the soil). During this period, in addition to the dozens of units fixed by our maintenance staff, the HPHA repaired and placed 147 vacant units back into service. All sites built before 1978 have undergone comprehensive lead based paint testing which resulted in 392 public housing building exteriors and 922 public housing unit interiors being tested. HPHA is going through contract negotiations to fully remove the lead based paint from those sites.

Additionally, prior to starting construction, all demolition work is tested for the presence of Lead, regardless of the clear report. This is a required safety procedure by the Occupational Safety and Health Administration (OSHA) as well as by the Hawai'i Occupational Safety and Health Division (HIOSH) for the construction workers.

The HPHA is committed to providing affordable housing and services that improve quality of life, enhanced safety, and promote personal success for the people it serves and its surrounding community. To that extent, the HPHA is looking forward to bringing back online 28 one-bedroom units at Salt Lake Apartments, and 16 new public housing units at Lanakila Homes in Hilo.

Funding as of June 30, 2019:

In Contract:

\$21,676,145 – Federal funds (Capital Fund Program, CFP)

\$74,479,903 – State funds (Capital Improvement Projects, CIP)

\$96,156,048 – Total in Contract

Budgeted:

\$31,841,838 – Federal CFP funds appropriated and budgeted

\$171,378,501 – State CIP funds appropriated and budgeted

\$202,220,339 – Total Budgeted

New Contracts in FY 2018-2019:

4 New Consultant Contracts

10 New Construction Contracts

5 New Service Contracts

19 Total New Contracts (plus 4 in-house design)

\$1,564,020 in New Consultant Contracts

\$19,381,488 in New Construction Contracts

\$428,607 in New Service Contracts

\$21,374,115 Total New Contracts

Expended:

\$4,991,884 – Federal funds (CFP 726 – 729)

\$75,811,285 – State funds (CIP FY13-14 – 19-20)

\$80,803,098 – Total Expended



**Construction Management Branch
FY 2018-2019**

PROJECT: Site & Dwelling Improvements at Hale Lualima
CONTRACTOR: Allied Pacific Builders (CMS 15-01), \$8,370,234.00 CIP, \$314,153 Federal Funds
CONSULTANT: CDS International (CMS 13-26), \$618,808.00
PROJECT COMPLETION: August 2018

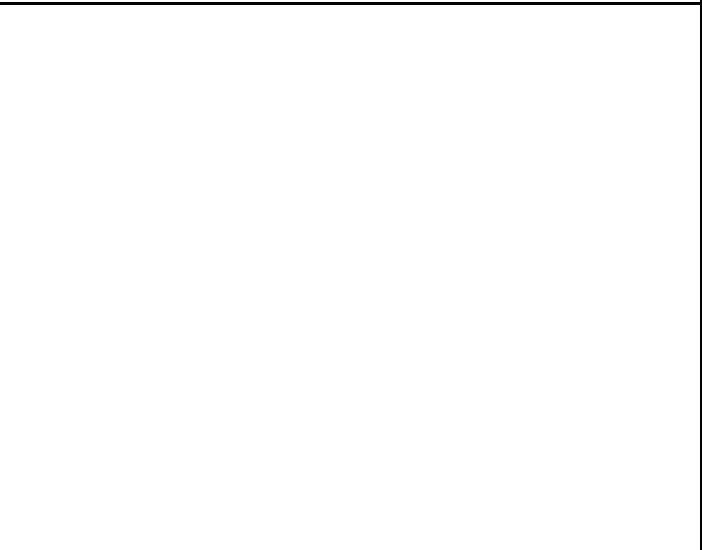
SCOPE: Modernization of 36 units. Work included roofing, kitchen, baths, plumbing, electrical, painting and sitework (paving, sidewalks and utilities).



Before: Typical pre-renovation unit



After: Typical post renovation accessible unit



Before: Typical pre-renovation building



After: Typical post renovation building



Construction Management Branch FY 2018-2019

PROJECT: Puahala Site and Buildings Improvements, Buildings 4,5 and 6
CONTRACTOR: T. Iida Contracting, Ltd. (CMS 15-04), \$5,98,875.40 CIP
CONSULTANT: M5 Architecture LLC. (CMS 13-20), \$386,637.25 CIP
PROJECT COMPLETION: October 2018

SCOPE: Modernization of 16 units including 4 ADA mobility units, 2 hearing/visual units, re-roofing, painting, hazardous material abatement and sitework.



Before: Unit entrance prior to ADA upgrades.



After: ADA sitework upgrades.



Before: Typical unit prior to renovation.



After: Typical ADA unit interior after renovation.

**Construction Management Branch
FY 2018-2019**

PROJECT: Site and Dwelling Improvements to Kahale Mua (Federal), HA1088
CONTRACTOR: Diede Construction, Inc. (CMS 17-07), \$5,317,535.89 CIP, \$389,600.00 EDI
CONSULTANT: Rieke, Sunnland, and Kono, Inc. (CMS 11-04), \$625,895.00 CIP
PROJECT COMPLETION: May 2019

SCOPE: The site improvements include the parking lot, CMU and CRM walls, ADA parking stalls, walkways and grassing. Interior improvements include renovation of existing units, including roof repairs and exterior painting. Improvements also include the Community Center building.



Before: Typical building exterior and parking lot

After: Typical building exterior has been renovated, and parking lot sealed.



Before: Typical Kitchen



After: Typical renovated Kitchen.

Oahu Properties - Construction Completed

AMP 30

- ◊ Puuwai Momi
- 📍 Hale Laulima
- ◊ Salt Lake Apartments
- ◊ Waipahu I
- ◊ Waipahu II

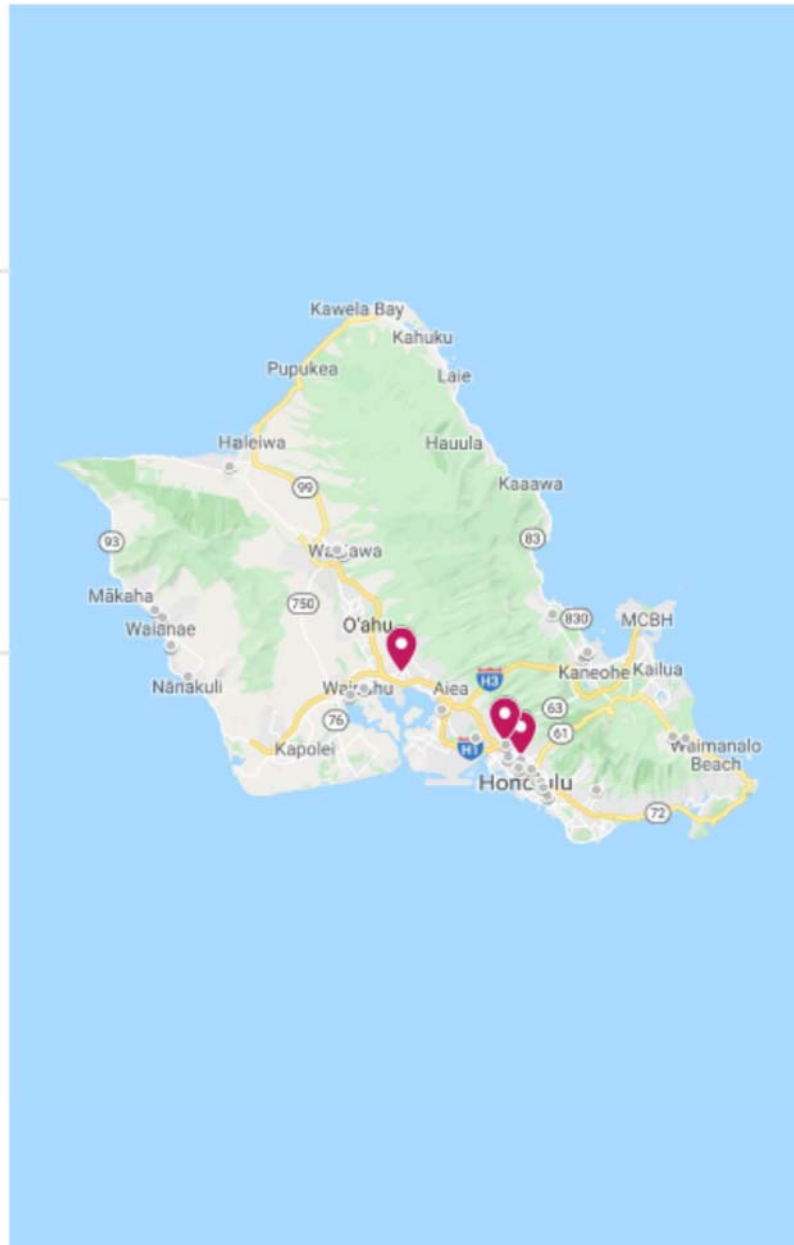
AMP 31

- ◊ Kalihi Valley Homes
- ◊ Hauiki Homes
- 📍 Puahala Homes I, II, III
- ◊ Puahala Homes IV

AMP 40

- 📍 Kuhio Homes
- ◊ KPT Low-Rise

Oahu Public Housing Properties



Completed Construction Projects FY 2019

Kauai Properties - Construction Completed

AMP 38

- ✦ Kapaa
- ✦ Hale Hoolulu (E)
- ✦ Hale Nana Kai O Kea (E)
- ✦ Hui O Hanamaulu
- ✦ Kalaheo
- ✦ Kawailehua - State
- ✦ Kekaha Ha'aheo
- ✦ Eleele Homes
- ✦
- Hale Hoonanea (E) (Port Allen)
- 📍 Home Nani (E)
- ✦ Kawailehua - Federal

Kauai Public Housing Properties



Hawaii Properties - Construction Completed

AMP 37 - East Hawaii

- 📍 Lanakila Homes I, II, III, IV
- ✦ Hale Aloha O Puna (E)
- ✦ Hale Olaloa (E)
- ✦ Kauhale O'Hanakahi
- ✦ Lokahi
- ✦ Pahala (E)
- ✦ Pomaikai Homes (E)
- ✦ Punahele Homes

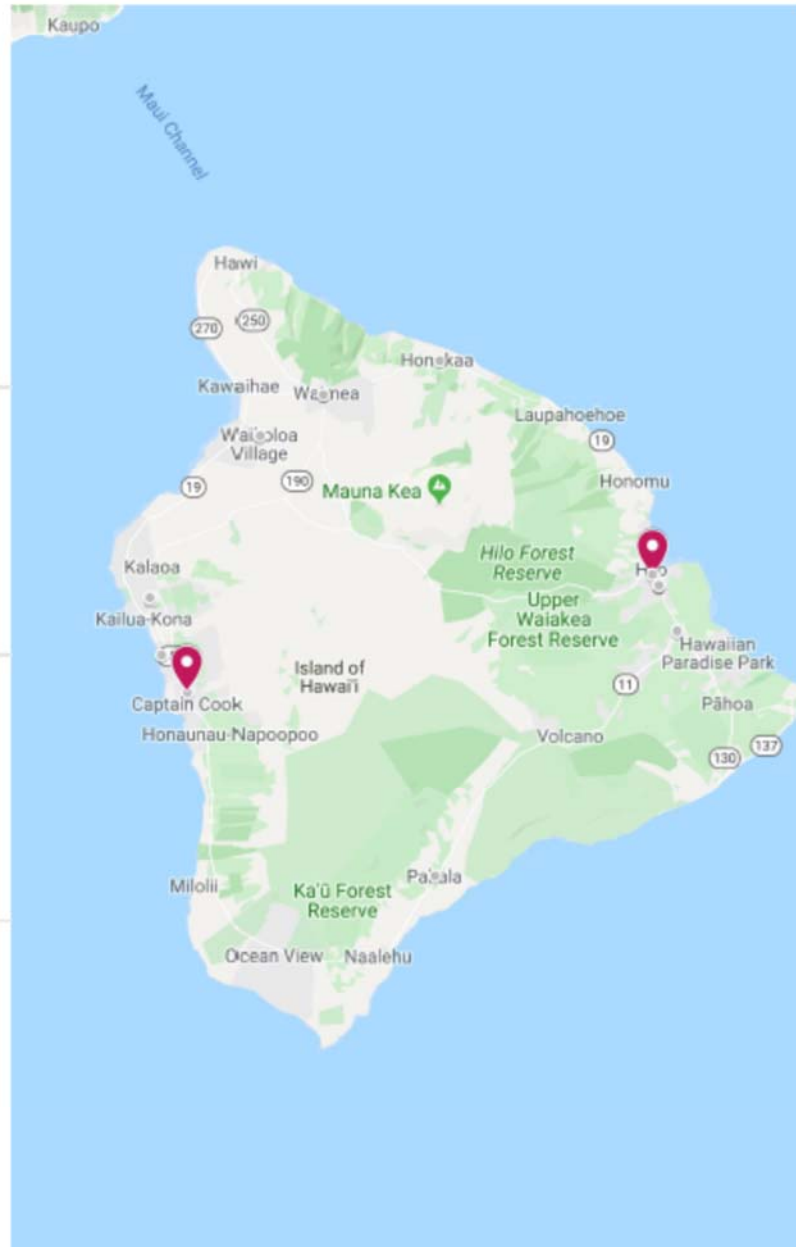
Hawaii Properties

- ✦ Ka Hale Kahaluu
- ✦ Hale Hookipa (E)
- ✦ Kaimalino
- ✦ Kealakehe
- 📍 Nani Olu (E)

Untitled layer

- ✦ Noelani II
- ✦ Hale Hauoli (E)
- ✦ Ke Kumu 'Ekolu
- ✦ Ke Kumu Elua
- ✦ Noelani I

Public Housing Properties on Hawaii Island





Completed Construction Projects FY 2019

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

Lanakila Homes – Reroof Maintenance Shop and Shed;

Des: In-House; Const: \$178,500 CIP

Home Nani – Individual Waste Water System and Site Improvements;

Des: \$55,000 CIP, Const: \$77,900

Nani Olu – Individual Waste Water System and Site Improvements;

Des: \$50,000 CIP; Const: \$136,627 CIP

Kuhio Homes – Site and Roadway Improvements;

Des: \$177,522 CIP; Const: \$4,498,054 CIP

Hale Laulima – Site and Dwelling Improvements;

Des: \$592,297 CIP; Const: \$8,684,387 (\$314,153 CFP; \$8,370,234 CIP)

Puahala – Modernization of 16 units;

Des: \$386,637 CIP; Const: \$6,029,524 CIP

CIP = State funded Capital Improvement Project

CFP = Federal funded Capital Fund Program

Section 8 Subsidy Programs Branch

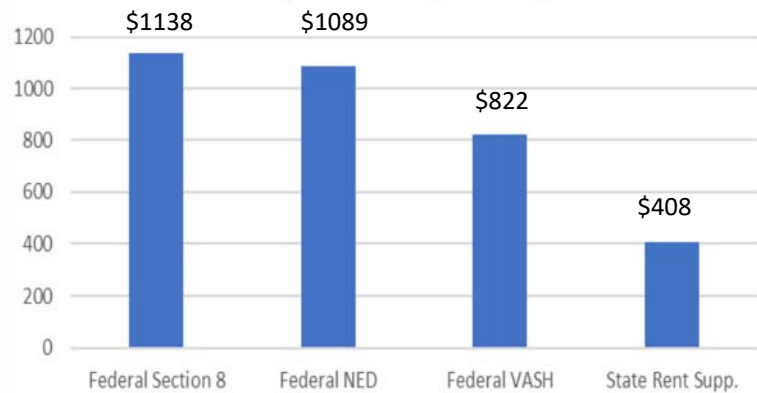
FEDERAL AND STATE RENTAL SUBSIDIES

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 (RSP) that is administered similar to the federal program providing shallow rent subsidies for units statewide.

PROGRAM STATISTICS

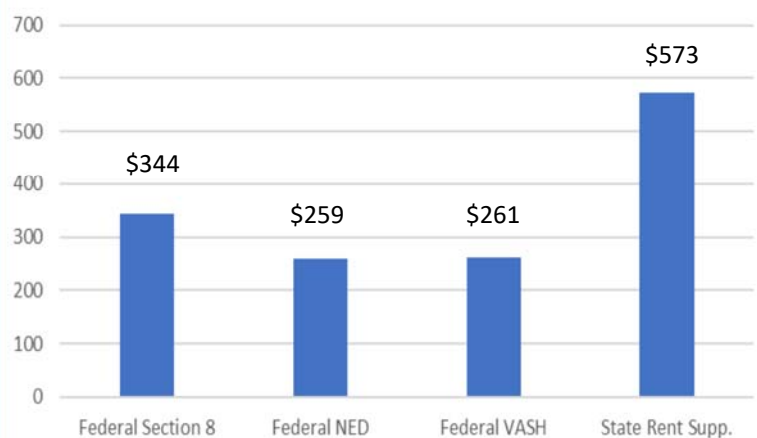
- 1,836** HUD Housing Choice Vouchers, Avg. Housing Assistance Payment (HAP) = **\$1,138** per month
- 138** Non-Elderly Disabled Vouchers (NED) Average HAP = **\$1089** month
- 447** Veterans Affairs Supportive Housing (VASH) , Avg. HAP = **\$822** month
- 364** State Rent Supplement Program Avg. payment of **\$408** per household

Average Housing Assistance Payment (HAP)



Program	Median Income
Federal Section 8	\$17,616
Federal NED	\$10,362
Federal VASH	\$13,083
State Rent Supplement	\$15,990
Oahu AMI	\$99,000

Average Tenant Payment



FAMILY SELF-SUFFICIENCY PROGRAM

The HPHA administers the Family Self-Sufficiency (FSS) Program and its 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. Since the start of the new fiscal year, the HPHA took over the administration of the FSS Program in-house and are excited to be working with these public housing and Section 8

Program	Number of Families	Number of Individuals	Average Family Size
Section 8	1,836	6,128	3.34
NED	138	238	1.72
VASH	447	555	1.24
Total Federal	2,421	6,921	2.86
State Rent Supp.			
State Rent Supp.	364	703	1.93
PBCA	2,996	5,974	1.99
Total Recipients	5,781	13,598	2.35



L-R: Executive Director Hakim Ouansafi, Mrs. Lewis, Mr. Darius Lewis, Section 8 Branch Chief Katie Pierce

Darius Lewis – Final Escrow Disbursement \$33,512.46

On June 13, 2019, the HPHA honored and congratulated Mr. Darius Lewis for graduating from the HPHA’s 5-Year Family Self-Sufficiency program. Mr. Lewis received \$33,512.46 in escrow after participating in financial literacy programs like “Money Smarts”, which stresses monthly budgets and saving money for the future.

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 the Agency's redevelopment efforts.

Collaboration

Across the State of Hawaii, housing for our residents in the low-income to workforce income spectrum is on the top of the priority list at all government levels. PEO works closely with Federal, State, and County partners through the Housing Directors' meeting, Hawaii Interagency Council for Transit Oriented Development meetings, Neighborhood Board meetings and with area legislators to come up with solutions to increase our housing inventory and prevent homelessness.

PEO periodically updates long and short-range functional plans to meet the HPHA's program objectives and HUD requirements. During the fiscal year, the HPHA updated its Five Year and Annual Public Housing Agency Plan (PHA Plan) for the federal public housing and Section 8 programs for the coming years. Some of the proposed improvements described in the PHA Plan include:

- Working to establish public housing site-based waiting lists.
- Applying for and implement the use of HUD Special Purpose Vouchers.
- Adopting payment standards for the Section 8 program by Oahu zip codes.
- Strengthening rules and policies for our State Family and Elderly public housing programs and the Section 8 Administrative Plan.
- Administering public hearings.

These plans can be viewed at: <http://www.hpha.hawaii.gov/housingplans/index.htm>.

Section 8 Landlord Incentive Program

With the passage of Senate Bill 9, Act 215, Session Laws of Hawaii 2019, the HPHA was appropriated with \$450,000 to create a program to reimburse landlords for damages by Section 8 tenants that go above their security deposits. PEO has been working to finalize the Section 8 Landlord Incentive Program and the Hawaii Administrative Rules.

Public Housing Site Based Waiting List

In order to better assist with the management of the HPHA's waitlist, site based waiting lists will allow applicants to designate the specific properties where they would like to reside, or opt for the first available property. The applicant will be able to designate the property that best meets their particular needs (medical, work, etc.), thereby preventing unnecessary rejection of units and allowing better utilization of the waitlist; and would also assist in drawing in applicants who may be specifically interested in that area.

COMPLIANCE OFFICE

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 and as the State's Fair Housing Officer.

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

Some accomplishments for fiscal year 2019 include:

- Recommitted to a discrimination free agency and updated discrimination complaint procedure and forms, and provided additional translated discrimination complaint forms
- Reviewed modernization projects to ensure improvements to sites and residential units incorporate necessary accessibility features per the direction of the agency
- Responded to over 825 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

The total agency-wide expenditure for interpretation and translation costs was approximately \$83,964 for over 2,100 LEP encounters in 20 different languages, broken down into \$83,126 for oral interpretation services, and \$838 for written translations.

Section 504 Self-Evaluation and Transition Plan

The Compliance Office worked with EMG to address barriers to accessibility at HPHA properties. Site assessments for mobility and visual/hearing accessibility were completed at all HPHA federal and state public housing properties, management offices and administrative offices. A Needs Assessment report was created with input from advocacy groups and the public, and a Transition Plan will be submitted to HUD at the end of 2019.

As of June 30, 2019, out of a total of 5,926 units, 307 units or 5.18% were accessible for mobility and 145 units or 2.45% were accessible for the visual/hearing impaired. With another 36 units for mobility and 65 units for the visual/hearing impaired currently under construction, when completed HPHA will be at 5.57% accessible for mobility and 4.05% accessible for the visual/hearing impaired. Regardless, HPHA will continue to make additional units accessible striving for these percentages as much as is feasible at each of its sites individually and an even higher percentage than required of HPHA's total all combined housing inventory.

The HPHA currently has 307 accessible housing units, and 101 additional ADA units currently under construction or slated for construction in 2020.



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, property management and architectural/engineering services. 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 143 contracts and supplemental contracts in the amount of \$30,811,310 (state funds) and \$10,127,463 (federal funds) for a sum total of \$40,938,773. The HPHA also processed over 2,500 individual small purchases via pCard or purchase order. While most Managers have delegated procurement authority for micro purchases, the Procurement Office processed over \$3.8M in small purchases over the micro purchase threshold.



HEARINGS

The Hearings Office manages the Federal Low Income Public Housing Evictions pursuant to Chapter 356D, Hawaii Revised Statutes and Chapter 17-2020, Hawaii Administrative Rule.

For Fiscal Year 2019, the Hearings Office received 183 case referrals for the nonpayment of rent and cases related to criminal activities, drug use, or misconduct. For this period, a total of 47 families were evicted statewide, while others were put on conditions.

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.

There are seven (7) Federal eviction boards, three (3) boards for the island of Oahu and one (1) board each for Kona, Hilo, Maui/Molokai and Kauai. There is one (1) State eviction board to hear and resolve State project lease violations. The eviction boards review the evidence and make its decision for or against eviction depending on all the facts and circumstances as presented by all the parties.

There is no State Eviction data as of this report since the New State law and rules were recently adopted and management has not referred any State eviction cases to the Hearings Office. State Eviction cases were previously processed by the State Attorney General's Office pursuant to Chapter 521, HRS (Residential Landlord-Tenant Code) at the District Court of the State of Hawaii.

INFORMATION TECHNOLOGY

The Information Technology Office (ITO) complements and supplements operational and strategic practices of HPHA by supporting core functions such as communication, data management, process improvement and resource planning. ITO continues to extend the reach and depth of technology in 2019 with some notable accomplishments of the core functionalities.

The implementation of an online applicant portal (hpha.myhousing.com) benefited both the general public and the applications office by providing greater accessibility and streamlining the application process with a more centric approach. Furthermore, it improved the process of purging obsolete or invalid applications from the waiting lists and consequentially, improving the accuracy of the data system.

The adoption of electronic signatures (eSign) in the previous year served as the catalyst for additional processes and staff to improve operational flows. Electronic signing services were extended non email holders or building maintenance staff who previously had no access to computers. ITO conducted numerous training sessions to support and educate Luddite users, improving technology literacy and acceptance to about 127 users.

The implementation of digital signing via eSign was a stepping stone in automation as it seeded for digital flow of documents in our operation workflows. This momentum is being applied with a disciplined and persistent approach to additional procedures and to further automation. Finally, HPHA continues its support to maintain Elite database which houses tenant and financial information. Various updates and software upgrades were applied to increase compliance with any changes from HUD, and to fix any bugs reported by end users.

Productivity and cooperation applications also took an active role supporting the core functions of ITO for HPHA. Skype is HPHA's main method of teleconferencing, but its support from Microsoft will soon fade. To counteract, ITO is phasing into MS Teams, which provides cooperation tools such as file sharing, conferencing, chatting and group creation. Additionally, Office 365 licenses are being integrated into many other applications besides cooperation apps. Email addresses are no longer attached to a single application. VPN or virtual private networks, cloud-based software (such as Adobe Creative Cloud) and mobile security systems (Multi Factor Authentication) are being combined into a cohesive logging system, thus removing the requirement of holding several usernames and passwords.

FINANCIAL MANAGEMENT

The Fiscal Management Office (FMO) oversees all budgeting and accounting needs of our agency. During Fiscal Year 2019, the FMO processed over 700,000 financial transactions, and disbursed over \$173 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, 2019 and June 30, 2018						
(In thousand of dollars)						
	Governmental Activities		Business Activities		Total	
	2019	2018	2019	2018	2019	2018
Assets						
Current and other assets	\$ 93,296	\$ 102,626	\$ 97,514	\$ 92,040	\$ 190,810	\$ 194,666
Capital assets	3,920	4,053	367,160	351,317	371,080	355,370
Other assets	-	-	8,717	8,717	8,717	8,717
Total Assets	97,216	106,679	473,391	452,074	570,607	558,753
Deferred Outflows of Resources	759	763	10,786	10,959	11,545	11,722
Total Assets & Deferred Outflows of Resources	\$ 97,975	\$ 107,442	\$ 484,177	\$ 463,033	\$ 582,152	\$ 570,475
Liabilities						
Current and other liabilities	\$ 7,632	\$ 6,300	\$ 5,750	\$ 5,270	\$ 13,382	\$ 11,570
long-term liabilities	5,581	5,591	74,249	73,115	79,830	78,706
Total Liabilities	13,213	11,891	79,999	78,385	93,212	90,276
Deferred Inflows of Resources	66	(1)	1,720	924	1,786	923
Net position						
Investment in capital assets, net of related debt	3,920	4,053	367,160	351,317	371,080	355,370
Restricted	68	3,729	-	-	68	3,729
Unrestricted	80,708	87,770	35,298	32,407	116,006	120,177
Total Net Position	84,696	95,552	402,458	383,724	487,154	479,276
Total liabilities, Deferred Inflows of Resources and net position	\$ 97,975	\$ 107,442	\$ 484,177	\$ 463,033	\$ 582,152	\$ 570,475

HAWAII PUBLIC HOUSING AUTHORITY
Government-Wide Statements of Activities
Years Ended June 30, 2019 and June 30, 2018
(In thousand of dollars)

	Governmental Activities		Business Activities		Total	
	2019	2018	2019	2018	2019	2018
Revenues						
Program Revenues:						
Charges for services	\$ -		\$ 24,814	\$ 23,781	\$ 24,814	\$ 23,781
Operating grants and contributions	71,221	66,961	24,833	23,821	96,054	90,782
Capital grants and contributions			6,799	11,902	6,799	11,902
Other income	664	765	560	329	1,224	1,094
General Revenues:					-	-
State allotted appropriations, net of lapsed funds	31,610	24,243	-	-	31,610	24,243
Total revenues	<u>103,495</u>	<u>91,969</u>	<u>57,006</u>	<u>59,833</u>	<u>160,501</u>	<u>151,802</u>
Expenses						
Governmental Activities						
Rental housing assistance program	74,381	71,193			74,381	71,193
Business-type activities						
Rental assistance program			61,135	61,293	61,135	61,293
Housing development program			10,342	9,781	10,342	9,781
Other expenses	-	-	6,390	3,511	6,390	3,511
Total government-wide expenses	<u>74,381</u>	<u>71,193</u>	<u>77,867</u>	<u>74,585</u>	<u>152,248</u>	<u>145,778</u>
Excess (deficiency) of revenues over (under) expenses	29,114	20,776	(20,861)	(14,752)	8,253	6,024
Capital contributions	(30,477)	(23,140)		23,140	(30,477)	-
Transfers	(9,493)	(7,972)	39,595	7,972	30,102	-
CHANGES IN NET POSITION	<u>(10,856)</u>	<u>(10,336)</u>	<u>18,734</u>	<u>16,360</u>	<u>7,878</u>	<u>6,024</u>
Net position, beginning of year	<u>95,552</u>	<u>105,888</u>	<u>383,724</u>	<u>367,364</u>	<u>479,276</u>	<u>473,252</u>
Total net position, end of year	<u>\$ 84,696</u>	<u>\$ 95,552</u>	<u>\$ 402,458</u>	<u>\$ 383,724</u>	<u>\$ 487,154</u>	<u>\$ 479,276</u>

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.

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, 2019 (in \$1,000)

Fund Number	Fund Name	Cash Balance	Expenditure	Revenue	Transfers In	Encumbrance	Cash Balance
		at 7/1/2018	FY18-19	FY18-19	FY18-19	at 7/1/2019	at 6/30/2019
336	Equipment Rental Revolving Fund	750.1	2.0	19.1			767.2
339	Special Assistance of Housing Special Fund	2.0					2.0
337	Housing for Elders Revolving Fund	3,760.8	1,304.3	2,077.3		460.3	4,533.8
T912	Payroll Clearing Trust Account	0.0	24,701.7	24,701.7			0.0
332	RENTAL HSG AUGMENTATION/ASSIST REVOLVING	12,879.1	33,145.5	29,884.1		-	9,617.7
308	Public Housing Revolving Fund	1,309.9	1,570.5	1,471.4		224.1	1,210.8
T913	Temporary Deposit - Payroll Overpayment Trust Fund	41.6	-	-			41.6
335	Vehicle Rental Revolving Fund	485.2	1.1	110.1			594.2

2019 Legislative Acts

During the 2019 legislative session, the following bills were enacted which will positively impact the HPHA.

Title/ Intent	Bill Purpose	Act
RELATING TO HOMELESSNESS	Appropriates funds for core homelessness services, including the outreach program, rapid re-housing program, housing first program, family assessment centers, stored property and debris removal services, and the state rent supplemental program. (CD1)	Act 62
RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY	Allows the Hawaii Public Housing Authority (HPHA) to evict a tenant convicted of a felony committed during the term of the tenancy and related to the HPHA's property or funds or its employees and their property. (CD1)	Act 206
RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY	Requires the Hawaii public housing authority to adopt rules without regard to chapter 91, Hawaii Revised Statutes, to reimburse Section 8 landlords for repair costs of tenant-caused property damage under certain circumstances. Appropriates funds. (CD1)	Act 215
RELATING TO PUBLIC LANDS	Part III: Excludes lands set aside by the Governor to the Hawaii Public Housing Authority and lands to which Hawaii Public Housing Authority holds title from the definition of public lands in section 171-2, Hawaii Revised Statutes. Requires prior legislative approval for the sale of lands to which the Hawaii Public Housing Authority holds title. (CD1)	Act 272

2020 Legislative Bills

The HPHA will not pursue any legislative proposals in 2020. This portion of the report is required under Section 356D-20(3)(B), Hawaii Revised Statutes.

Federal and State Public Housing Properties

OAHU PROPERTIES

PROPERTY NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	DATE OF INITIAL OCCUPANCY
Asset Management Project 30					
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 Pupuole St.	Waipahu	96797	19	04/20/70
Waipahu II	94-132 Pupupuhi St.	Waipahu	96797	20	01/05/70
Asset Management Project 31					
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
Asset Management Project 32					
Mayor Wright Homes	521 N. Kukui St	Honolulu	96817	364	10/27/52
Asset Management Project 33					
Kaahumanu Homes	Alokele & Kaiwiula St	Honolulu	96817	152	10/26/58
Kamehameha Homes	1541 Haka Dr.	Honolulu	96817	221	08/26/97
Asset Management Project 34					
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
Asset Management Project 35					
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
Asset Management Project 40					
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
Oahu Management Unit 42 (State Properties)					
Hale Po'ai (E)	1001 N. School St.	Honolulu	96817	206	06/01/89
La'iola (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 (cont.)

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	Kealahou	96750	32	06/01/76
Kaimalino	74-5060 Kealakaa St.	Kailua-Kona	96740	40	06/28/71
Kealahou	74-991 Manawale'a St.	Kailua-Kona	96740	48	08/28/85
Nani Olu (E)	81-1011 Nani Kupuna Place	Kealahou	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



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