



NEIL ABERCROMBIE
GOVERNOR

EXECUTIVE CHAMBERS
HONOLULU

Informational Briefing

Committee on Human Services
Senator Suzanne Chun Oakland, Chair
Senator Josh Green, Vice Chair

Committee on Economic Development, Government Operations, and Housing
Senator Donovan Dela Cruz, Chair
Senator Sam Slom, Vice Chair

Committee on Public Safety, Intergovernmental and Military Affairs
Senator Will Espero, Chair
Senator Rosalyn Baker, Vice Chair

Committee on Housing
Rep. Mark Hashem, Chair
Rep. Justin Woodson, Vice Chair

July 23, 2014
2:00pm-4:00pm Room 325

Chair Chun Oakland, Chair Dela Cruz, Chair Espero, Chair Hashem, Vice-Chair Green, Vice-Chair Slom, Vice-Chair Baker, Vice-Chair Woodson, and members of the various committees:

My name is Bruce Coppa, Chief of Staff for the Governor, and I would like to thank you for the opportunity to present information on the very important subject of housing. There are no easy answers to providing sufficient housing to meet the needs of our citizens, but each of the agencies here today are doing their best to address those needs in their own unique ways.

I can assure you that the Administration is looking to work across agencies, where it is appropriate, to maximize taxpayer dollars and provide affordable housing to our citizens.

Evidence of such collaboration between state agencies can already be seen. The RFQ for renovation of Mayor Wright housing was spearheaded by the Hawaii Public Housing Authority (HPHA) but the Hawaii Housing Finance and Development Corporation

(HHFDC) is assisting them through the process. 204 affordable rental units at Halekauwila Place in Kaka'ako was made possible because the Hawaii Community Development Authority (HCDA) and HHFDC worked together.

Each agency will provide additional information as to their specific areas of expertise, target populations that they serve, and the affordable housing projects that have been completed, are presently underway, and planned for the future.

Thank you for the opportunity to testify.



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKA
KALAELOA

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Governor

Brian Lee
Chairperson

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STATEMENT OF

ANTHONY J. H. CHING, EXECUTIVE DIRECTOR
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

BEFORE THE

SENATE COMMITTEE ON HUMAN SERVICES,

SENATE COMMITTEE ON ECONOMIC DEVELOPMENT, GOVERNMENT
OPERATIONS AND HOUSING,

SENATE COMMITTEE ON PUBLIC SAFETY, INTERGOVERNMENTAL
AND MILITARY AFFAIRS,

AND

SENATE COMMITTEE ON HOUSING

ON

Wednesday, July 23, 2014

2:00 P.M. – 4:00 P.M.

State Capitol, Conference Room 325

in consideration of

**B. R. 13– RELATING TO INFORMATIONAL BRIEFING ON
AFFORDABLE HOUSING IN FOLLOW-UP TO THE INFORMATIONAL
BRIEFING HELD ON FEBRUARY 20, 2014.**

Purpose: The purpose is to receive a comprehensive and unified date on the affordable housing projects that have been completed, are presently underway and are planned for the future from the Hawaii Community Development Authority.

Position: We recognize a shortage of all types of housing in the state puts tremendous pressure on the limited supply we do have. State economists estimate Hawaii needs about 5,200 new housing units each year through 2020, just to

adequately accommodate the state's projected population growth. In addition, permitted and planned housing units statewide are at historic lows, with the number of approved units coming in at less than 50 percent of what was approved during the 2000s.

The Hawaii Community Development Authority is doing what it can to be part of the solution. In the current construction cycle, there are 14 residential developments that will add 4,657 new housing units to the Kakaako Community Development District in the next two to five years. 51 percent of these new units, or 2,381 units, are reserved for qualified income individuals, or those making under 140% of the area median income (AMI), which comes out to about \$80,948 a year for a single person, or \$115,640 for a family of four. With over half of the new units being designated for low or moderate income groups, it's clear that the recent development in Kakaako caters to wide range of income levels and offers something for everyone.

The biggest benefit the HCDA has in creating affordable housing is the Reserved Housing portion of the HCDA's Mauka Area Rules. Kamehameha Schools and Howard Hughes Corporation are vested under the 2005 Mauka Area Rules, while every other developer is required to follow the current 2011 Mauka Area Rules.

We believe reserved housing is an important element of building a mixed-use community, as this type of housing is generally in the same development as market or even luxury units, but is priced at a much lower rate. In this way,

working families are given an opportunity to own or rent desirable units for prices they can afford.

The HCDA determines affordability by using a calculation that sets reserved housing pricing at no more than 33% of a household's gross income. The attached sheet shows the cost breakdown, which factors items like interest rates, maintenance fees, and mortgage insurance premiums into a family's housing cost. In this way, reserved housing prices are set so that qualifying families can make their housing payments while still having sufficient income for other day-to-day expenses.

HCDA's target demographic for its reserved housing program is the working class, or those making between 80-140% Area Median Income (AMI). This ranges from about \$46,256 to \$80,948 for a single person, or \$66,080 to \$115,640 for a family of four (other family sizes are in the attached AMI chart). Some public/private residential projects in Kakaako that received state funding serve those making as little as 60% AMI, however higher income levels are generally the target demographic for reserved housing in private developments.

To create more housing opportunities, the Hawaii Community Development Authority (HCDA) requires market developers, without state subsidies, to build approximately 20 percent of their units for rent or sale to working families who make no more than 140% AMI. With the passing of House Bill 1866 (Act 61) this year, the HCDA will also accept cash payments in lieu of providing reserved housing, to invest in future improvements to the community.

The attached housing summary shows all HCDA-approved residential developments, since the HCDA's creation in 1976 to July 2014. Currently we have four developments under construction, with another seven developments expected to begin construction in the coming months. The first phase of the workforce housing development, 801 South Street, is now under construction. This project will add 635 units of workforce housing to the Kakaako district, with buyers limited to those making 90-120% AMI (\$52,038-69,384 for a single person, or \$66,080-99,120 for a family of four). The demand for this type of housing was so high that units were snapped up quickly, with most being sold to local working families.

Most recently, the low income rental housing project, Halekauwila Place, was completed in April 2014. The public-private partnership with Stanford Carr Development resulted in the creation of 204 rental units for those making no more than 60% AMI (less than \$34,692 for a single person, or less than \$49,560 for a family of four). Rental prices for studios to 3-bedroom units are very affordable, ranging from \$956 to \$1,389 a month.

The HCDA is now working with the same partners who helped with the development and financing of Halekauwila Place to produce three similar projects in the district. These pipeline projects will provide another 280 low income units for families making up to 60% AMI.

Rycroft Terrace also finished construction this year, with the renovation of the existing low-rise Pagoda Hotel into a 162-unit for-sale reserved housing

project. First priority was given to buyers making as little as 30% AMI, however remaining units were made available to higher incomes, all the way up to 120% AMI. Fee-simple studios to 2-bedroom units are priced between \$123,480 and \$274,990.

In Kakaako, we also deal with the less fortunate and homeless. For those desiring a “hand-up” instead of a “hand-out,” the HCDA funds a jobs training program in conjunction with a Kakaako shelter, and also offers a security deposit matching program for participants.

The HCDA recognizes that it is not the silver bullet to addressing housing supply, costs or even homelessness, as we all need to be part of the solution. But we believe that by facilitating the creation of convenient, connected, and cost-effective housing, we can take a step in the right direction. We are clearly committed to being part of the solution.

Thank you for the opportunity to provide these comments.



Hawaii Community Development Authority Housing Development Projects

Year	Completed Projects	Market	Reserved	AMI	Total
Permitted					
1984	One Waterfront Towers	307	0	N/A	307
1984	Royal Capitol Plaza	297	28	64-140%	325
1984	Nauru Development				
	1133 Waimanu	0	282	97-117%	282
	Phase I: Nauru	304	0	N/A	304
	Phase II: Hawaiiki	417	0	N/A	417
	Phase III: Ko'olani	370	0	N/A	370
1989	Imperial Plaza	221	0	N/A	221
1995	One Archer Lane	331	0	N/A	331
2002	Hokua	248	0	N/A	248
2003	Moana Pacific	706	0	N/A	706
2005	909 Kapiolani	227	0	N/A	227
2005	Keola La'i	352	63	104-130%	415
2005	Pacifica Honolulu	489	124	100-140%	613
2011	<i>680 Ala Moana</i>	0	54	100%	54
2012	<i>Rycroft Terrace</i>	0	162	40-120%	162
	Total	4269	713		4982

State Developed Affordable Housing	For Sale	Rental	AMI	Total	
1989	Kamakee Vista	0	225	80%	225
1989	Pohulani	0	262	80%	262
1991	Kauhale Kakaako	0	267	80%	267
1991	Na Lei Hulu Kupuna	0	76	60%	76
1993	Honuakaha	93	151	60%	244
2010	<i>Halekauwila Place</i>	0	204	60%	204
	Total	93	1185		1278

Under Construction	Market	Reserved	AMI	Total	
1984	Waihonua	341	0	N/A	341
2012	<i>801 South St A</i>	0	635	90-120%	635
2012	<i>Symphony</i>	288	100	125%	388
2013	<i>Waiea</i>	177	0		177
	Total	806	735		1541

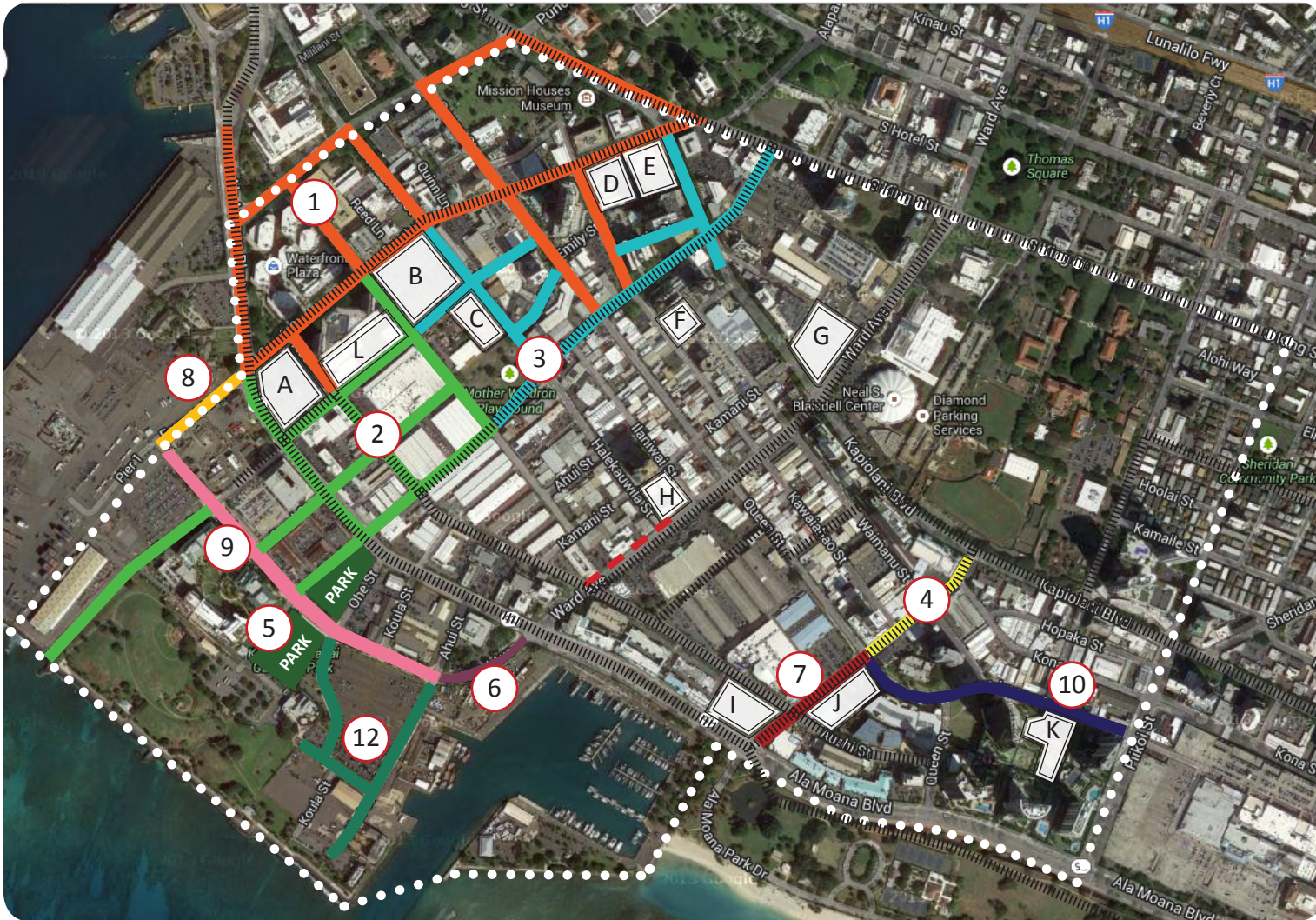




Hawaii Community Development Authority Housing Development Projects

Year	Approved Projects	Market	Reserved	AMI	Total
Permitted					
2013	<i>801 South St B</i>	102	308	125%	410
2013	<i>The Collection</i>	467	117		584
2013	<i>Anaha</i>	318	0		318
2013	<i>404 Ward</i>	49	375		424
2013	<i>803 Waimanu</i>	121	24		145
2014	<i>Keauhou Lane</i>	338	294	100-125%	632
2014	<i>KS Land Block B</i>	75	108		183
	Total	1470	1226		2696





Permitted Projects

- A The Collection
- B Keauhou Lane
- C Halekauwila Place
- D 801 South St - Phase A
- E 801 South St - Phase B
- F 803 Waimanu St
- G Symphony
- H 404 Ward Ave
- I Waiea
- J Anaha
- K Waihonua
- L KS MP Land Block B

Legend

KCDD Boundary



Project Boundary



Proposed Private Sewer Improvement



Existing Sewer Main Lines



Improvement Districts

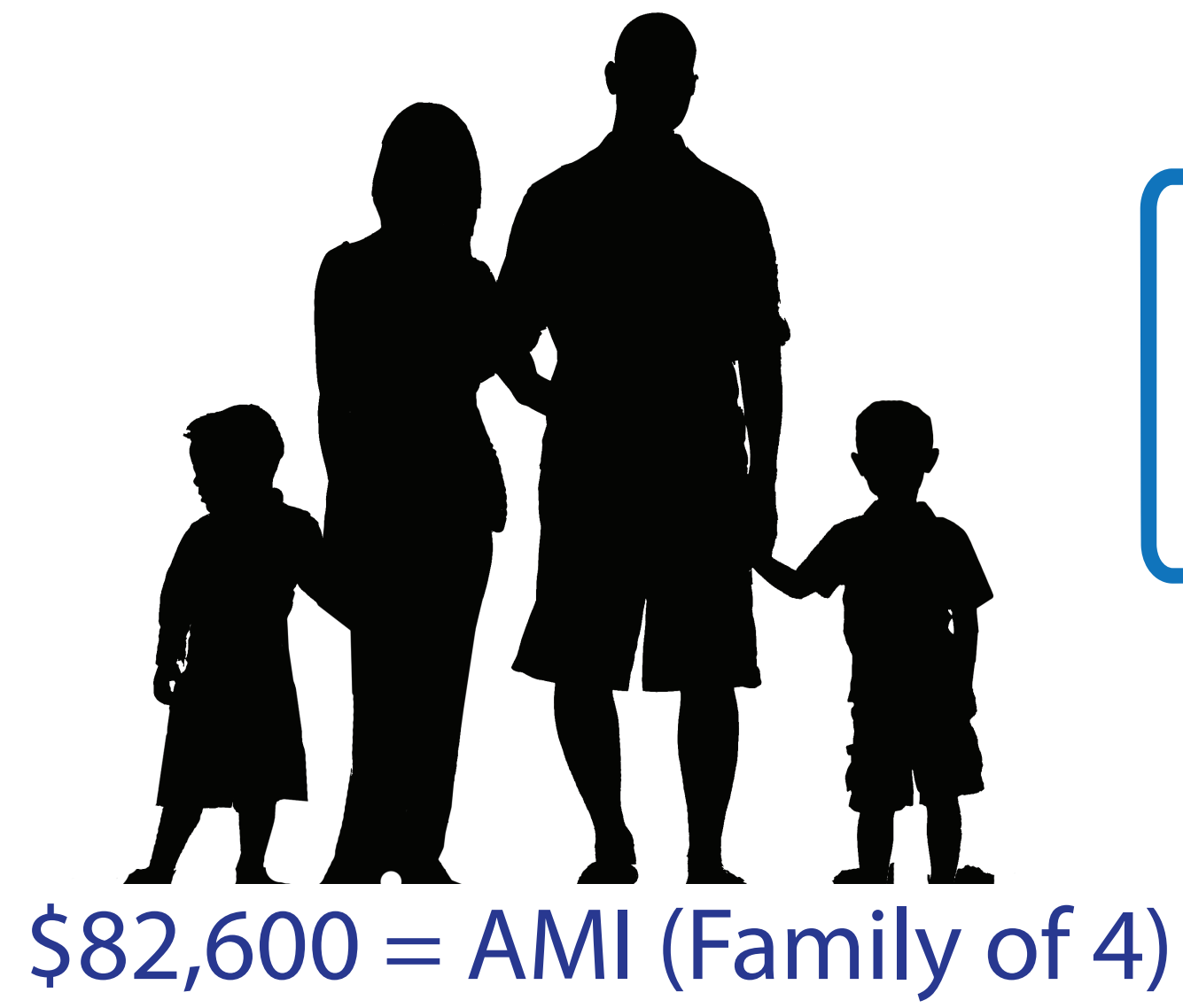
① 1988	④ 1999	⑦ 2002	⑩ 2004
② 1990	⑤ 1998	⑧ 2003	⑫ 2007
③ 1993	⑥ 2000	⑨ 2003	

Hawaii Community Development Authority
Honolulu County Median Income By Family Size

AMI, by HUD, 2014 \$ 82,600

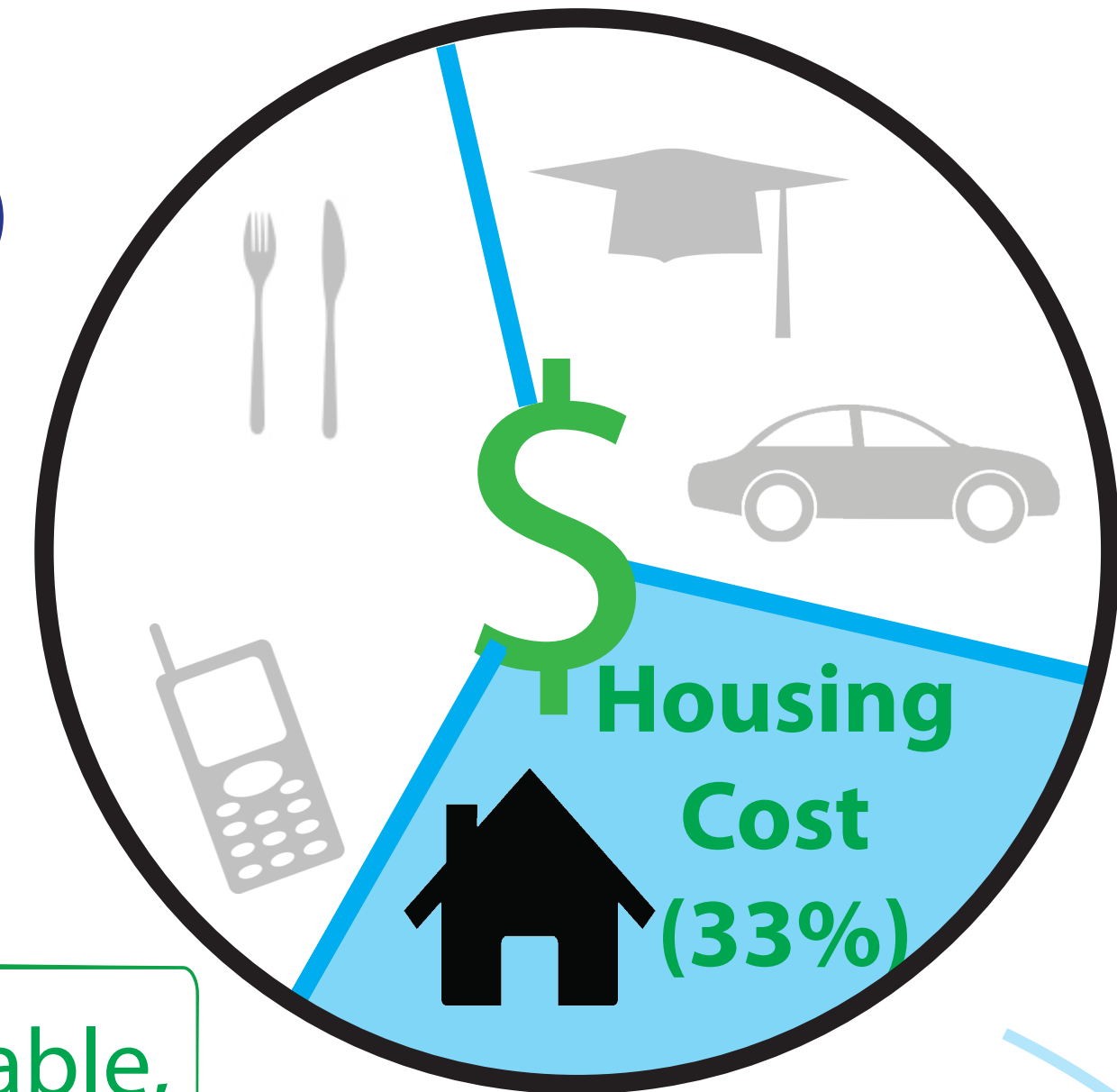
Fam Size	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Multiplier	0.7	0.8	0.9	1	1.08	1.16	1.24	1.32
10%	\$5,782	\$6,608	\$7,434	\$8,260	\$8,921	\$9,582	\$10,242	\$10,903
20%	\$11,564	\$13,216	\$14,868	\$16,520	\$17,842	\$19,163	\$20,485	\$21,806
30%	\$17,346	\$19,824	\$22,302	\$24,780	\$26,762	\$28,745	\$30,727	\$32,710
40%	\$23,128	\$26,432	\$29,736	\$33,040	\$35,683	\$38,326	\$40,970	\$43,613
50%	\$28,910	\$33,040	\$37,170	\$41,300	\$44,604	\$47,908	\$51,212	\$54,516
60%	\$34,692	\$39,648	\$44,604	\$49,560	\$53,525	\$57,490	\$61,454	\$65,419
70%	\$40,474	\$46,256	\$52,038	\$57,820	\$62,446	\$67,071	\$71,697	\$76,322
80%	\$46,256	\$52,864	\$59,472	\$66,080	\$71,366	\$76,653	\$81,939	\$87,226
90%	\$52,038	\$59,472	\$66,906	\$74,340	\$80,287	\$86,234	\$92,182	\$98,129
100%	\$57,820	\$66,080	\$74,340	\$82,600	\$89,208	\$95,816	\$102,424	\$109,032
110%	\$63,602	\$72,688	\$81,774	\$90,860	\$98,129	\$105,398	\$112,666	\$119,935
120%	\$69,384	\$79,296	\$89,208	\$99,120	\$107,050	\$114,979	\$122,909	\$130,838
130%	\$75,166	\$85,904	\$96,642	\$107,380	\$115,970	\$124,561	\$133,151	\$141,742
140%	\$80,948	\$92,512	\$104,076	\$115,640	\$124,891	\$134,142	\$143,394	\$152,645

Calculating For-Sale Reserved Housing Prices



START

[Step 1] Reserved Housing calculations begin with the area median income ("AMI") adjust for family size.



[Step 2] In order to be affordable, only 33% of a family's income may go toward housing costs.



Property Tax



Common Area Maintenance (CAM) Fee



Mortgage Insurance Premium (MIP)

[Step 3] Four elements factor into the total housing cost. The Housing Cost minus the CAM fee, property tax, and the MIP equal the maximum allowable mortgage payment.



Allowable Mortgage Payment



Financing (Principal + Interest)



Unit Sales Price



10% Max Down Payment

[Step 4] The allowable mortgage payment is equal to what the buyer can afford to finance (principal & interest) for the unit. In addition to financing, the sales price also includes a down payment that can't exceed 10% of the financing costs.

HOUSING LADDER

Income Qualifications

*Income Figures = 2014 HUD Family of 4

Unit Type

Luxury
For Sale

Market
For Sale

Workforce Reserved
Rental or For Sale

Moderate Income
Rental or For Sale

Low Income
Subsidized
Rental Housing

Very Low Income
Subsidized
Rental Housing

Extremely Low Income
Section 8
Public Housing

Homeless

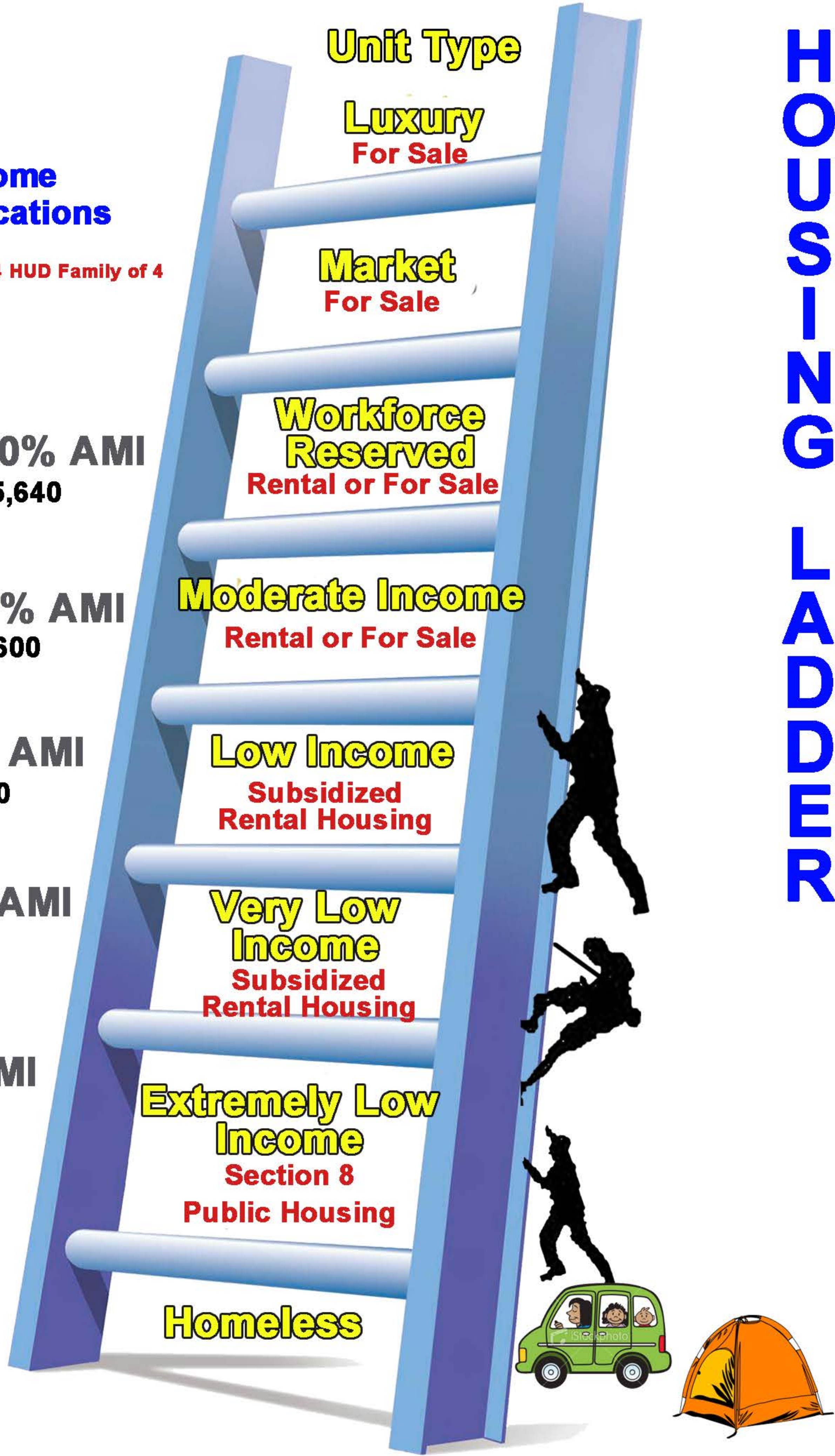
100%-140% AMI
≤ \$115,640

81%-100% AMI
≤ \$82,600

51%-80% AMI
≤ \$66,080

31%-50% AMI
≤ \$41,300

≤ 30% AMI
≤ \$24,780



Reserved / Workforce Housing in Kakaako

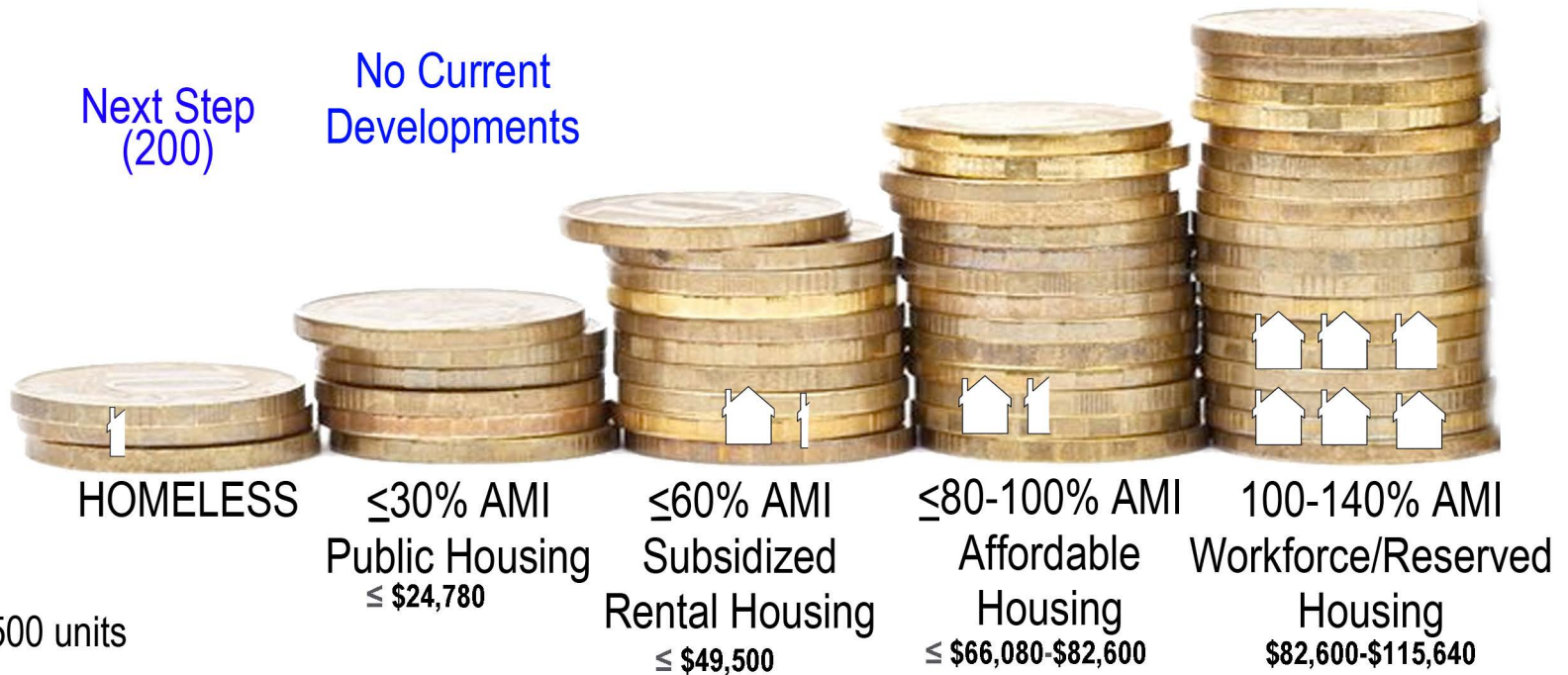
Pacifica (124)
 Keola Lai (63)
 Collection (117)
 Symphony (100)
 Rycroft Terrace (162)
 801 South St A (635)
 801 South St B (308)
 404 Ward (375)
 803 Waimanu (24)
 Keauhou Lane (294)
 KS Land Block B (108)

Pohulani Elderly (262)
 Kamakee Vista (225)
 Kauhale Kakaako (267)
 680 Ala Moana (54)
 801 South St A
 801 South St B

Honuakaha (150)
 Na Lei Hulu Kupuna (76)
 Honuakaha (93)
 Halekauwila Place (203)

Next Step
 (200)

No Current
 Developments



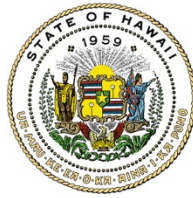
= 500 units

≤ \$24,780

≤ \$49,500

≤ \$66,080-\$82,600

\$82,600-\$115,640



HAWAII COMMUNITY DEVELOPMENT AUTHORITY

NEIL ABERCROMBIE
GOVERNOR

ANTHONY CHING
EXECUTIVE DIRECTOR

FOR IMMEDIATE RELEASE

June 10, 2014

HCDA Expands Homeless Outreach Jobs Training Program

HONOLULU — Hawaii Community Development Authority (HCDA) authorized funding today for the expansion of its Jobs Training Program, which provides homeless outreach services to those in need in Kakaako.

HCDA kick-started the program with a \$55,000 grant to the Hawaii Public Housing Authority in June 2009, then increased funding up to \$345,000 a year in December 2010 to extend and expand the program with the Department of Human Services. Participants now work in conjunction with the Waikiki Health Center to offer park landscaping, trash collection, janitorial services and beautification services throughout HCDA-owned parks in the Kakaako Community Development District.

In addition, HCDA will continue funding its Security Deposit Matching program, which also began in 2010 and sets aside \$10,000 to help secure rental units for Jobs Training Program participants. This added incentive gives participants the boost they need to move out of homelessness and into housing.

“The Hawaii Community Development Authority’s Job Training and Security Deposit Matching programs help to provide marketable job skills, work-force training and a means for homeless individuals to save the funds needed to be able to make a security deposit on a rental unit,” said Colin Kippen, chair of the Hawaii Interagency Council on Homelessness and state homeless coordinator. “What is unique about these programs is that they are targeted to serve those homeless individuals who are living in the Kakaako area by the community agency located there. I applaud HCDA’s efforts in increasing the well-being and self-sufficiency of the homeless in the Kakaako area through these community-based programs, and am hopeful that other community agencies across our state will follow its lead.”

So far in 2014, 12 people have participated in the Jobs Training Program, with eight graduating and finding permanent employment. This success is a critical element of the long-term solution for ending homelessness and is the main reason the HCDA chose to fund the program for another year, through June 2015. Although the funding ceiling remains the same as last year, outreach services will be expanded to create four new paid positions for homeless individuals who wish to participate. It is in this way of giving a hand up, instead of a hand out, that the HCDA believes it can be a part of the solution in ending homelessness in Hawaii.

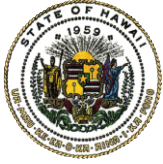
About the Hawaii Community Development Authority (HCDA)

The HCDA was created by the 1976 state Legislature to redevelop historically underutilized areas across the state. The HCDA's mission is to build communities in the designated Community Development Districts of Kakaako, Kalaeloa and Heeia, to provide more opportunities for residents to grow in a vibrant environment. In Kakaako, the HCDA is committed to revitalizing the urban core and providing housing opportunities to residents of all income levels. To date, the HCDA has overseen the development of over 6,000 new housing units in Kakaako, with another 3,800 units in various stages of construction. By creating a community where one can live, work, and play, we give the youth of Hawaii a reason to stay here in the islands and raise future generations.

#

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Hawaii Housing Finance and Development Corporation Informational Briefing

July 23, 2014

THE MISSION OF THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION IS TO INCREASE AND PRESERVE THE SUPPLY OF WORKFORCE AND AFFORDABLE HOUSING STATEWIDE BY PROVIDING LEADERSHIP, TOOLS, AND RESOURCES TO FACILITATE HOUSING DEVELOPMENT.



Ko`oloa`ula Phase I The collaboration between HHFDC, the City and County of Honolulu, HUD and Mutual Housing Association of Hawaii completed its first phase of 120 affordable rental units in East Kapolei. Ko`oloa`ula assists families earning 30%, 50% and 60% of area median income. HHFDC provided LIHTC, HMMF, RHTF financing and land for the project.

SINCE 2006, THE HHFDC HELPED TO DELIVER 6,346 WORKFORCE AND AFFORDABLE HOUSING UNITS.

APPROXIMATELY 3,510 UNITS ARE UNDER CONSTRUCTION, PLANNED, OR IN THE DEVELOPMENT PIPELINE TO 2018.



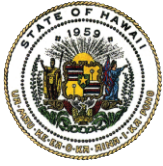
Hawaii Housing Finance and Development Corporation

Completed Projects



Halekauwila Place The 204-unit affordable family rental project is a collaboration between HHFDC, HCDA and Stanford Carr Development, LLC. Units are targeted at families earning 60% of area median income. HHFDC provided land and financing through its LIHTC, HMMF and DURF programs.

VOK 8 - Kaupea	328	Honokowai Villa Apts	56
220 California	42	Hale Ohana Apts	48
Piikoi Vista	47	Na Kahua Hale O Ulu Wini	96
Ainahau Vista	107	Kauai SF lot development	4
Hale Mahaolu Ehiku	34	Seawinds Apartments	50
Kinoole Sr. Res.	30	E Komo Mai Apts	45
Hualalai Elderly Phase 3	30	Maili III Self Help	66
Kauhale Olu I, II, III	124	VOK: Makalii II	35
Villages of Leali'I IA	104	Holomua	176
Plantation Town Apartments	330	Kealakai at Kapolei	140
The Courts at Lanai	48	Villas at Maluohai	72
Courtyards at Mililani Mauka	48	Nohona at Kapolei II	93
Kekaha Plantation Elderly	36	Hale Wai Vista II	132
Kalepa Village Phase 3	40	Paanau Village II	50
Kahului Town Terrace	72	Whitmore Circle Apts	44
Kahikolu Ohana Hale O Waianae	72	Villages of Moa'e Ku I	64
Kukui Gardens	857	Banyan Street Manor	55
VOK 5 - Nohona at Kapolei	118	Hale Mohalu II Senior	164
VOK 2 - Sr. Res at Kapolei 1	60	Kuhio Park Terrace	556
VOK 2 - Villas at A'elo	72	Kahuku Elder. Hauoli Hale	64
Hale Uhiwai Nalu	70	Koo'ola'ula Phase I	120
Mokuola Vista	70	Nohona at Kapolei III	83
Hale Wai Vista I	84	Wiliikina Apartments	119
Ainakea Senior Residence	30	Imi Ikena Apartments	28
VOK 5 - Makalii	32	Villages of Moa'e Ku II	76
Lokahi Kau	306	Sr. Residence at Iwilei	160
Hale Mahaolu Ehiku Phase II	60	Halekauwila Place	204
KHCA Foreclosures	7	Hale Makana O Nanakuli	48
Na Hale O Maui Foreclosures	11	Mohouli Hgts Sr. Phase I	60
VOK 2 - Sr. Res at Kapolei 2	20		
Franciscan Vistas Ewa	149	Completed Subtotal	6,346



Hawaii Housing Finance and Development Corporation

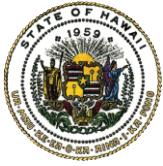
Planned Projects

Presently Underway



Hale Mohalu II Family The 84-unit affordable family rental project under construction is targeted toward families earning 30 - 60% of area median income. HHFDC is providing land and financing through its LHTC and RHTF programs.

Maili III Self Help	46
Ko'oloa'ula Phase II	188
Green Homes at Lualualei	25
Hale Uhi Wai Nalu Addt'n	50
Halawa View Apartments	121
Hale Mohalu II Family	84
Kewalo Apartments	38
Riverside Apartments	74
Hale Mohalu II Family IV	84
Pokai Bay Self Help	70
Kolopua Family	44
Rice Camp Senior	60
Planned Subtotal	884



Hawaii Housing Finance and Development Corporation

Pipeline Projects Planned for the Future



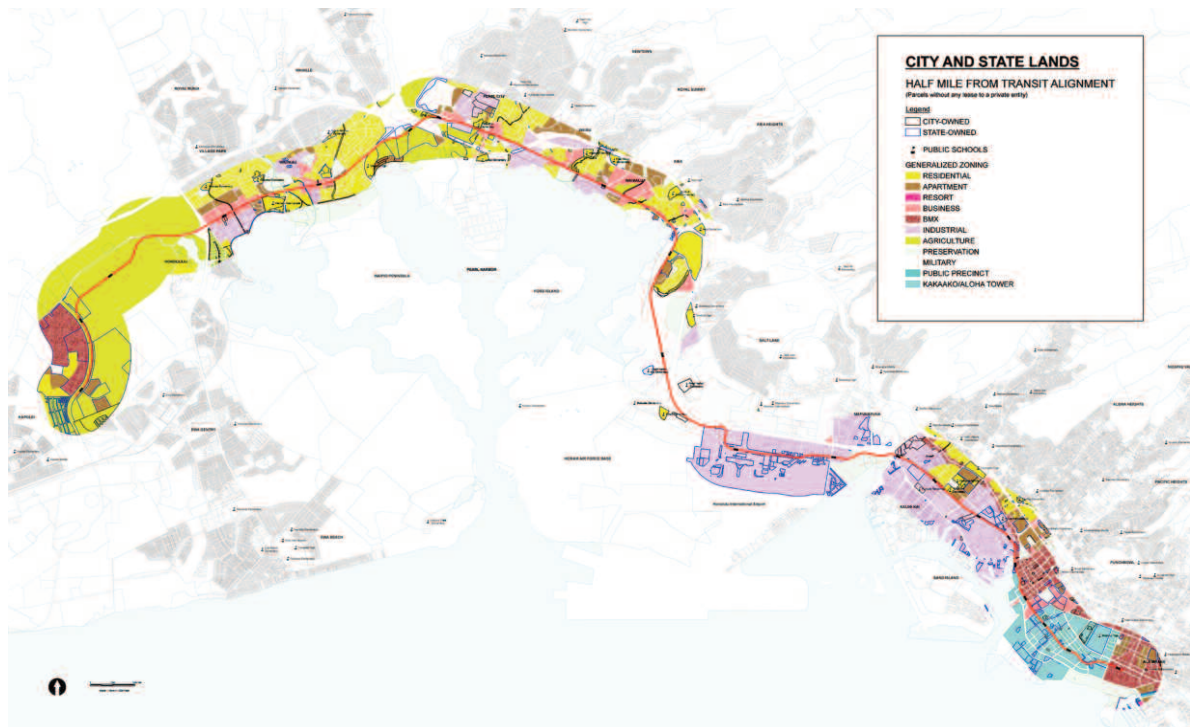
Kamakana Villages at Keahuolu Master planned community on 272 acres of state land in Kailua, Kona, will provide up to 2330 affordable and market homes over 20 years.

Villages of Moa`e Ku III	52
Kapolei Lofts	499
Kunia Village	82
Kalani Gardens	118
Kekuilani Gardens	56
Kamakana I	100
Kamakana II	75
Kamakana III	300
Meheula Vista I	76
Meheula Vista II	75
Meheula Vista III	75
Puukolii Mauka I	100
Puukolii Mauka II	200
East Kapolei II Parcel 2	225
VOK NW Corner	450
VOK 8 - Cluster	90
KPT	75
Pipeline	2,648
Planned	884
Completed	6,346

TOTAL 9,878



Hawaii Housing Finance and Development Corporation Catalytic Projects



- HHFDC aggressively seeks out opportunities with County and State agencies (DLNR, DAGS, and the DOE) for possible housing development on State lands.
- Transit-oriented development (TOD) along the City's rail transit line is a tremendous opportunity for affordable housing development. HHFDC is working with the City on opportunities for affordable housing development near planned transit stations.
- HHFDC is also willing to facilitate the inclusion of affordable housing as part of other catalytic developments such as the Whitmore Village Agricultural Development Project.



Hawaii Housing Finance and Development Corporation Housing Database

http://dbedt.hawaii.gov/hhfdc/

State of Hawaii eProcure... Department of Accountin... Hawaii Housing Financ... X

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Hawaii Housing Finance & Development Corporation

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SENIOR RESIDENCE AT IWILEI
Read More

Meeting Schedule

2014 Income, Sales and Rent Guidelines

Reports and Studies

Fair Housing Links and Resources

HHFDC is the State of Hawaii's premier housing finance and development agency - your one-stop shop for information about affordable housing development and state-sponsored homeownership initiatives.

HI Growth Initiative

Notice to Providers of Professional Services FY 2015

Section 201H-202(f) Report

REGULAR HOUSING OPPORTUNITIES

AFFORDABLE INVENTORY
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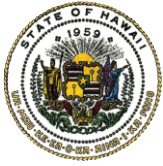
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Hawaii Housing Finance and Development Corporation Homebuyer Assistance



Homeownership Month Governor Neil Abercrombie and Lt. Governor Shan S. Tsutsui signed a proclamation in recognition of June 2013 as Homeownership Month to promote and preserve homeownership opportunities for the people of Hawaii.

Mortgage Credit Certificate (MCC) Program

The MCC program provides eligible first-time homebuyers with a direct tax credit against their federal income tax liability to make more income available to qualify for a mortgage loan and make monthly payments. The amount of credit is equivalent to 20% of the annual interest paid on a mortgage loan. MCCs are offered through participating lenders.

As of June 30, 2014, \$26 million in MCCs has been made available to assist nearly 400 first time homebuyers.



Hawaii Housing Finance and Development Corporation
Contact Information

CRAIG K. HIRAI

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DEPARTMENT OF HAWAIIAN HOME LANDS

**INFORMATIONAL BRIEFING
ON AFFORDABLE HOUSING PROJECTS
HMS-EGH-PSM-HSG**

July 23, 2014

DHHL In A Housing Context

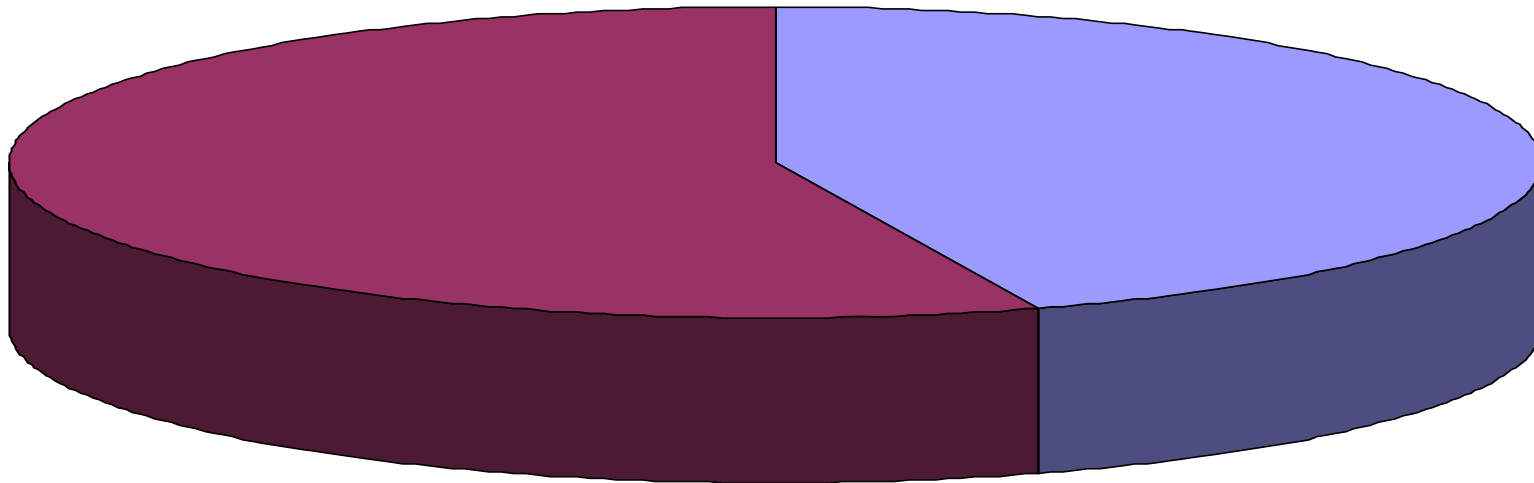
- DHHL mission is homesteads; not a housing agency
- Sweet Spot = Affordable Homeownership
- Rentals and kupuna housing are part of “rehabilitation programs,” not homestead leases (no one comes off the waitlist)
- Increase in DHHL resources for repair/maintenance of existing communities = less for new construction

DHHL Development Budget (FY 15)

Trust Funds - \$43,053,000

■ Existing Projects
\$21.869 Million
50.8%

■ New Construction
\$21.184 Million
49.2%



DHHL & NAHASDA, 2014-2015



KAUAI

NAHASDA-FINANCED UNITS:

Piilani Mai Ke Kai (Anahola)

- 6 Habitat (sweat equity) units, \$187,000



OAHU

NAHASDA-FINANCED UNITS:

Kanehili (Kapolei)

- 10 turn-key units, \$115,000

Scattered lots (Island-wide)

- 5 Habitat (sweat equity) units, \$200,000

Kakaina (Waimanalo)

- 17 self-help/owner-builder units, \$185,000
- 13 turn-key units, \$185,000

CIP:

East Kapolei IIB

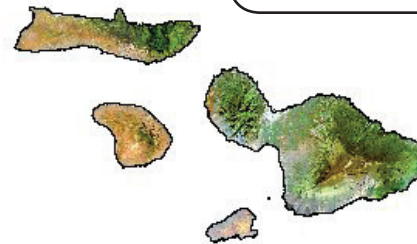
Infrastructure for 50 lots, \$10 million

MOLOKAI

NAHASDA-FINANCED UNITS:

Kalamaula

- 6 Habitat (sweat equity) units, \$180,000



HAWAII

NAHASDA-FINANCED UNITS:

Lai Opua (Kona)

- 6 Habitat (sweat equity) units, \$187,000
- 2 deferred sales, \$230,000

Lalamilo (Waimea)

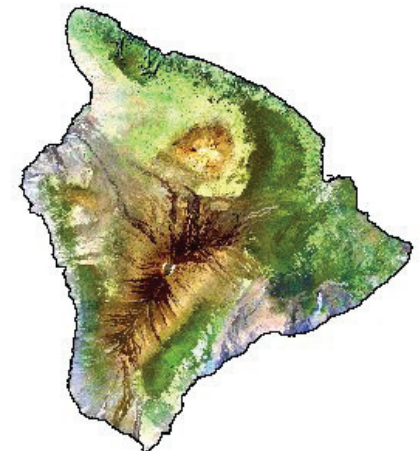
- 4 Habitat (sweat equity) units, \$175,000

CIP:

Lai Opua (Kona)

Infrastructure for 117 lots, \$9.8 million

Interim vertical financing, \$10 million



- \$9.7 MILLION TO BE SPENT ON
NAHASDA-FINANCED UNITS

- \$29.8 MILLION TO BE SPENT ON
INFRASTRUCTURE AND NEW
UNITS (CIP)

Update: East Kapolei IIB (Oahu)

Increment IIB

Infrastructure for
160 Residential Lots

Infrastructure construction:
July 2014 – May 2015

Start house construction:
July 2015 (est.)

First house occupancy:
December 2015 (est.)

Infrastructure Financing

NAHASDA \$8.4 million

USDA-RD \$2.8 million

SIC \$420,000



Update: Waiohuli, Maui

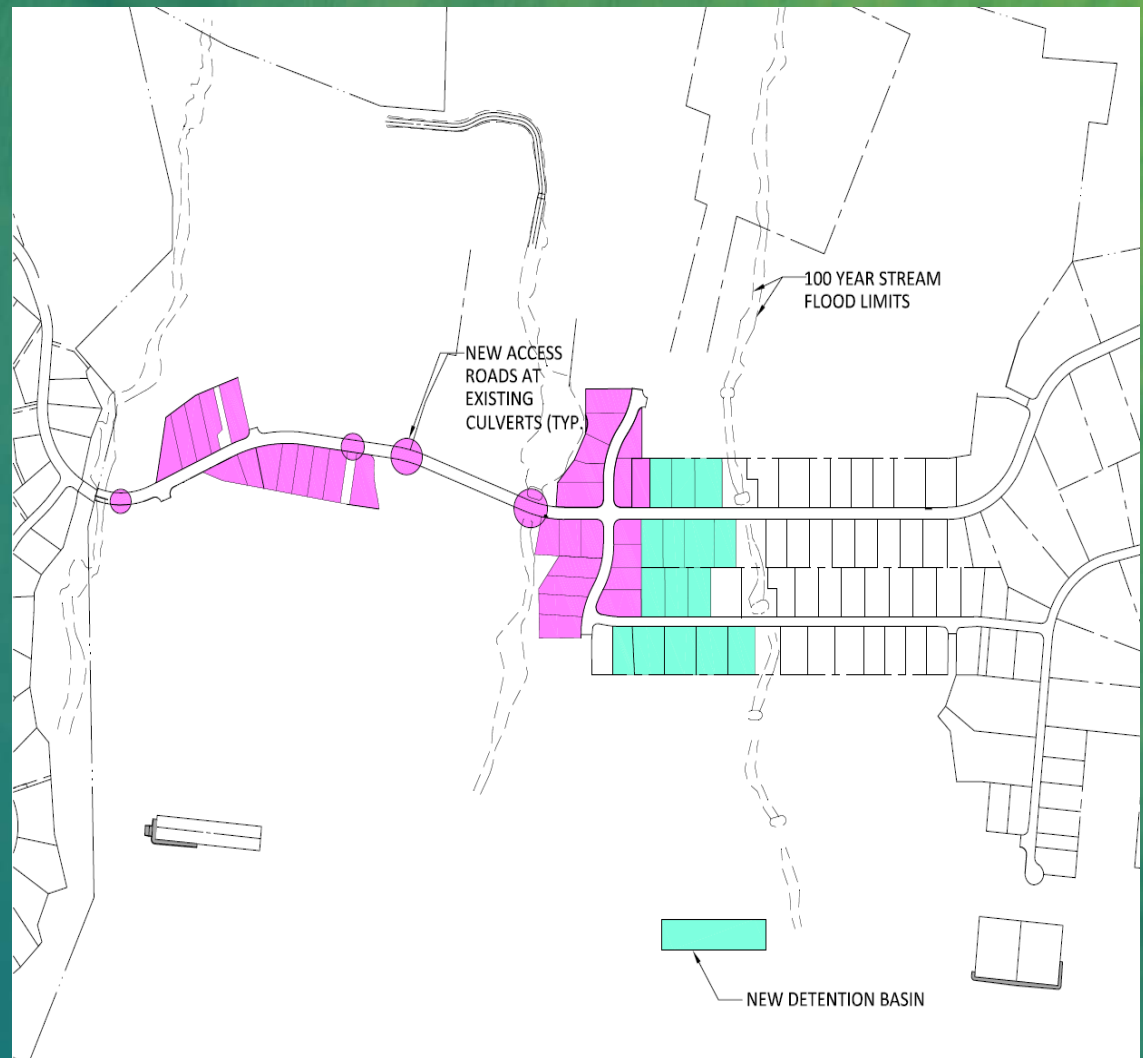
Waiohuli

Infrastructure for
47 Residential Lots

HHC approved CIP budget,
July 2014

Infrastructure construction:
April 2015 – March 2016

Infrastructure Financing
NAHASDA \$9 million



Update: Kealakehe, Hawaii

Lai Opua, Village 4, Phase 1
Infrastructure for
117 Residential Lots

Notice to proceed issued
May 12, 2014

Infrastructure construction:
Approx. one year

Infrastructure Financing
NAHASDA \$9.8 million





Hawaii Public Housing Authority

Informational Briefing

July 23, 2014

HPHA MISSION

The Hawaii Public Housing Authority is committed to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

Federal

- **Family Public Housing**
- **Elderly Public Housing**
- **Section 8 Housing Choice Voucher Program**
- **Section 8 Project Based Housing Program**
- **Section 8 Performance Based Contract Administration**

State

- **Family Public Housing**
- **Elderly Public Housing**
- **State Rent Supplement Program**

Who We Serve

- The HPHA's provides rental housing services for our state's most vulnerable populations.
- These families are economically challenged and are one step away from becoming homeless.
- Families make 30% and below the Area Median Income.
- Area Median Income – Honolulu – \$82,600 Family of Four
- HPHA assists 30% AMI and below

1

2

3

4

5

6

7

8

20,150

23,000

25,900

28,750

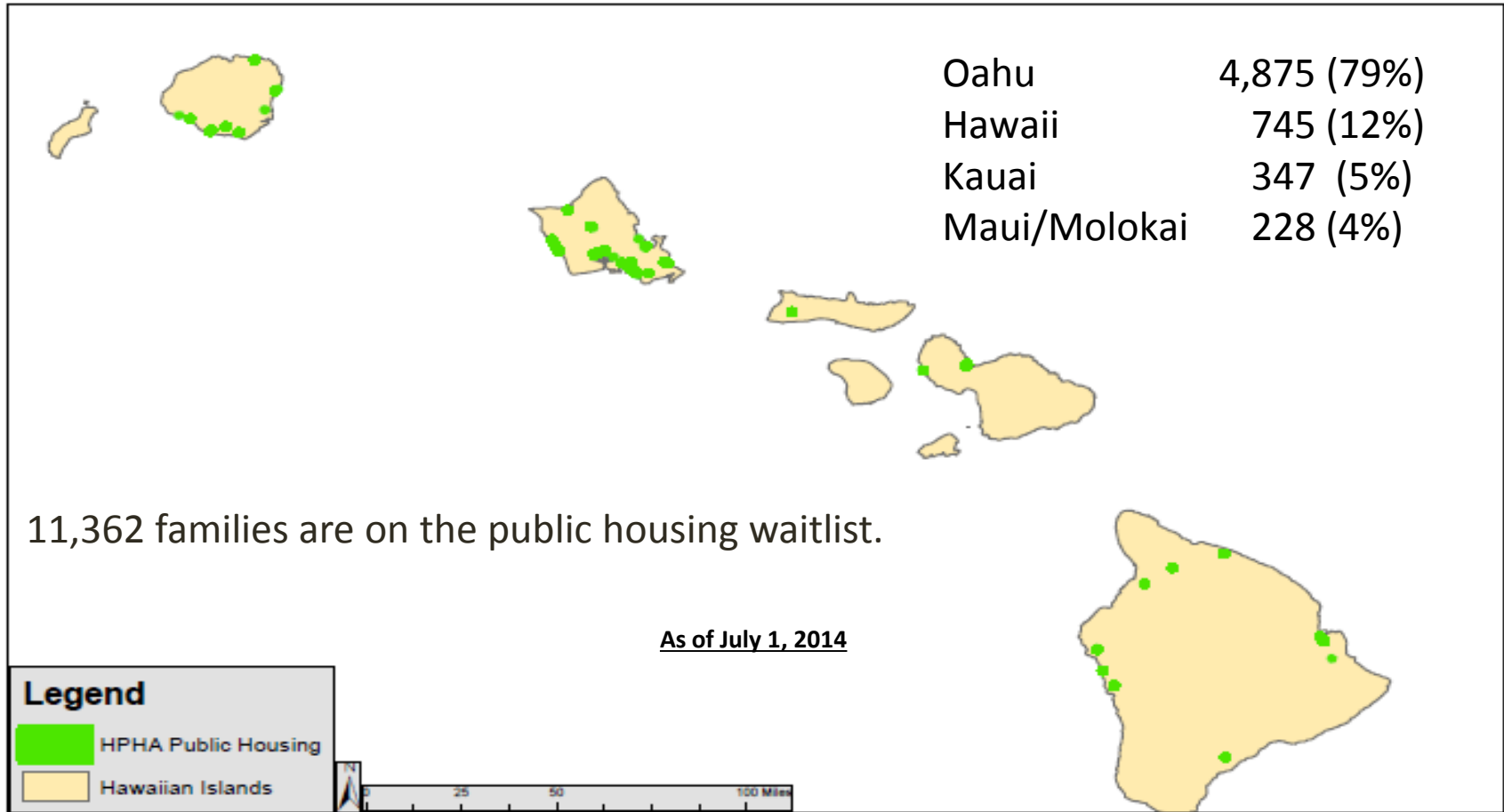
31,050

33,350,

35,650

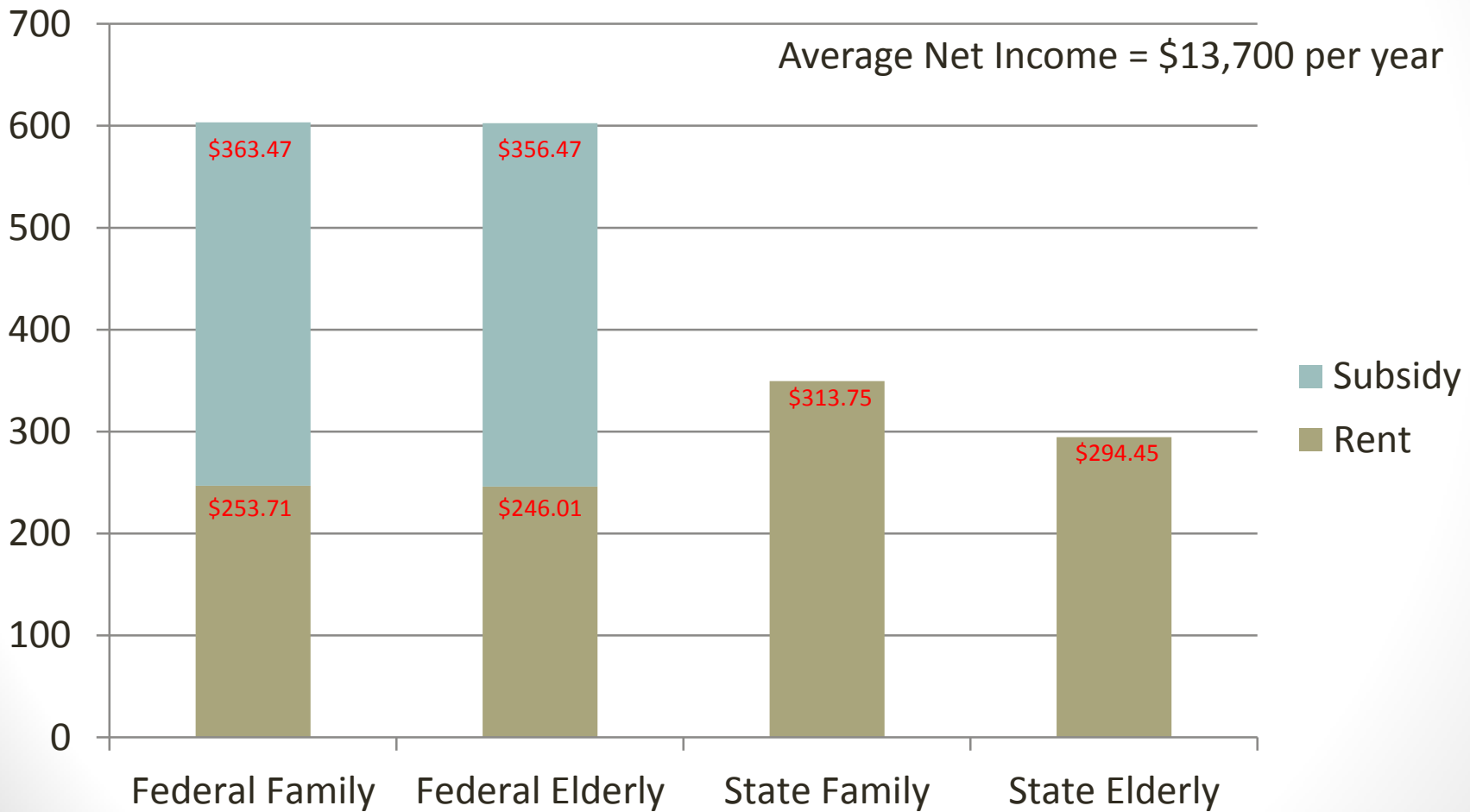
37,950

HPHA's Major Program: Low-Income Public Housing

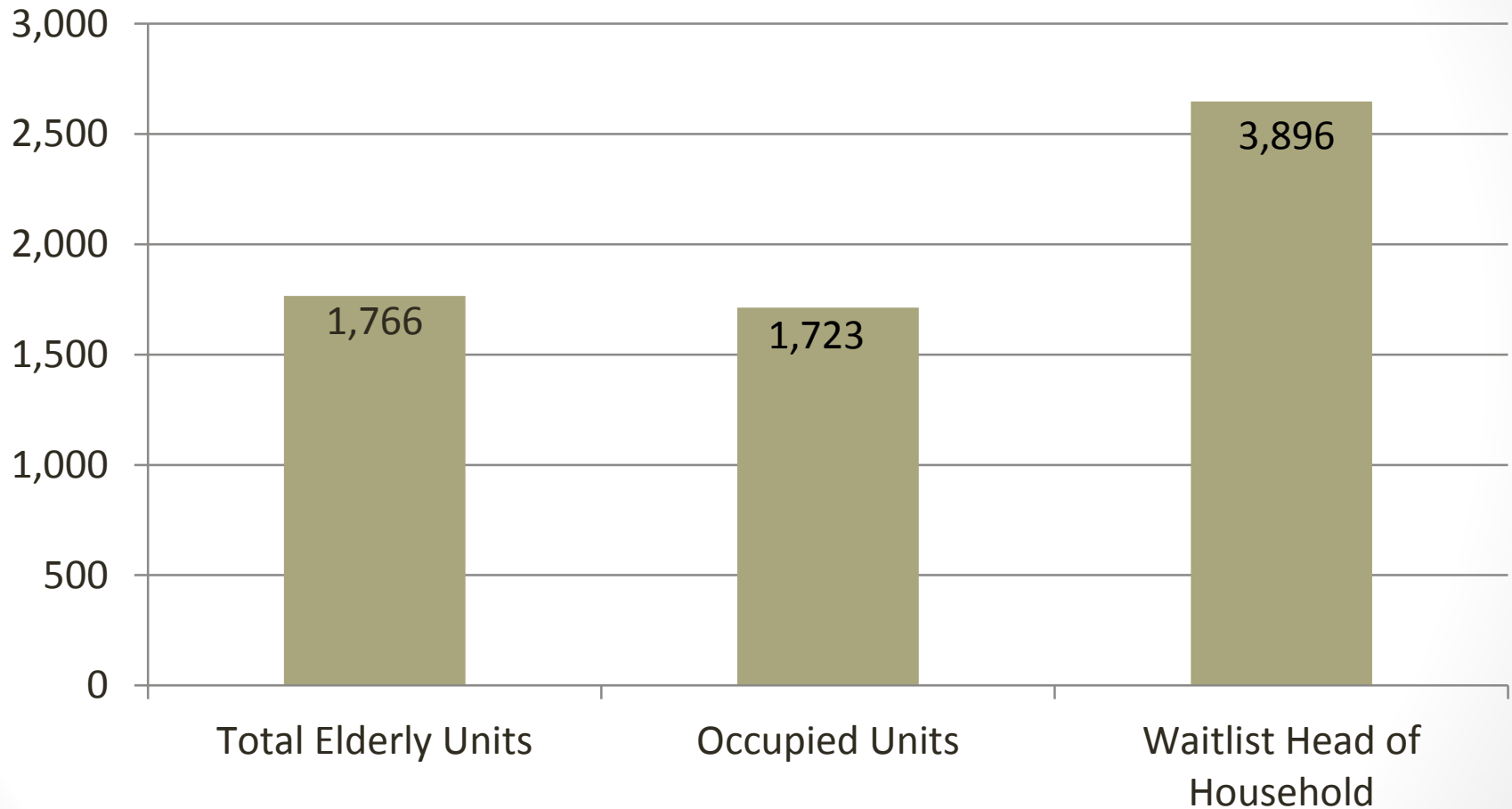


Based on FY 2014

Average Rents and Federal Subsidy in Public Housing



Elderly in Public Housing



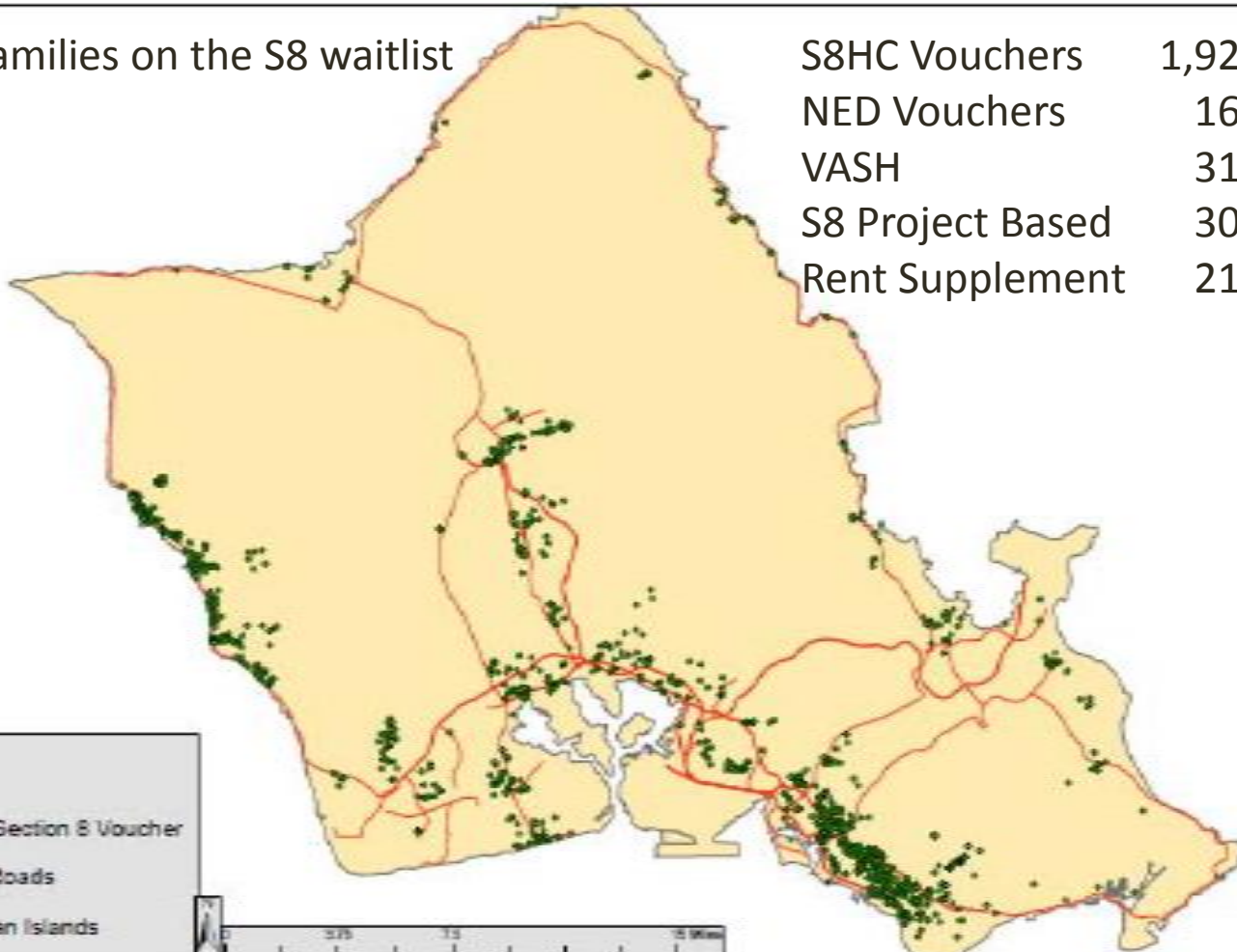
Section 8 Voucher Distribution

4,518 families on the S8 waitlist

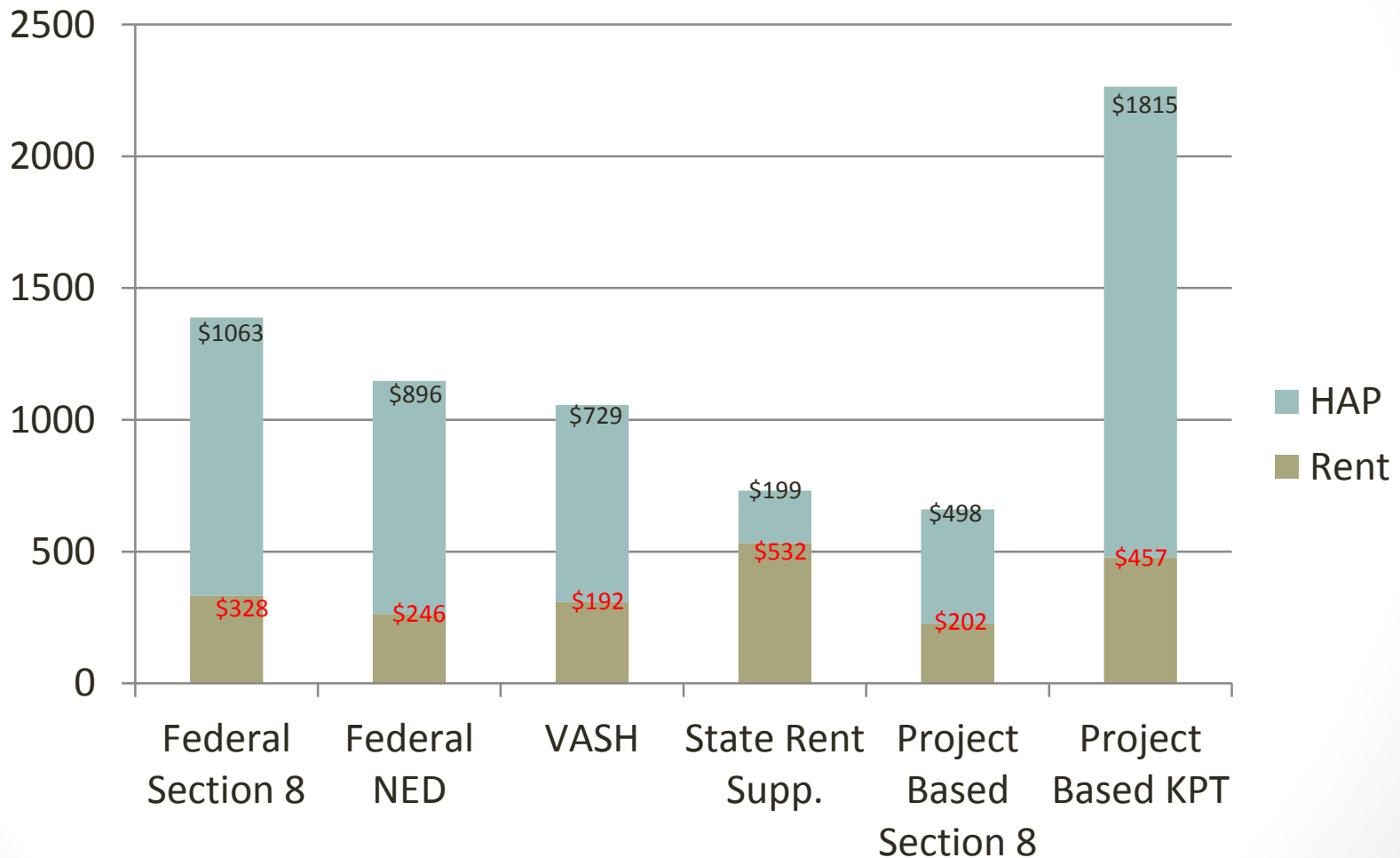
S8HC Vouchers	1,921
NED Vouchers	163
VASH	310
S8 Project Based	308
Rent Supplement	213

Legend

- HPHA, Section 8 Voucher
- Major Roads
- Hawaiian Islands



Section 8 and State Funded Housing Subsidy Programs



HPHA Key Accomplishments

- Increased Occupancy from 80's to 98%, and increased subsidy and rent collection by approximately \$3.5 Million
- Closure of 11-year HUD Corrective Action Order
- Successfully fulfilled EPA Consent Agreement
- Rehabilitated Public Housing Facilities and Encumbered the \$90 Million appropriated by the 2011-2012 Legislative Biennium without any lapsing of funds.
- Improved Rent Collection by reducing delinquencies from \$3.2 Million to \$200,000.
- No Smoking Policy

HPHA Key Accomplishments

- Office Infrastructure Improvements with upgraded software and computer equipment provides improved financial accounting, reports, and improved functionality in the management of over 20,000 client and applicant files.
- Although we are not a homeless agency, the HPHA provided housing and assistance to over 2,000 adults and 830 children that were homeless, involuntarily displaced, or victims of domestic violence.
- Improved Real Estate Assessment Center (REAC) Scores:
Mayor Wright Homes – 59 to 79
Waimaha Sunflower – 43 – 76
- Awarded a HUD Choice Neighborhoods Initiative Planning Grant.
- Special Teams – Vacant Unit Turnaround time:
Triple Digit Days to Nine Days

HPHA Current Objectives now that the Agency has been Stabilized

- Public Private Partnership for the Redevelopment of Mayor Wright Homes – RFQ announced on July 11, 2014
- Public Private Partnership for the Redevelopment of School Street Property – Soon to be announced
- Conduct Demolition of 31 vacant units at Lanakila Homes
- Modernization of 3 buildings and Reroofing of 11 buildings at Kalihi Valley Homes
- Modernization of buildings 14-20 at Palolo Homes
- Completion of accessible units and site improvements for accessible routes throughout current inventory

HPHA Current Objectives now that the Agency has been Stabilized

- Implement Crime Prevention Through Environmental Design features throughout the public housing system.

Mayor Wright Homes – Since March of 2012 – No murder, 84% less aggravated assault, 72% less nuisance complaints, 66% less auto theft, 50% less graffiti, drunk nuisance, robbery and property damage, and an overall 50% decrease in crimes reported to the Honolulu Police Department and have increased the safety of the residents at Mayor Wright Homes (MWH). These statistics are from the Honolulu Police Department in reported offenses coming directly out of Mayor Wright Homes.

Five Year Public Housing Agency Plan Goals

- Expand the supply of assisted housing
- Improve the quality of assisted housing
- Increase assisted housing choices
- Provide an improved living environment
- Promote self-sufficiency of assisted households
- Ensure equal opportunity and affirmatively further fair housing
- Improve the housing delivery system
- Evaluate the current administration of the Section 8 program
- Comply with the Violence Against Women's Act

HPHA's Current/Immediate Goal(s): Fixing Long Term Vacant Units



Nanakuli Homes

HPHA's Current/Immediate Goal(s): Renovation/Modernization Activities

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	HPHA Encumbered	% Encumbered
FY 07-08 Elevator	\$4,939,503	\$4,591,697	100%
FY 07-08 Lump Sum CIP	\$19,910,000	\$15,802,595	89%
FY 08-09 Elevator	\$6,410,000	\$4,263,049	100%
FY 08-09 Lump Sum CIP	\$10,000,000	\$3,374,706	100%
FY 09-10 Lump Sum CIP	\$7,913,000	\$7,882,201	100%
FY 10-11 Lump Sum CIP	\$4,500,000	\$4,270,004	97%
FY 11-12 CIP Totals	\$31,120,000	\$31,120,000	100%
FY 12-13 CIP Totals	\$60,222,000	\$60,222,000	100%



Hale Nana Kai O Kea - Kauai

Construction Management Branch Fiscal Year 2013 – 2014 Summary

- **Funding as of June 30, 2014:**
- **Budgeted:**
- \$ 50,353,103 – Federal CFP funds appropriated and budgeted
- \$205,307,102 – State CIP funds appropriated and budgeted
- **\$255,660,205 – Total Budgeted**
- **In Contract:**
- \$ 30,824,758 – Federal funds (Capital Fund Program, CFP)
- \$ 71,958,351 – State funds (Capital Improvement Projects, CIP)
- **\$103,257,759 – Total in Contract**
- **Expended:**
- \$23,211,480 – Federal CFP funds expended as of June 30, 2014
- \$35,231,516 – State CIP funds expended as of June 30, 2014
- **\$53,287,450 – Total Expended**

Completed Construction Projects (Capitalized) in FY 2012-2013:

Kauai

- 7/20/12-Kapa`a-Type C Vacant Unit; Des: \$13,567 CIP, Const: \$90,457 CFP
- 7/31/12-Kawailehua-Site & Bldg. Impr; Des: \$510,449 CIP, Const: \$2,476,702 CFP, \$1,026,732 CIP
- 8/30/2012-Kekaha Ha`aheo-LCCC; Des: \$172,838 CIP, Const: \$909,825 CFP & \$722,175 EPA
- 3/22/13-Kalaheo Homes-LCCC; Des: \$85,478 CIP, Const: \$366,052 CIP

Maui

- 8/15/12-Kahekili Terrace-Type C Units; Des: *in-house*, Const: \$1,023,581 CFP

Hawaii

- 8/30/12-Noelani I-Type C Vacant Units; Des: \$38,877 CIP, Const.: \$528,725 CFP
- 8/30/12-Noelani II-Type C Vacant Units; Des: \$19,438 CIP, Const: \$87,135 CFP
- 8/30/12-Ke Kumu Ekolu-Type C Units; Des: \$38,877 CIP, Const: \$157,515 CFP
- 9/6/12-Hale Ho`okipa-Type C Vacant Units; Des: \$19,438 CIP, Const. \$90,752 CFP

Oahu

- 8/31/12-KPT low rise-Type C Vacant Units; Des: \$33,953 CIP, Const: \$302,579 CFP
- 8/31/12-Kuhio Homes-Type C Vacant Units; Des: \$11,318 CIP, Const: \$64,657 CFP
- 9/5/12-Palolo Valley Homes-Type C Units; Des: \$13,570 CIP, Const. \$81,898 CFP
- 9/26/12-Mayor Wright Homes-Type C Vacant Units; Des: \$67,860 CIP, Const: 407,016 CFP
- 10/1/12-Mayor Wright Homes-Re-roof; Des: \$54,945 CIP; Const: \$715,266 CFP
- 10/1/13-Wahiawa Terrace-Re-roof; Des: \$151,979 CIP, Const: \$827,999 CFP
- 1/15/12-Paoakalani-Type C Vacant Units; Des: *in-house*, Const: \$77,339 CFP
- 1/26/13-Makua Ali`I-Ph.2 Structural Repairs; Des: n/a, Const: \$3,128,453 CFP
- 1/22/13-Pu`uwai Momi-Type C Units; Des: *in-house/DAGS*, Const: \$315,371 CIP
- 5/10/13-Wahiawa Terrace-Type C Units; Des: *in-house/DAGS*, Const: \$45,766 CIP

Completed Construction Projects (Capitalized) in FY 2013-2014:

Hawaii

- 7/9/13-Lokahi-Remove Lg Cap Cesspools; Des: \$32,809 CIP; Const: \$491,140 CIP
- 7/9/13-Lokahi-Type C Vacant Units; Des: *in-house*, Const: \$58,000 CIP
- 10/24/13-Kaimalino-Type C Vacant Units; Des: *in-house*, Const: \$38,500 CIP
- 11/30/13-Ke Kumu Ekolu-Type C Vacant Unit; Des: *in-house*, Const: \$14,000 CFP
- 4/1/14-Ke Kumu Ekolu and Elua-Exterior Mod; Des: \$358,972 CIP, Const: 1,463,562 CIP
- 5/20/14-Lokahi-Removal of Overhead Utility Lines; Const: \$48,000 CIP

Kauai

- 9/17/13-Kapa`a-Type C Vacant Units; Des: *in-house*, Const: \$315,424 CFP
- 5/8/14-Kalaheo-Total Mod; Des: \$234,214 CIP, Const: \$1,486,195 CIP
- 6/12/14-Hale Ho`olulu-Site and Dwelling Impr.; Des: \$209,355 CIP, Const: \$729,318 CIP

Oahu

- 9/18/13-KPT Lowrise-Electrical Upgrade; Des: *in-house*, Const: \$4,930 CFP
- 11/5/13-Puahala Homes-Resurface Parking; Des: *in-house*, Const: \$47,906 CIP
- 11/8/13-Kauai`okalani-Type C Vacant Units; Des: \$53,315 CIP, Const: \$394,116 CIP
- 11/26/08-Kupuna Home O Waialua-Type C Vacant Units; Des: \$54,452 CIP, Const: \$97,031 CFP
- 12/1/13-School Street/Puahala Homes-Repair Sewer Lines; Des: \$13,508 CIP, Const: \$147,739 CIP
- 12/20/13-Pu`uwai Momi-Roof Repairs; Des: *in-house*, Const: \$81,000 CIP
- 2/24/14-Nanakuli Homes-Type C Vacant Units; Des: *in-house*, Const: \$239,855 CIP
- 2/24/14-Waimaha Sunflower-Type C Vacant Units; Des: \$46,897 CIP, Const: \$305,667 CIP
- 3/28/14-Salt Lake Apartments-Mod Ph I; Des: \$263,402 CIP, Const: \$1,445,204 CIP
- 3/28/2014-Ka`ahumanu Homes & Kamehameha Homes-Repair of Sidewalks; Des: *in-house*, Const: \$148,500 CIP
- 4/16/14-Mayor Wright Homes-Repair Sidewalks; Des: *in-house*, Const: \$108,000 CIP
- 5/1/14-Kuhio Homes-Type C Vacant Unit; Des: *in-house*, Const: \$83,359 CIP
- 5/12/14-Kauai`okalani-Type C Vacant Units; Des: *in-house*, Const: \$110,055 CFP
- 6/10/14-Mayor Wright Homes-Repair Sidewalks; Des: *in-house*, Const: \$44,777 CIP



Kahekili Terrace – Maui



Wahiawa Terrace

Total Active Contracts – 2014

Various State and Federal Projects	Improvements to Major Systems at Various State & Federal Projects - Phase II
Kauai	
Hui O'Hanamaulu	Site and Dwelling Improvements at Hui O'Hanamaulu
Hawaii	
Kauhale O'Hanakahi	Exterior Painting at Kauhale O'Hanakahi, HA 1097 (Procured through HePS)
Lokahi	Removal of Existing Overhead Utility Lines and Poles at Lokahi (Procured through HePS)
Pomaikai	Site and Building Improvements at Pomaikai
Lanakila Homes	Physical Improvements to Lanakila Public Housing - Demolition of Phases IIIb & IV
Oahu	
Mayor Wright Homes	Mayor Wright Homes Modernization
Mayor Wright Homes	Removal & Replacement of Defective Concrete Walkways at Mayor Wright Homes (Procured thru HePS)
Mayor Wright Homes	Security Camera System at Mayor Wright Homes
Salt Lake Apartments	Modernization of Salt Lake Apartments, Phase II
Kauiokalani	Renovation of Unit 604 at Kauiokalani, HA 1091 (Procured through HePS)
Kau'iokalani	Fire Damage Repair at Building 3 at Kau'iokalani, HA 1091
Kalakaua Homes, Makua Alii and Paoakalani	Repaving and ADA Accessibility Compliance
Maili II - Unit 13	Renovation of Unit 13 at Maili II, HA 1008

Total Active Contracts – 2013

Kauai	
Kapaa Housing Project	Sewer Improvements and Electrical Upgrades to the Kapaa Housing Project
	Renovation of Vacant Units at the Kapaa Housing Project, HA 1018.
	Additional work at the vacant units 3R, 14L and 17L including abatement of vinyl composition floor tiles, air monitoring, air clearance test for 17L and reimbursement for positive asbestos tests.
	Termite fumigation at Bldg. 3 including security during fumigation.
Hale Hoolulu, Kalaheo Homes, Kekaha Haaheo	Individual Wastewater System (IWS) Maintenance of State Hawaii Public Housing Authority Facilities for AMP 38
Hale Nana Kai O Kea	Site and Dwelling Improvements . Provided labor and materials to install piping at laundry to discharge point, solid survey in lieu of tile at ADA bathrooms, a curb ramp and raised curb at Bldg. 2, additional railings between community center to Bldg. 16 and 477 hurricane clips.
	Provided labor and materials to repair Bldg. 11's roof, plywood substrate, fascia and purlins, installed and painted new guardrails at Bldg. 19 and painted 140 linear feet of new aluminum guardrails.
	Installed concrete swale, repaired 4 light pedestals, repaired miscellaneous exterior surfaces, replaced concrete sill at 18A and B, provided reasonable accommodation at 2A and 13B showers; repaired miscellaneous spall damage to CMU walls.

Total Active Contracts – 2013

Kauai	
Kalaheo Homes	Site and Dwelling Improvements to Kalaheo Homes. Provided labor and materials to increase the new walkways surrounding the south and east parking areas and at the unit access, mailbox access and trash pad access areas to 3'-6" wide.
	Provide labor and materials to provide fill at building perimeters, raise existing manhole cover, install solid surface shower surrounds instead of ceramic tile, adjust roofing cantilever and raise the ADA unit front and rear porch beams.
	Provided labor and materials to repair termite damage at roof rafter, install gypsum board ceiling at 1A, add ridge blocking at roofs, and add trim at exposed flashing.
	Provided labor and materials to raise the laundry drain at Unit 1B; replaced 2 damaged floor joists at Unit 4B, repaired add'l 354 linear feet of ext. trims and replaced 8 water heaters.
	Provided labor and materials to repair unit 2B's walls and ceilings; replaced the tub surrounds in 2A, 2B and 3A; abated additional mold at 2A, 2B and 3A.

Total Active Contracts – 2013

Kauai	
Hale Hoolulu	Site and Dwelling Improvements to Hale Hoolulu. Testing reimbursement and abatement of asbestos-containing vinyl composition tile at Unit B-1.
	Provide labor and materials to test and abate VCT at Unit B-1; install solid surface in 2 bathrooms, replace 20 hurricane ties; repair B-1 fixed glass pane and replace 2 full windows at Bldgs. B & E; 1 jalousie at E and window trim at B.
	Provided labor and materials to relocate trench drain at Unit B-2 and extended trench drain at Units A-1 and C-1; abated the asbestos floor tiles in Unit D-3; relocated Bldg. D trench drain and removed mold at Bldg. E.
Hawaii	
AMP 37 East & 43 West	Individual Wastewater System (IWS) Maintenance of State Hawaii Public Housing Authority Facilities for AMP 37 & 43
AMP 46 (Noelani I & II)	Individual Wastewater Systems Maintenance of AMP 46 (Noelani I & II)
Lokahi	Installation of Solar Hot Water Heating System at Lokahi (Hilo).
Kekumu Ekumu Ekolu (Federal) and Kekumu Elua (State)	Reroof and Renovation to Kekumu Ekolu, HA 1097 (Federal) and Repair to Kekumu Elua, HA 2207 (State)
Lanakila Homes	Site and Infrastructure Improvements at Lanakila Homes
Maui	
David Malo Circle	Site & Dwelling Improvements

Total Active Contracts – 2013

Oahu	
Puuwai Momi	Puuwai Momi Electrical System Repairs
	Professional services to resolve the electrical problems at the Admin Office and Maintenance Shop
Various (Statewide)	Physical Needs Assessment and Energy Audit for Federally-Assisted Projects Statewide
	Additional Scope of Services - Prepare the 2013 Physical Needs Assessment reports and Energy Audits for state public housing projects statewide.
School Street Complex	Repair to Sewer Pipes at School Street Complex
Kuhio Park Terrace	Site and Roadway Improvements at Kuhio Park Terrace, HA 1010
Makua Alii, Punchbowl Homes, Makamae and Pumehana	Repair to Trash Chutes at Makua Alii, Punchbowl Homes, Makamae and Pumehana
Kalihi Valley Homes Phase 4B-9	Kalihi Valley Homes Site and Dwelling Improvements, Phase 4B9
Puahala Homes	Puahala Homes Site and Building Improvements
	Conducted a site assessment of the ext. including roof and interior of all dwelling units for ACM.
Koolau Village, Hookipa Kahaluu and Kauhale Ohana	Accessibility and Site Improvements
	Additional scope and compensation for hazardous materials testing and air monitoring during construction for.
	Additional scope and compensation for Koolau reroofing and Kauhale plumbing repairs.

Total Active Contracts – 2013

Oahu	
Kauaiokalani	Site & Bldg. Improvements
Hale Laulima	Site & Dwelling Improvements
Hauiki Homes, HA 2201	Site and Building Improvements at Hauiki Homes
Kaahumanu Homes, HA 1009	Spall Repair and Painting for 19 Buildings, and Site Improvements at Kaahumanu Homes
Wahiawa Terrace, HA 1015	Site and Building Improvements at Wahiawa Terrace
Puuwai Momi	Roof Repair at Puuwai Momi
Nanakuli Homes	Drainage and Site Improvements at Nanakuli Homes (HA 1035)
Kaahumanu Homes, HA 1009 & Kamehameha Homes HA 1099	Repair of Sidewalks at Kaahumanu Homes & Kamehameha Homes
Mayor Wright Homes	Repair of Sidewalks at Mayor Wright Homes

Total Active Contracts – 2012

Hawaii	
Pomaikai, Hale Aloha O'Puna and Pahala	Site and Building Improvements at Pomaikai, Hale Aloha O'Puna and Pahala. Additional design services including DCAB review and plan review fees.
Noelani I & II	Replace Water Lines & Install Solar Hot Water Heating Systems at Noelani I & II
	Amend the Scope of Service to add new gyp board soffit in all units, replace damaged walls in laundry rooms, new water heater enclosures to all units.
	Install new gas tanks and tankless gas water heaters for all units. Waterproof the entire lower grade of the west of Bldg. 1 and east wall of Bldg. 2 at Noelani I. Modify existing public bathroom to be ADA compliant.
Lanakila Homes	Fair Housing Renovation at Lanakila Homes, Hilo, Hawaii. Scope of Services was amended to include additional work.

Total Active Contracts – 2012

Oahu	
School Street Offices	School Street Electrical Service Repairs
Palolo Valley Homes	Palolo Valley Homes Modernization, Phs 1 & 2
Kupuna Home O'Waialua	Provide Operational & Preventive Maintenance Services for the new Sewage Treatment Plant at Kupuna O'Waialua
Modernization of Salt Lake Apartments, Phase 1	Modernization of Salt Lake Apartments Phase I
	Patch spalling at existing stair near 5th fl landing & ground floor landing; repair crack at existing stair near ground flr landing; provide additional existing elevator interim maintenance for extended period of time necessary for these repairs; delete from scope of services replacement of stair inner rail.
	Modernization of Salt Lake Apartments, Phase 1 - Remove temporary existing wood bracing at unstable CMU wall & install 2 galvanized steel angles; install additional light & GFCI outlet at top of new elevator shaft; relocate new fire alarm panel from its proposed location in the existing elevator lobby into the new elevator lobby.

Total Active Contracts – 2011

Kauai	
Hui O'Hanamaulu	Site & Dwelling Improvements to Hui O Hanamaulu
Maui	
Kahale Mua (Fed & State)	Site and Dwelling Improvements to Kahale Mua (Federal) HA 1088 and Kahale Mua (State), HA 2205
	Additional scope of services to include processing requests and submittals to DCAB, utility companies and county for building permits.
	Section I, C.2.d deleted entirely & replaced w/Remove bedroom sliding glass/screen doors & replace w/new bedroom sliding glass/screen doors in all units.
Hawaii	
Ke Kumu Ekolu and Ke Kumu Elua	Provide design and consulting services for the Reroof and Renovation to Ke Kumu Ekolu and Repair to Ke Kumu Elua.
Oahu	
Building Improvements at Hale Poai	Hale Poai Building Improvements. Paving, retaining wall repair, waterline installation, landscaping & sidewalk repair.
	Provide all labor, materials and equipment required to tie in all ten (10) new roof drains.
	Painting of the ceiling and pipes under the Makai building.
	Additional door flashing at roof storefront door and additional cap flashing at parapet.
	Replacement of corroded plumbing, metal framing and electrical conduit; replacement of water damaged concrete beams and ceilings in the parking garage.

Total Active Contracts – 2011

Oahu	
Salt Lake Apartments	Modernization of Salt Lake Apartments
	Expand the emergency generator requirements to service the existing elevator.
Hauiki Homes	Upgrade Electrical Distribution System at Hauiki, Honolulu, Hawaii
	Reimbursement for advance payment made to Hawaiian Telcom for engineering services to relocate the existing telephone system to the new HECO utility poles.
	Upgrade Electrical Distribution System at Hauiki Homes
Kalihi Valley Homes	Kalihi Valley Homes Site and Dwelling Improvements - Reroof 11 Residential Buildings and Administration Building
	Amend the Scope of Service to include design, construction administration and post warranty services of 12 Res. buildings.
Kalakaua Homes	Exterior Repairs and ADA Accessibility Compliance at Kalakaua Homes
Hale Poai, Halia Hale, Hoolulu Elderly, Kulaokahua & Laiola	Repair and Upgrade 11 Elevators at Various State Projects

Total Active Contracts – 2011

Oahu	
Various	Renovation of Vacant Units Statewide - Group B (Oahu)
	Modifications due to unseen conditions: Replace electrical wiring; revise all "round" bowl water closets to "elongated bowl water closets; replace broken/missing window jalousies; replace T&G wall panels & walls; replace deteriorated sub-floors.
	Modification of scope of work due to unseen conditions - mold removal at Maili II (Units 19 & 24); Nanakuli (Units 1, 2 & 34); Lead-based paint removal at Nanakuli (Units 1, 2, & 34)
	Modifications due to unseen conditions: Hazardous material testing and reports at Kauioakalani, Waimaha-Sunflower, Kupuna Home O'Waialua (bathroom & roof) and Wahiawa Terrace.
	Amended the Scope of Services to include additional work at Kauioakalani, Nanakuli Homes, Maili II and Kupuna Home O'Waialua.
	Time delay due to bird lice and mite infestation at Waimaha-Sunflower Units B128, B220 and B320.
	Additional compensation for abatement of hazardous materials at Waimaha-Sunflower and termite damaged wall studs at Kauioakalani Unit 101.
	Compensation for additional scope of services: Hot Water Heater Pans at Waimaha Sunflower Units B220 & B320; Bldg dept comments/revisions to drwgs for: Kauioakalani, Kupuna Home O'Waialua & Wahiawa Terrace.
	Additional compensation for wood blocking for future grab bars at Wahiawa Terrace.

Planned Projects

Unfunded	Budgeted	Hawaii - EAST
1,728,856	2,571,144	Hale Aloha O`Puna, ADA Units & Roof (Const)
500,000	0	Kauhale O Hanakahi, Extensive Dry Rot and Termite Repairs (Const)
90,000	0	Kauhale O Hanakahi, Extensive Dry Rot and Termite Repairs (Design)
1,200,000	0	Lanakila Homes, 4 New Units (Const)
	638,220	Lanakila Homes, Phase IIIB and IV (Design)
	0	Lanakila Homes, Renovation 6 Units Construction (Const)
	48,300	Lanakila Homes, Reroof Lanakila Homes Community Center (Const)
	5,958,695	Lanakila Homes, Site and Infrastructure Improvements IIIB (Const)
500,000	0	Lokahi, Energy Improvements (Const)
	653,000	Lokahi, Installation of Solar Hotwater Systems at Lokahi (Const)
	0	Lokahi, Replace Electric Poles and Transformers HELCO Will Assume Ownership and Maintenance (Const)
	20,000	Lokahi, Tree Removal at Lokahi (Const)
2,811,000	389,000	Pahala Homes, Rehabilitate 24 Units of Elderly Housing, ADA Units, Modernization, Site and Physical Improvements (Const)
200,000	0	Punahale, Replace Water Lines and Installation of Backflow Preventor (Const)
50,000	0	Punahale, Replace Water Lines and Installation of Backflow Preventor (Design)

Planned Projects

Unfunded	Budgeted	Hawaii - WEST
	3,000,000	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization (Const)
	300,000	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization (Design)
4,000,000	0	Kaimalino, Interior and Exterior Work, Major MOD (Const)
450,000	0	Kaimalino, Interior and Exterior Work, Major MOD (Design)
3,700,000	0	Kealakehe, Renovation of Interiors, Restripe Parking Lot (Const)
370,000	0	Kealakehe, Renovation of Interiors, Restripe Parking Lot (Design)
1,000,000	1,000,000	Nani Olu, Site Work, Additional Parking ADA (Const)
	210,000	Nani Olu, Site Work, Additional Parking ADA (Design)
Unfunded	Budgeted	Hawaii - NORTH
	243,905	Noelani I & II, Individual Wastewater Systems Maintenance (Main)
	2,856,438	Noelani I & II, Waterline Replacement and Repair (Const)
Unfunded	Budgeted	Kauai
	4,393,302	ADA/UFAS Accessibility Compliance, for Kauai Projects, Eleele Homes, Hale Hoonanea Elderly, Home Nani Elderly, and Kekaha Ha'aheo (Const)
	1,575,900	Kapaa, Sewage Improvements, Electrical Upgrades, Building and Site Improvements (Const)

Planned Projects

Unfunded	Budgeted	Maui
	2,989,613	David Malo Circle, Exterior Improvements Paint, Roofing, Site Work (Const)
	2,389,600	Kahale Mua, Federal Site & Bldg Mod (Const)
	6,650,883	Kahale Mua, State Site & Bldg Mod (Const)
	0	Makani Kai Hale, MOD Two (2) Vacant Units, 24 and 34 (Const)
	0	Makani Kai Hale, MOD Two (2) Vacant Units, 24 and 34 (Design)
	290,000	Piilani Homes, Physical Improvements (Design)
1,400,000	0	Piilani Homes, Physical Improvements (Const)

Planned Projects

Unfunded	Budgeted	Oahu
	8,466,578	Hale Laulima, Major Mod (Const)
1,000,000	0	Puuwai Momi, Community Center Building and Site Improvements (Const)
100,000	0	Puuwai Momi, Community Center Building and Site Improvements (Design)
12,000,000	0	Puuwai Momi, MOD (Const)
	1,300,000	Puuwai Momi, MOD (Design)
3,149,383	0	Hauiki Homes, Site Work and Roof Repairs, Design and Construction For Hauiki Homes, Site Work and Roof Repairs. Oahu (Const)
1,000,000	0	Kalihi Valley Homes, Community Center Wall (Const)
	0	Kalihi Valley Homes, Office Roof, Office Asbestos Abatement (Const)
	0	Kalihi Valley Homes, Office Roof, Office Asbestos Abatement (Design)
	601,300	Kalihi Valley Homes, Reroofing Group A (Const)
	890,500	Kalihi Valley Homes, Reroofing Group B (Const)
	1,165,150	Kalihi Valley Homes, Reroofing Group C (Const)
	15,979,728	Kalihi Valley Homes, Site and Dwelling Improvement Remaining Construction (Const)
	2,807,700	Kalihi Valley Homes, Site and Dwelling Improvement Remaining Design (Design)

Planned Projects

Unfunded	Budgeted	Oahu
6,000,000	0	Puahala Homes, II, III & IV Abatement and Modernization (Const)
600,000	0	Puahala Homes, II, III & IV Abatement and Modernization (Design)
	5,148,000	Puahala Homes, Site and Building Improvements (Const)
3,500,000	0	Mayor Wright Homes, Building 11, 20, 22, 23, 24 Structural Repairs (Const)
350,000	0	Mayor Wright Homes, Building 11, 20, 22, 23, 24 Structural Repairs (Design)
	0	Mayor Wright Homes, Exterior Painting (Const)
	0	Mayor Wright Homes, Kitchen Demo (Const)
	5,643,038	Mayor Wright Homes, Modernization - Ph 1 (Const)
6,000,000	0	Mayor Wright Homes, Modernization - Ph 2 (Const)
10,000	0	Mayor Wright Homes, Relocation of Security Booth, Upgrade Electrical Conduit for Same (Const)
250,000	0	Kaahumanu Homes, Exterior Painting (Const)
	4,980,000	Kaahumanu Homes, Spall Repair and Painting for 19 Buildings (Const)
	2,800,000	Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and Rodent Control (Const)
	250,000	Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and Rodent Control (Design)

Planned Projects

Unfunded	Budgeted	Oahu
800,000	0	Paoakalani (Const)
200,000	0	Paoakalani (Design)
850,000	0	Makamae, Reroof and Pavement (Const)
200,000	0	Makamae, Reroof and Pavement (Design)
	1,400,000	Makua Alii, Makamae, Pumehana & Punchbowl Homes Interior & Exterior Repairs, Trash Chute Upgrade (Const)
8,800,000	0	Punchbowl Homes, Major Modernization, Exterior and Interior Repairs, Site Improvement Oahu (Const)
	800,000	Punchbowl Homes, Major Modernization, Exterior and Interior Repairs, Site Improvement Oahu (Design)
1,500,000	0	Spencer House, Spall Repair and Exterior Paint (Const)
	220,000	Spencer House. Spall Repair and Exterior Paint (Design)
	1,000,000	Hale Po`ai, Interior, exterior waterline repairs and mold abatement related to damaged water systems (Const)
120,323	539,677	Halia Hale, Reroof, Lights, Mechanical Repairs, R&M-elevator shaft, water fountain, etc. (Const)
2,000,000	0	Hoolulu and Kamalu, Building and Site Improvements (Const)
200,000	0	Hoolulu and Kamalu, Building and Site Improvements (Design)
	0	La`iola, Building and Site Improvements (Const)
320,000	0	La`iola, Building and Site Improvements (Design)
	26,500	La`iola, Tree Trimming Vacant Lot Our Property (Const)

Planned Projects

Unfunded	Budgeted	Oahu
2,600,000	0	Ka Hale Kamehanikana, Resource Center Building and Site Improvements (Const)
	400,000	Ka Hale Kamehanikana, Resource Center Building and Site Improvements (Design)
100,000	0	KPT, Bathrooms ADA Compliant (Const)
20,000	0	KPT, Bathrooms ADA Compliant (Design)
1,200,000	0	KPT, Dry Standpipe Improvements (Const)
	0	KPT, Dry Standpipe Improvements (Design)
	0	KPT, Installation of New Security Camera System for Elevators (Const)
	5,000,000	KPT, Raised Sidewalks, Road Repairs, Sidewalk Repairs, Site Improvement (Const)
	0	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of Tower A (Design)
	0	KPT, Reroofing Tower A (Const)
200,000	0	KPT, Rezoning and Subdivision (Design)
	0	KPT, Security Cameras (Elevator Cams) (Const)
8,000,000	0	KPT, Sewer Repair Phase II (Const)
8,000,000	0	KPT, Sewer Repair Phase III (Const)
	0	KPT, Structural, Spall, and Trash Chute Repair and Maintenance (Const)
	0	KPT, UFAS/ADAAG Renovations to Parking Lot (Design)
	150,000	Kuhio Homes, Gutter, Downspout and Spall Repairs (Const)

Planned Projects

Unfunded	Budgeted	Oahu
8,000,000	0	Kauioikalani, Exterior and Interior Repairs, Site Work and Improvements, Oahu (Const)
	150,000	Maili I, Maili II, Drainage and Site Improvements (Const)
	30,000	Maili I, Maili II, Drainage and Site Improvements (Design)
	750,000	Nanakuli Homes, Drainage and Site Improvements (Const)
	3,858,000	Hookipa Kahaluu, ADA Compliance Oahu, (Const)
3,000,000	0	Kaneohe Apartments, Building and Site Improvements (Const)
300,000	0	Kaneohe Apartments, Building and Site Improvements (Design)
	2,383,300	Kauhale Ohana, ADA Compliance Oahu, (Const)
	93,215	Kauhale Ohana, Replace/Repair Sewage Lift Station (Const)
	5,718,000	Koolau Village, ADA Compliance Oahu, (Const)
400,000	0	Waimanalo Homes, Building and Site Improvements (Const)
40,000	0	Waimanalo Homes, Building and Site Improvements (Design)
	0	Kauhale Nani, Install Security Lighting (Const)
8,000,000	0	Kupuna Home O'Waialua, Site and Building Improvements (Const)
	600,000	Kupuna Home O'Waialua, Site and Building Improvements (Design)
2,000,000	7,254,069	Wahiawa Terrace, Building and Site Improvements (Const)
	0	Wahiawa Terrace, Electrical (Const)
	3,237	Wahiawa Terrace, Heat Pump and Water Heaters Preventive Maintenance Contract (1 Year) (Main)

Planned Projects

Unfunded	Budgeted	Oahu
1,000,000	0	Palolo Valley Homes, Office Building (Const)
150,000	0	Palolo Valley Homes, Office Building (Design)
	591,721	Palolo Valley Homes, Physical Improvements, Construction Management (Design)
	4,000,000	Palolo Valley Homes, Physical Improvements Ph3 (Const)
	7,800,000	Palolo Valley Homes, Physical Improvements Ph4 (Const)
	9,000,000	Palolo Valley Homes, Physical Improvements Ph5 (Const)
250,000	400,000	U.S. Department Of Housing and Urban Development Choice Neighborhoods Initiative, Site Improvements, Plans, Design and Construction To Support HUD Choice Neighborhoods Activities For Various Public Housing Projects. Oahu (Design)
65,000	0	U.S. Department Of Housing and Urban Development Choice Neighborhoods Initiative, Site Improvements, Plans, Design and Construction To Support HUD Choice Neighborhoods Activities For Various Public Housing Projects. Oahu (Plans)
500,000	0	School Street, Building A Hazmat Abatement (Const)
	50,000	School Street, Building A Hazmat Abatement (Design)
1,000,000	0	School Street, Building E Structural Work, Stabilization, Site Work (Const)
	150,000	School Street, Buildings A & E Structural Assessments, Repairs and Renovations (Design)

Planned Projects

Unfunded	Budgeted	Oahu
60,000,000	0	School Street, Development, Site and Infrastructure Improvements (Const)
6,000,000	0	School Street, Development, Site and Infrastructure Improvements (Design)
300,000	0	School Street, Electrical Vault Repair School Street Complex (Const)
1,000,000	500,000	Physical Needs Assessment (PNA) of Federal Housing Projects for 2018 (Plans)
	174,629	ADA Accessibility Compliance, for Various State and Federal Projects, Construction For Renovations For ADA Compliance For Various State and Federal Projects, Statewide (Const)
20,000,000	0	ADA Accessibility Compliance, for Various State and Federal Projects, Design For Renovations For ADA Compliance For Various State and Federal Projects, Statewide (Design)
1,000,000	0	ADA/UFAS Accessibility Compliance, for (5 projects) Puuwai Momi, Waimaha, Kauhale Nani, Kupuna Home O` Waialua (Const)
150,000	0	ADA/UFAS Accessibility Compliance, for (5 projects) Puuwai Momi, Waimaha, Kauhale Nani, Kupuna Home O` Waialua (Design)
200,000	0	Elevator Modernization Phase II: 11 at Various Sites (Design)
4,000,000	0	Elevator Repair and Maintenance at Various Sites Phase III (Const)
1,000,000	0	Elevator Security Improvements at Various Sites Statewide (Const)
150,000	320,000	PHA-Wide, Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Facilities) (Design)

Planned Projects

Unfunded	Budgeted	Oahu
1,400,000	2,542,726	PHA Wide, Improvements to Major Systems at Various State and Federal Projects, Statewide (Const)
	97,199	PHA-Wide, Type C Unit Repairs/Statewide, (Const)
	0	PHA-Wide, Type C Unit Repairs/Statewide, (Design)
5,000	0	PHA Wide, Type C Units Group A (Design)
75,000	0	PHA-Wide, Vacant Unit HazMat Evaluation (Design)
200,000	0	Security Improvements, Statewide (Plans)
210,000	0	Tree Trimming at Mayor Wright Homes, Kaahumanu Homes, Waihiawa Terrace, KPT, Kupuna Home O'Waialua, Waimaha-Sunflower and Possible Other Sites (Const)
	875,416	PHA Wide, State Relocation Expenses (Const)
100,000	0	Physical Needs Assessment (PNA) of State Housing Projects for 2018 (Plans)
2,500,000	0	Ke Kumu Ekahi, Reroof, Exterior Painting, ADA Site Work (Const)
300,000	0	Ke Kumu Ekahi, Reroof, Exterior Painting, ADA Site Work (Design)

HPHA's Current/Immediate Goal(s): Pursue Public-Private Partnerships



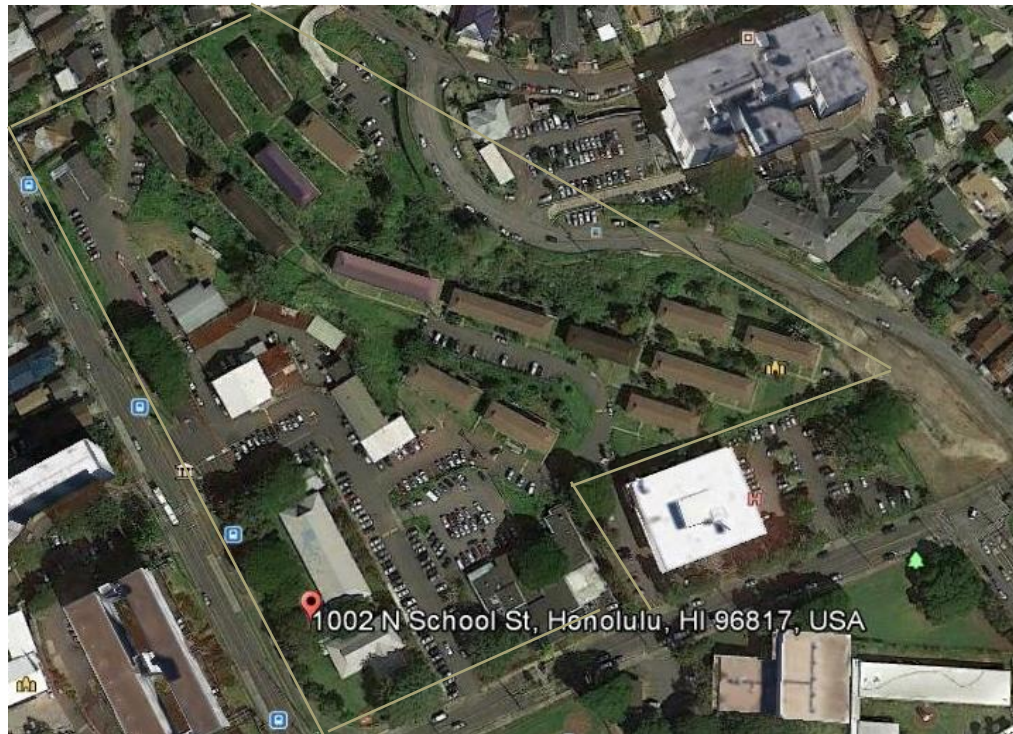
Mayor Wright Homes is a federal low-income public housing development that has been in use for over 60 years. It was built in 1953 and modernized in 1984. With inadequate state and federal funds available to address its capital needs, the mixed-income, mixed-finance, mixed-use model will provide the additional capital necessary to truly revitalize the site and surrounding neighborhood.

HPHA's Current/Immediate Goal(s): Mayor Wright Homes

- Request for Qualifications announced July 11, 2014
- One-for-one replacement, with random mix of incomes
- High quality LEED-certifiable/environmentally friendly project
- Relocation of current residents with right to return
- Financing plan from the Master developer
- Selection of Master Developer on October 16, 2014

HPHA's Current/Immediate Goal(s): Pursue Public-Private Partnerships

- School Street – Elderly Only Housing and HPHA Office Space.



Hawaii Public Housing Authority

Administrative Offices:

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