

## FOR INFORMATION

**SUBJECT:** Presentation by Highridge Costa and Form Partners Regarding a Quarterly Status Update on Predevelopment and Development Achievements Related to the Ka Lei Momi Redevelopment Project

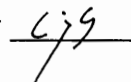
### I. FACTS

- A. The Ka Lei Momi Redevelopment Project is a major strategic initiative by the HPHA to enter into a public-private partnership to redevelop underutilized State land assets within its public housing inventory.
- B. Highridge Costa is a limited liability company registered to do business in Hawaii. In 2023, the HPHA selected Highridge Costa as the Master Developer for the Ka Lei Momi Project.
- C. The HPHA entered into a Master Planning and Predevelopment Agreement ("MPPA") with Highridge Costa. The MPPA provides for a period of assessment, master planning, and predevelopment work to ascertain the suitability of nine targeted portfolio sites for planned housing construction. Highridge Costa will also assess the current conditions and development options for each site. Finally, the MPPA allows Highridge Costa as the Master Developer to determine if at least 10,000 units, in addition to required replacement units, can be constructed across the nine targeted sites.

### II. DISCUSSION

Highridge Costa and Form Partners will provide a status update on planning and entitlement efforts for the entire Ka Lei Momi Redevelopment Project for quarters 2 and 3 of calendar year 2025.

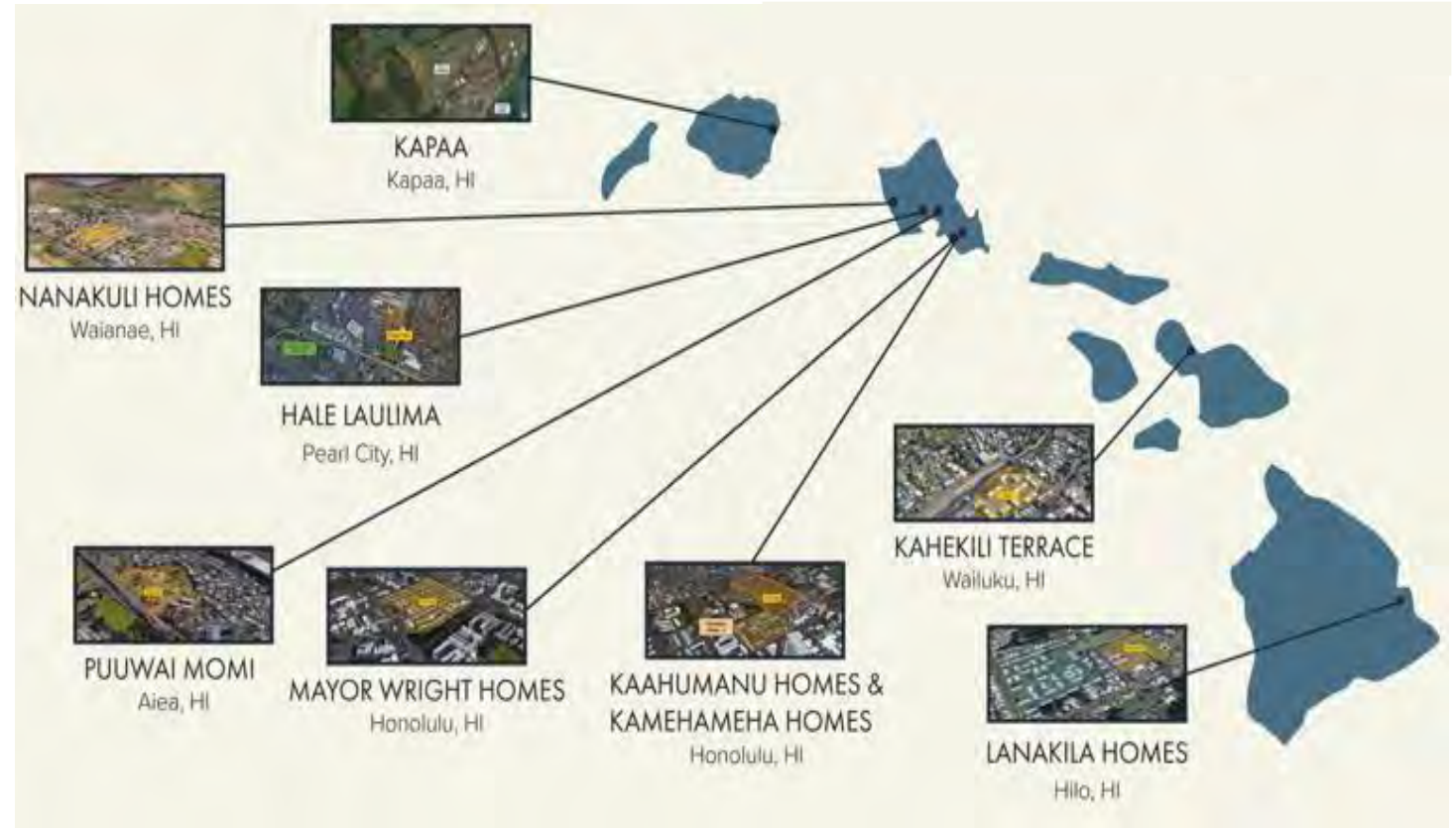
Attachment A: Ka Lei Momi Q2 Quarterly Report  
Attachment B: Ka Lei Momi Q3 Quarterly Report

Prepared by: Carson Schultz, Development Officer 

# KA LEI MOMI

## Q2 QUARTERLY REPORT

JUNE 2025



Map of all the redevelopment sites across the State of Hawaii

CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA



# KA LEI MOMI EXECUTIVE SUMMARY

## ACHIEVEMENTS & MILESTONES

- MWH 1A Section 18 disposition application submitted in August.
- Finalized HUD forms 7015.15 (Request for Release of Funds) for Mayor Wright awaiting Governor's Office signature.
- Finalized Schematic Design ("SD") plans for Kapa'a Homes. Complete Design Development ("DD") set expected in September.
- Master planning activities initiated for two alternative sites Kekaha Haaheo and Hale Nana Kai O Kea.
- Kicked off SD and DD design for Lanakila Homes Phase 1 and Kaahumanu Phase 1 and 2
- Received Notice of Anticipated RAD Rents for Lanakila Homes and Ka'ahumanu Homes.

## RISKS

- Infrastructure capacity/timing for some project areas and future phases remain unknown.
  - Puuwai Momi (sewer/electrical)
  - MWH, Kamehameha Homes, Hale Laulima (electrical)
- Massing across nine KLM sites currently project to be less than 10,000 new units. Alternate sites and/or additional density is required and is now being evaluated.

## NEXT QUARTER ACTION ITEMS

- Submit building permit applications for MWH 1A.
- Receive HUD Section 18 approval for MWH 1A disposition application.
  - Apply for Tenant Protection Vouchers (TPVs) for eligible MWH households.
  - Issue 90-day relocation notices for impacted households.
- Finalize 2026 HHFDC application strategy for KLM sites.



*Ka'ahumanu Homes: 1,550-unit project rendering*



*Lanakila Homes: 258-unit project rendering*



# O'AHU - MAYOR WRIGHT HOMES

## MILESTONES

- Completed first of two required meetings with SHPD per Section 106 MOA
- Phase I Subdivision Map Finalized
- High-rise Justification for the Master Plan is under review by HUD
- Land Court Deregistration Application Submitted
- Civil Master Plan (water, sewer, drainage, electrical) completed by Bowers & Kubota

## RISKS

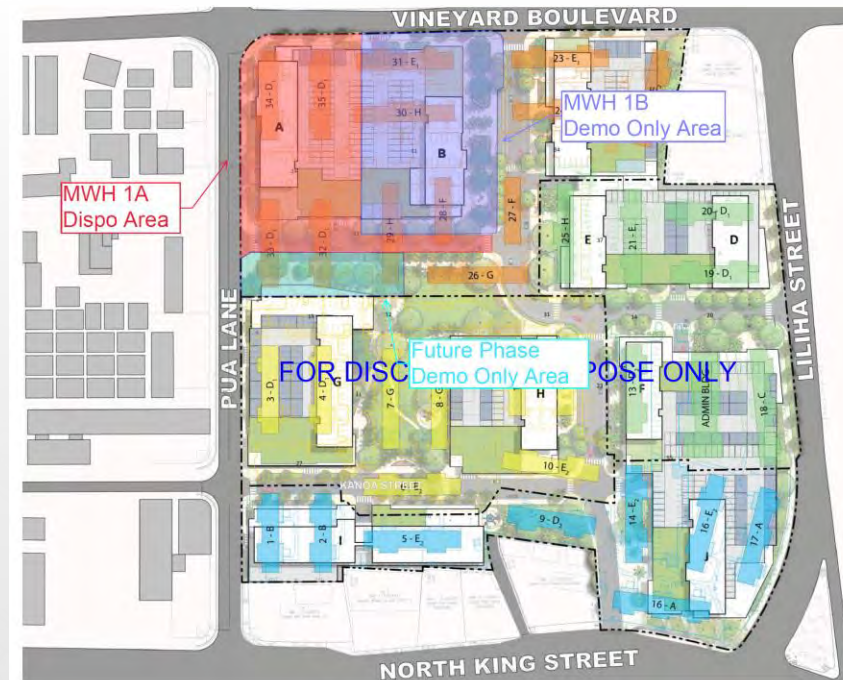
- Requires regional electrical upgrades to support construction beyond 650 units that could delay phase 1C and future phases
- Availability of Tier 2 financing is subject to legislative allocation or direct appropriation
- Direct appropriations for the construction of Building C (For-Sale) is subject to HPHA and legislative action

## NEXT STEPS

- Execute DDA
- Submit Civil Permit and 1A Building Permit sets to DPP in August
- Submit Subdivision Application for Phase 1
- Resident meeting to be held in early September
- Neighborhood Board meeting on September 17
- Kickoff documentary Movie and Interpretive Signage Planning per MOA
- Section 18 Approval
- Relocation counseling and planning with residents



Rendering of Mayor Wright Homes



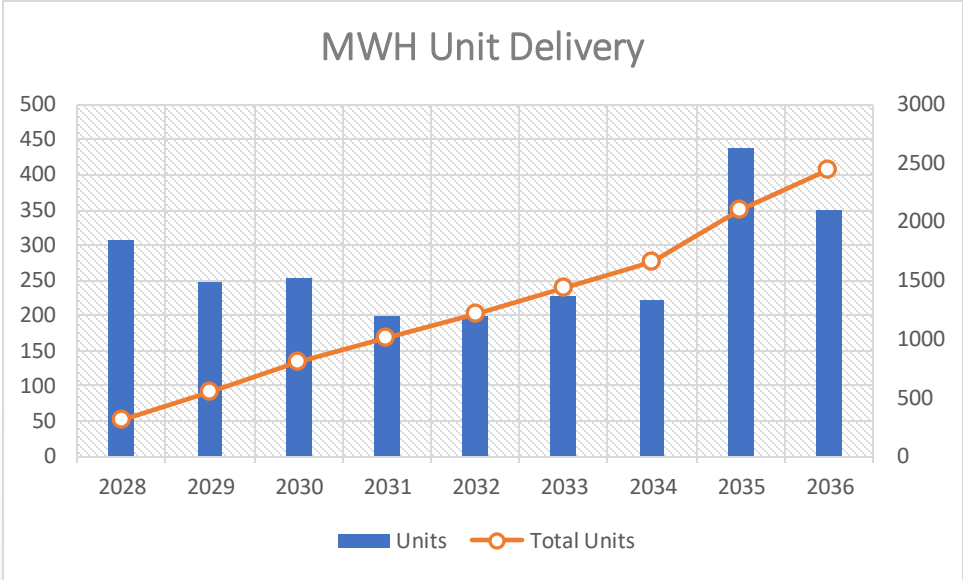
Phase 1A/1B Demo & Disposition  
250

# O'AHU - MAYOR WRIGHT HOMES

## ESTIMATED CONSTRUCTION STARTS

Construction	Units	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Phase 1A	308		x								
Phase 1B*	247		x								
Phase 1C	254			x							
Phase 2D	200					x					
Phase 2E	200						x				
Phase 2F	229						x				
Phase 3G	221							x			
Phase 3H	256								x		
Phase 4I	182										x
Phase 4J	351										x

\*Phase 1 B constructing start at risk for delay due to funding source availability



## DEVELOPMENT SCHEDULE (PHASE 1A & 1B)

Phase 1A & 1B	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	1H 2025	2H 2025	2026	2027	2028	2029
Due Diligence	x	x										
Entitlements		x	x									
Working Drawings			x	x	x	x	x	x				
Allocation Award								x				
Permitting								x	x			
Demo, Construction									x	x	x	
Certificate of Occupancy												x



# KAUAI – KAPA'A HOMES

## MILESTONES

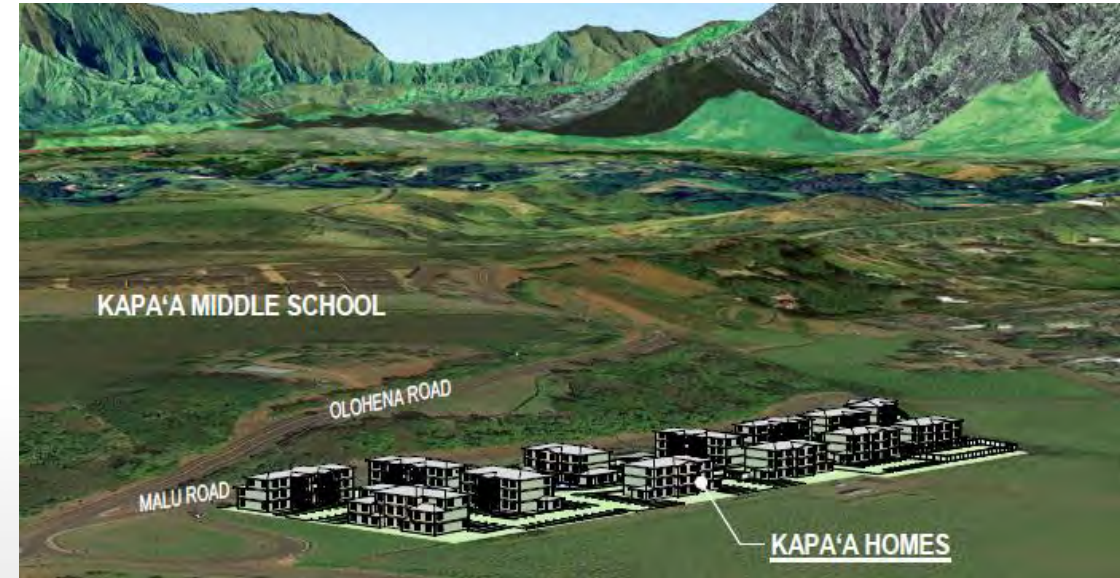
- Received 6E determination from SHPD.
- Section 106 consultation period ended.
- Section 7 “No Adverse Effect” determination received.
- Schematic Design drawings complete.
- Design Development progress set issued (final set to be issued end of September).

## RISKS

- 2024 LIHTC award is unknown. Will need to reapply for financing during next application cycle.
- Lengthy/difficult relocation process due to lack of housing supply in the area.

## NEXT STEPS

- Finalize NEPA Environmental Assessment (draft under review).
- Publish NEPA Finding of No Significant Impact (FONSI) from Responsible Entity (Governor’s Office).
- Submit for building permit (End of Q4 2025).
- Submit Section 18 application to HUD (End of Q4 2025).
- Finalize resident relocation plan inclusive of resident interviews.
- Determine future location of HPHA maintenance facility/yard.



Rendering of Kapa'a Homes



Site Plan of Kapa'a Homes

# KAUAI – KAPA‘A

## DEVELOPMENT SCHEDULE

Kapa'a Homes	Q3 2023	Q4 2024	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Q3 2026	Q4 2026	Q1 2027	Q1 2029
Due Diligence	x	x														
Entitlements		x	x													
Working Drawings					x	x	x	x	x	x	x					
Permitting											x	x	x	x		
Allocation Award													x			
NEPA Review/Approval					x	x	x	x	x	x						
Section 18 Approval					x	x	x	x	x	x	x					
Relocation											x	x	x	x		
Closing															x	
Start Construction															x	
End Construction																x



# HAWAI'I – LANAKILA HOMES

## MILESTONES COMPLETED

- Entered an MDA.
- Kicked off schematic designs with Lowney Architects.
- Issued an RFP for A&E for working drawings and obtained all consultant proposals.
- Completed HRS 6E, Section 7, and Section 106 Processes.
- Completed Draft NEPA. Revisions in process. Submittal to Governor's office ant. Aug 2025.
- Received a \$4.2M allocation for predevelopment funding in the 2025-2027 fiscal biennium budget from the Legislature.

## RISKS

- No Further Action (NFA) letter from 2021 soil remediation still pending acceptance of the LT-EHMP. HPHA's environmental consultant revised report to address HDOH comments, but now HDOH is requesting additional revisions to a 2016 RAR before accepting either report.
- To minimize soil disturbance beneath the geotextile layer, strategic grading and building foundation placement will be crucial to control construction costs.
- Uncertainty of 2025/2026 LIHTC award – will be reapplying December 2025.

## NEXT STEPS

- Continue to work with HDOH HEER division to address comments to the LT-EHMP and RAR to receive a NFA letter for the remediation work completed 2021.
- Execute A&E contract for working drawings with architect and civil and launch design documents.
- Host a community meeting in Q4 and continue consultation with public officials.



*Project Rendering for Lanakila Homes*



*Site Plan for Lanakila Homes*



# O'AHU – KA'AHUMANU HOMES

## MILESTONES

- Entered an MDA.
- Received FAA approval on proposed building heights.
- Kicked off schematic designs with TCA Architects.
- Issued an RFP for A&E for working drawings and obtained all consultant proposals.
- Completed Section 7 and Section 106 Processes.
- Submitted 6E determination to SHPD on 6/6/25 and pending concurrence.
- Received a \$3.05M allocation for predevelopment funding in the 2025-2027 fiscal biennium budget from the Legislature.

## RISKS

- Uncertainty of 2025/2026 LIHTC award – will be reapplying December 2025.
  - Phase I will require a significant portion of the HHFDC's annual financing allocation to proceed.
- Potentially lengthy/difficult relocation process due to lack of housing supply

## NEXT STEPS

- Complete a draft NEPA.
- Execute A&E contract for working drawings with architect and civil and launch design documents.
- Host a resident meeting (targeting 9/9/25) and present to the Neighborhood Board (targeting 9/17/25).



*Concept Plan Elevation View*



*Interior Street View from Waiakamilo Road*



*Concept Plan Aerial View*



# O'AHU – HALE LAULIMA

## MILESTONES

- Received HECO determination of need for installing a new duct line to Leolima St. as well as a second line at Noelani St. or Kuala St. ROM estimate of 3M but could be significantly higher
- Further studies are required to determine extent of costs (topo & further engineering/design)

## RISKS

- The height and density does not match the surrounding neighborhood character
- Likely does not pass HUD functional obsolescence test.

## NEXT STEPS

- Price HECO-required infrastructure upgrades.
- Initiate planning efforts with OPSD related to TOD CIP grants (250k)
- Develop an entitlement strategy and timeline.
- Develop a Predevelopment and Development Budget.



*Concept Plan Elevation View*



*Concept Plan Aerial View*



# O'AHU – PUUWAI MOMI

## MILESTONES

- Received confirmation from ENV that there is no additional sewer capacity at Puuwai Momi, therefore only a 1:1 Replacement of existing units (260) is possible.
- HECO doesn't have capacity to provide power from the existing 11.5kv line. Therefore, two new 11.5kv distribution circuits are required with two options to place and pull lines from – either Kaonohi or Makalapa Substations.
- A new route from either Kaonohi or Makalapa are at least \$10M each (\$20M total). No viable/feasible routes from Kaonohi substation.

## RISKS

- Timing of sewer and electrical infrastructure
- DPP-WWB has informally indicated that the project should coordinate with the future stadium project, suggesting ongoing capacity issues.
- Proposed building heights will require FAA approval.

## NEXT STEPS

- Kick off TOD Master Planning refinements with OPSD grant (\$400k.)
- Continue dialog with ENV regrading sewer upgrade schedule as well as HECO and adjust development timeline accordingly.



Concept Plan of Puuwai Momi



# O'AHU – KAMEHAMEHA HOMES

## MILESTONES

- Completed due diligence and massing studies for a 10-building 2,950-unit Master Plan with connection to neighboring Kaahumanu Homes site.
- Received will-serve letters from HECO, BWS, DPP-WWB, Spectrum, Hawaii Telcom, and Gas.

## RISKS

- Although HECO preliminary will-serve letter was received, HECO response to the pre-service request is still pending to validate the electrical capacity and/or the cost of any upgrades required.

## NEXT STEPS

- Obtain a termite report for the site.
- Continue due diligence to determine HECO upgrades to serve the project/region.
- Develop an entitlement strategy and timeline
- Develop a Predevelopment and Development Budget and Schedule.



Concept Plan for Kamehameha Homes



Site Plan for Kamehameha Homes



## UPDATE

- Project was placed on hold due to Lahaina fires.
- HPHA/HCDC concerned about relocating tenants during redevelopment efforts stemming from the Maui fires.
- HPHA/HCDC currently evaluating alternative sites on Maui to develop first as potential relocation housing for existing Kahekili tenants

## NEXT STEPS

- Kick off density & massing study in 2026
- Analyze infrastructure improvement needs



An aerial view and site plan for Kahekili



# O'AHU – NANAKULI

## UPDATE

- RMA Architects produced several concept plans for Nanakuli ( three-story garden-style concepts and four/five-story concepts).
- RMA is refining the preferred concept plan, and a final conceptual master plan is expected in Q1 2026.
- Site will yield less than 500 units (likely will yield 90-120 units).

## NEXT STEPS

- Finalize concept plan.
- Apply for entitlements in 2026.



An aerial view and site plan for Nanakuli



# KA LEI MOMI EXECUTION STRATEGY

- Subject to financing awards, the KLM execution anticipates 14 years of development inclusive of 44 projects creating 10,503 new units.
- Years below represent dates of initial financing application submission. Closing/construction commencement expected the following 1-2 year.

Project	Deals	Units	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
MWH	10	2448															
LIHTC	6	1340		308			200	200	229		221	182					
501c3	3	854		247							256	351					
For Sale	1	254			254												
Kapaa LIHTC	1	124	124														
Lanakila LIHTC	2	258		152	106												
Kaahumanu	6	1550															
LIHTC	4	957			321	192	239		205								
501c3	1	349					349										
For Sale	1	244										244					
Nanakuli LIHTC	1	100			100												
Kahekili LIHTC	1	200				200											
Puuwai Momi	9	2168															
LIHTC	5	1032						202		310			202	202	116		
501c3	2	684							336				348				
For Sale	2	452								358				94			
Hale Laulima	3	705															
LIHTC	2	403						198		205							
501c3	1	302									302						
Kamehameha	10	2950															
LIHTC	6	1650											242		248	600	560
501c3	3	1050												350	350		350
For Sale	1	250														250	
Total	43	10503	124	707	781	392	788	600	770	873	779	777	792	646	714	850	910
Unit Delivery Schedule:			2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Mayor Wright Homes			-	555	254	-	200	200	229	-	477	533	-	-	-	-	-
Other Projects			124	152	527	392	588	400	541	873	302	244	792	646	714	850	910
Total Units Delivered			124	707	781	392	788	600	770	873	779	777	792	646	714	850	910
Running Total KLM Units			124	831	1,612	2,004	2,792	3,392	4,162	5,035	5,814	6,591	7,383	8,029	8,743	9,593	10,503

# KA LEI MOMI SUMMARY

- To reach the goal of 10,000 new units prescribed in the KLM RFP, alternative sites must be included in KLM.
- Current massing studies yield approximately 10,503 Master Plan (MP) units in KLM. However, when we subtract the existing replacement unit count of 1,187 from the 10,503 planned new units, only 9,316 net new KLM units are produced.

No.	Ka Lei Momi Site	Location	Existing Units	Master Plan (MP) Units	New Units (MP - Existing Units)
1	Mayor Wright	Honolulu, O'ahu	364	2,448	2,084
2	Kapa'a Homes	Kapa'a, Kaua'i	36	124	88
3	Lanakila Homes	Hilo, Hawai'i	-	258	258
4	Kaahumanu Homes	Honolulu, O'ahu	152	1,550	1,398
5	Hale Laulima	Pearl City, O'ahu	36	705	669
6	Puuwai Momi	A'eia, O'ahu	260	2,168	1,908
7	Kahekili Terrace	Wailuku, Mau'i	82	200	118
8	Kamehameha Homes	Honolulu, O'ahu	221	2,950	2,729
9	Nanakuli Homes	Waianae, O'ahu	36	100	64
<b>TOTAL</b>			<b>1,187</b>	<b>10,503</b>	<b>9,316</b>

- Nanakuli currently reflects 100 MP units based on recent massing studies, however, additional density is being explored.
- The current massing yield of 10,503 will change as each of the master plans are further refined and finalized.






# ALTERNATIVE SITES

## UPDATE

- If four of the seven alternative sites are added to the KLM for redevelopment (excludes Ko'olau Village, Kau'iokalani, and Palolo Valley Homes) an additional 940 new units could be added yielding a total of approx 10,109 units. This assumes a density of 28 units per acre (like Kapa'a and Lanakila Homes) on the four alternative sites.
- Ko'olau Village, Kau'iokalani, and Palolo Valley Homes require more in-depth density studies and further obsolescence analysis to determine potential yields above the 10,109 units outlined above.

## NEXT STEPS

- Complete evaluation of the four alternative KLM sites identified

No.	Image	Site	Location	TMK	Approx. Acreage	Existing Units	Prelim Obsolescence Desk Review	Approximate Potential Yield*	Notes
1		Kekaha Haaheo	Kekaha, Kaua'i	4) 1-03-008:020; 026	9.3	29	N/A	260	Needs Prelim Obsolescence Desk Review Test and additional due diligence
2		Hale Nana Kai O'Kea Kapaa	Kapa'a, Kaua'i	(4) 4-6-014:105	3.5	38	PASS	100	Property is landlocked and requires cross use access driveway agreement.
3		Lokahi	Hilo, Hawai'i	(3) 2-4-052:020	14.4	30	N/A	400	Needs Prelim Obsolescence Desk Review Test and additional due diligence
4		Hale Olaloa	Hilo, Hawai'i	(3) 2-4-056:021	6.5	50	N/A	180	Needs Prelim Obsolescence Desk Review Test and additional due diligence
5		Ko'olau Village	Kāne'ohe, O'ahu	(1) 4-5-023:008	14	80	FAIL	TBD	Generally in good condition; regulatory floodway and Zone A flood hazard could limit future redevelopment.
6		Palolo Valley Homes	Honolulu, O'ahu	(1) 3-4-007:015; 017	6.6	118	50% PASS 50% FAIL	TBD	11 out of 20 of the buildings were rehabilitated. Redevelopment opportunity on a portion of the property Northwest of Ahe Street.
7		Kau'iokalani	Waiānana, O'ahu	(1) 8-5-028:045	4	50	FAIL	TBD	Termite inspection may justify obsolescence.
Total Existing Units						147			
Estimated New Units from Alternative Sites							940		
Less Existing Units for Sites 1-4							(147)		
Total Estimated Units from Ka Lei Momi Massing Studies							9,316		
Projected Units from Ka Lei Momi + Alternative Sites							10,109		

\*Approximate unit yield based on 28 units/acre like Kapa'a and Lanakila Homes three-story garden style apartments

# ADDITIONAL HPHA DEVELOPMENT SITES



SCHOOL STREET – Phase 1



KUHIO PARK LOW-RISES Phase 1



# O'AHU – SCHOOL STREET PHASE 1

## STATUS

- Construction is now 36.4% complete with no anticipated delays.
- On schedule and on budget, with no anticipated delays
- Accepting applications 90-days prior to completion, which would be followed by a unit lottery.

## HIGHLIGHTS

- Unit lottery to prospective tenants anticipated July 2026
- Construction substantial completion is expected in October 2026.
- Leasing to begin upon receipt of Certificate of Occupancy in October 2026.



A rendering of School Street Phase 1



A rendering of School Street Phase 1

# O'AHU – KUHIO PARK LOW-RISES PHASE 1

## MILESTONES

- Financial closing calls kicked off in May 2025. With a closing anticipated second half of this year.
- All tenants will be completely relocated by early August 2025.
- City and County Council adopted the motion to issue \$107MM in Tax Exemption Bonds in connection with the financial closing.

## NEXT STEPS

- Fence the perimeter of the site.
- Continue coordination with utility companies on service relocation.
- Close on financing and issue notice to proceed to General Contractor.
- Commence construction second half of 2025.



A rendering of Kuhio Park Low-Rises Phase 1



A rendering of Kuhio Park Low-Rises Phase 1



# MAHALO

CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA



# KA LEI MOMI

## Q3 QUARTERLY REPORT

### SEPTEMBER 2025



Map of all the redevelopment sites across the State of Hawaii

CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA





# KA LEI MOMI EXECUTIVE SUMMARY

## ACHIEVEMENTS & MILESTONES

- MWH 1A Section 18 disposition application submitted in August
- Phase 1A Building and Civil Permits set were accepted by DPP and routed for review
- Highrise Justification for the MWH Master Plan was approved by HUD
- Finalized HUD forms 7015.15 (Request for Release of Funds) awaiting Governor’s Office approval
- Finalized schematic design plans for Kapa’a Homes
- Completed Lanakila NEPA EA and submitted to Governor. FONSI to be published in Q4
- Completed schematic design for Lanakila Homes Phase 1 and 2
- Completed 80% of schematic design on Kaahumanu Phase 1 and 2
- Completed Kaahumanu Section 7 and Section 106 consultation, submitted 6E determination to SHPD on 6/6/25 and pending concurrence
- Master planning activities ongoing at alternative sites Kekaha Haaheo, Hale Nana Kai O Kea and Lokahi

## RISKS

- Infrastructure capacity/timing for some project areas and future phases remain unknown.
  - Puuwai Momi (sewer/electrical)
  - MWH, Kamehameha Homes, Hale Laulima (electrical)
- Massing across nine KLM sites is currently projected to be less than 10,000 new units. Alternate sites and/or additional density are required and are now being evaluated.

## NEXT QUARTER ACTION ITEMS

- Submit building permit applications for MWH 1B.
- Complete Kapaa 90% Construction Document (CD) set.
- Receive HUD Section 18 approval for MWH 1A disposition application.
  - Apply for TPVs for eligible MWH households.
  - Issue 90-day relocation notices for impacted households.
- Receive concurrence on Section 106 with SHPD for Kapa’a Homes & Ka’ahumanu Homes and complete NEPA.
- Publish NEPA FONSI for Kapa’a Homes.
- Submit Section 18 application for Kapa’a Homes.
- Finalize 2026 HHFDC application strategy for KLM sites.



*Ka’ahumanu Homes: 1,550-unit project rendering*



*Lanakila Homes: 258-unit project rendering*



# O'AHU - MAYOR WRIGHT HOMES

## MILESTONES

- Section 18 Application for Phase 1A was submitted
- Civil Permit Set and Phase 1A Building Permit sets were accepted by DPP and routed for review
- FONSI and NOI/RROF were published and cleared the 15-day comment period
- The Traffic Assessment report was updated and submitted to TRB/DTS for review

## RISKS

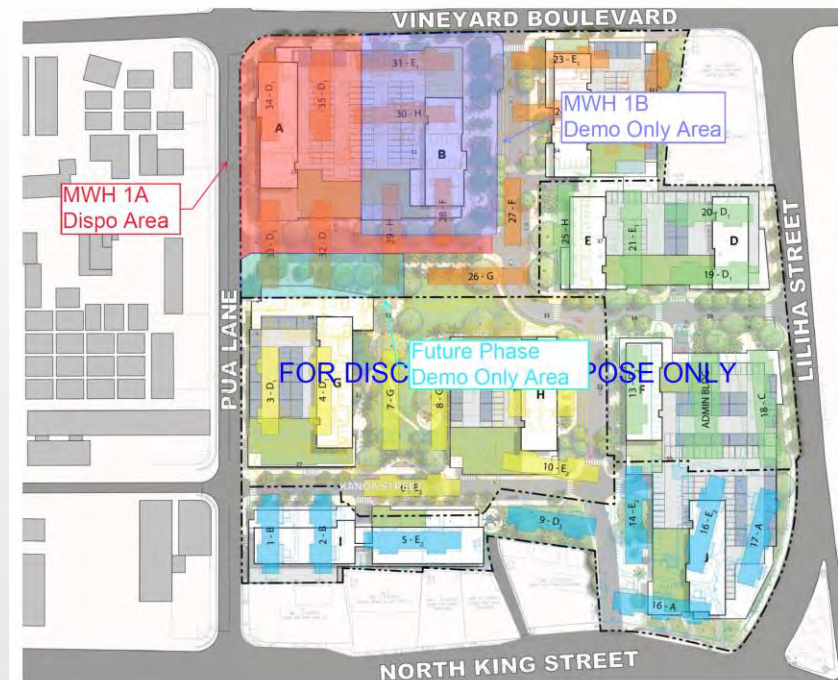
- Requires regional electrical upgrades to support construction beyond 650 units that could delay phase 1C and future phases
- Availability of Tier 2 financing is subject to legislative allocation or direct appropriation
- Direct appropriations for the construction of Building C (For-Sale) is subject to HPHA and legislative action

## NEXT STEPS

- Execute DDA
- Submit Phase 1B Civil Permit and Building Permit sets to DPP in October
- Submit Subdivision Application for Phase 1 (A&B)
- Resident meeting to be held on October 14<sup>th</sup>
- Neighborhood Board meeting to be held on November 19<sup>th</sup>
- Kickoff documentary Movie and Interpretive Signage Planning per MOA
- Section 18 Approval & apply for Tenant Protection Vouchers
- Relocation counseling and planning with residents



Rendering of Mayor Wright Homes



Phase 1A/1B Demo & Disposition  
270

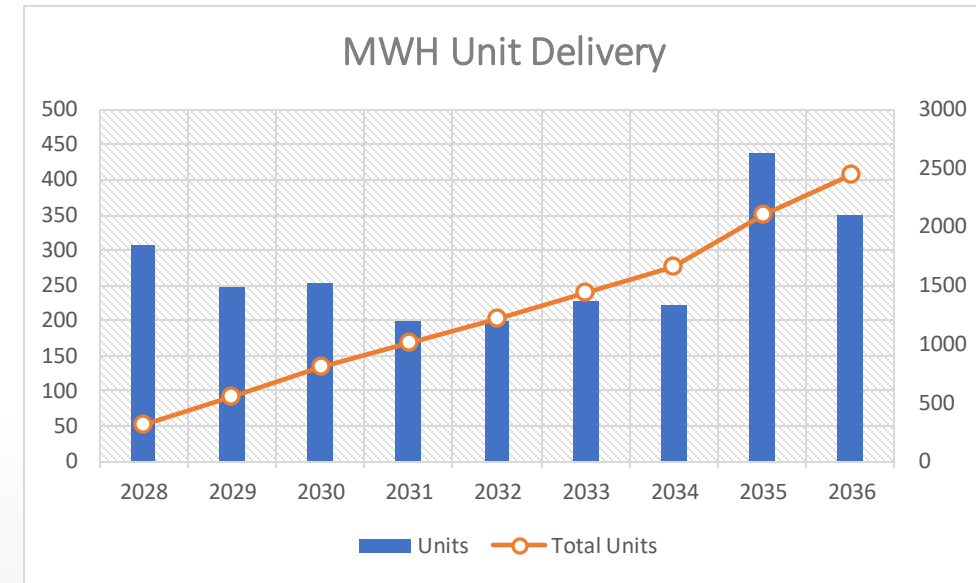


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Entitlements		x	x									
Working Drawings			x	x	x	x	x	x				
Allocation Award								x				
Permitting								x	x			
Demo, Construction									x	x	x	
Certificate of Occupancy												x

# KAUAI – KAPA'A HOMES

## MILESTONES

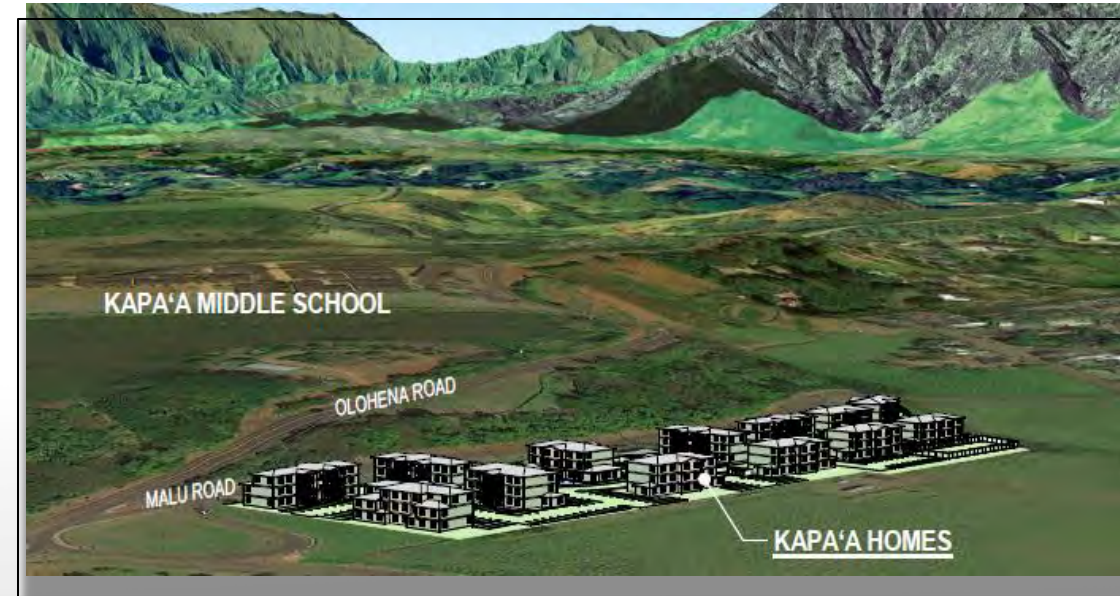
- Design Development (DD) set issued.
- Updated topographical survey complete.
- Traffic impact assessment report complete.
- Draft NEPA EA review completed by HPHA.
- Kicked off high-level relocation plan for Section HUD 18 Disposition application.
- Completed sewer lift station capacity assessment.

## RISKS

- 2024 LIHTC award is unknown. Will need to reapply for financing during next application cycle.
- Lengthy/difficult relocation process due to lack of housing supply in the area.

## NEXT STEPS

- Receive “No Adverse Effect” determination from SHPD (Section 106 Consultation)
- Finalize NEPA Environmental Assessment (upon receiving SHPD determination).
- Publish NEPA Finding of No Significant Impact (FONSI) from Responsible Entity (Governor’s Office).
- Submit Section 18 application to HUD (End of Q4 2025 or early 2026).
- Finalize resident relocation plan inclusive of resident interviews.
- Submit for building permit (end of Q4 2025 or early 2026).



Rendering of Kapa'a Homes



Site Plan of Kapa'a Homes



# KAUAI – KAPA‘A

## DEVELOPMENT SCHEDULE

Kapa'a Homes	Q3 2023	Q4 2024	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Q3 2026	Q4 2026	Q1 2027	Q1 2029
Due Diligence	x	x														
Entitlements		x	x													
Working Drawings					x	x	x	x	x	x	x					
Permitting										x	x	x	x	x		
Allocation Award													x			
NEPA Review/Approval					x	x	x	x	x	x						
Section 18 Approval					x	x	x	x	x	x	x					
Relocation											x	x	x	x		
Closing															x	
Start Construction															x	
End Construction																x

# HAWAI'I – LANAKILA HOMES

## MILESTONES COMPLETED

- Completed 100% schematic designs with Lowney Architects.
- Obtained all RFP responses for working drawing subconsultants and made selections; contract execution and design progress pending internal procurement processing.
- Completed NEPA EA and submitted to Governor. FONSI to be published in Q4.
- Received a \$4.2M allocation for predevelopment funding in the 2025-2027 fiscal biennium budget from the Legislature – development team working with HHFDC on disbursement of those funds to HPHA.
- HPHA's environmental consultant, MNA addressed HDOH comments by revising and resubmitting a supplemental report, the 2016 RAR, under HDOH's current requirements.

## RISKS

- No Further Action (NFA) letter from 2021 soil remediation still pending acceptance of the LT-EHMP and revised RAR.
- To minimize soil disturbance beneath the geotextile layer, strategic grading and building foundation placement will be crucial to control construction costs.
- Uncertainty of 2025/2026 LIHTC award – will be reapplying February 2026.

## NEXT STEPS

- Continue to work with HDOH HEER division to address comments to the LT-EHMP and RAR to receive a NFA letter for the remediation work completed 2021.
- Execute A&E contract for working drawings with architect and civil and launch design documents.
- Host a community meeting in Q4 and continue consultation with public officials.
- Execute a Predevelopment Loan.



*Project Renderings for Lanakila Homes*



*Site Plan for Lanakila Homes*



# O'AHU – KA'AHUMANU HOMES

## MILESTONES

- Completed 80% schematic designs with TCA Architects.
- Obtained all RFP responses for working drawing subconsultants and made selections. Contract execution and design progress pending internal procurement processing.
- HUD approved the High-rise Waiver request
- Completed Section 7 and Section 106 consultation, submitted 6E determination to SHPD on 6/6/25 and pending concurrence.
- Received a \$3.05M allocation for predevelopment funding in the 2025-2027 fiscal biennium budget from the Legislature – development team working with HHFDC on disbursement of those funds to HPHA.

## RISKS

- Uncertainty of 2025/2026 LIHTC award – will be reapplying February 2026.
- Potentially lengthy/difficult relocation process due to lack of housing supply

## NEXT STEPS

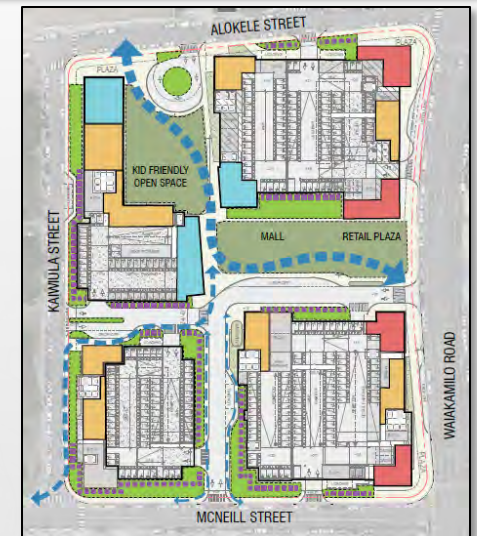
- Negotiate a Memorandum of Agreement with SHPD for the adverse effect associated with demolishing the existing buildings and complete a draft NEPA.
- Launch Section 18 process.
- Execute A&E contract for working drawings with architect and civil and launch design documents.
- Host a resident charrette (10/16/25) and present to the Neighborhood Board shortly thereafter
- Execute a Predevelopment Loan.



Concept Plan Elevation View



Interior Street View from Waiakamilo Road



Concept Plan Aerial View



# O'AHU – HALE LAULIMA

## MILESTONES

- Received HECO determination of need for installing a new duct line to Leolima St. as well as a second line at Noelani St. or Kuala St. ROM estimate of \$3M but could be significantly higher
- Further studies are required to determine extent of costs (topo & further engineering/design)

## RISKS

- Height and density does not match surrounding neighborhood.
- Likely does not pass HUD functional obsolescence test.

## NEXT STEPS

- Price HECO-required infrastructure upgrades.
- Initiate planning efforts with OPSD related to TOD CIP grants (\$250k)
- Develop an entitlement strategy and timeline.
- Develop a Predevelopment and Development Budget.



*Concept Plan Elevation View*



*Concept Plan Aerial View*



# O'AHU – PUUWAI MOMI

## MILESTONES

- Received confirmation from ENV that there is no additional sewer capacity at Puuwai Momi, therefore only a 1:1 Replacement of existing units (260) is possible.
- HECO doesn't have capacity to provide power from the existing 11.5kv line. Therefore, two new 11.5kv distribution circuits are required with two options to place and pull lines from – either Kaonohi or Makalapa Substations.
- A new route from either Kaonohi or Makalapa are at least \$10M each (\$20M total). No viable/feasible routes from Kaonohi substation.

## RISKS

- Timing of sewer and electrical infrastructure
- DPP-WWB has informally indicated that the project should coordinate with the future stadium project, suggesting ongoing capacity issues.
- Proposed building heights will require FAA approval.

## NEXT STEPS

- Kick off TOD Master Planning refinements with OPSD grant (\$400k.)
- Continue dialog with ENV regrading sewer upgrade schedule as well as HECO and adjust development timeline accordingly.



Concept Plan of Puuwai Momi



# O'AHU – KAMEHAMEHA HOMES

## MILESTONES

- Completed due diligence and massing studies for a 10-building 2,950-unit Master Plan with connection to neighboring Kaahumanu Homes site.
- Received will-serve letters from HECO, BWS, DPP-WWB, Spectrum, Hawaii Telcom, and Gas.

## RISKS

- Although HECO preliminary will-serve letter was received, HECO response to the pre-service request is still pending to validate the electrical capacity and/or the cost of any upgrades required.

## NEXT STEPS

- Obtain a termite report for the site.
- Continue due diligence to determine HECO upgrades to serve the project/region.
- Develop an entitlement strategy and timeline
- Develop a Predevelopment and Development Budget and Schedule.



Concept Plan for Kamehameha Homes



Site Plan for Kamehameha Homes



## UPDATE

- Project was placed on hold due to Lahaina fires.
- HPHA/HCDC concerned about relocating tenants during redevelopment efforts stemming from the Maui fires.
- HPHA/HCDC currently evaluating alternative sites on Maui to develop first as potential relocation housing for existing Kahekili tenants

## NEXT STEPS

- Kick off density & massing study in 2026
- Analyze infrastructure improvement needs
- Kick off additional studies where needed



An aerial view and site plan for Kahekili



# O'AHU – NANAKULI

## UPDATE

- RMA Architects produced several concept plans for Nanakuli ( three-story garden-style concepts and four/five-story concepts).
- RMA is refining the preferred concept plan, and a final conceptual master plan is expected in Q1 2026.
- Site will yield less than 500 units (likely will yield 90-120 units).

## NEXT STEPS

- Finalize concept plan.
- Apply for entitlements in 2026.



An aerial view and site plan for Nanakuli



# KA LEI MOMI EXECUTION STRATEGY

- Subject to financing awards, the KLM execution anticipates 14 years of development inclusive of 44 projects creating 10,503 new units.
- Years below represent dates of initial financing application submission. Closing/construction commencement expected the following 1-2 year.

Project	Deals	Units	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
MWH	10	2448															
LIHTC	6	1340		308			200	200	229		221	182					
501c3	3	854		247							256	351					
For Sale	1	254			254												
Kapaa LIHTC	1	124	124														
Lanakila LIHTC	2	258		152	106												
Kaahumanu	6	1550															
LIHTC	4	957			321	192	239		205								
501c3	1	349					349										
For Sale	1	244										244					
Nanakuli LIHTC	1	100			100												
Kahekili LIHTC	1	200				200											
Puuwai Momi	9	2168															
LIHTC	5	1032						202		310			202	202	116		
501c3	2	684							336				348				
For Sale	2	452								358				94			
Hale Laulima	3	705															
LIHTC	2	403						198		205							
501c3	1	302									302						
Kamehameha	10	2950															
LIHTC	6	1650											242		248	600	560
501c3	3	1050												350	350		350
For Sale	1	250														250	
Total	43	10503	124	707	781	392	788	600	770	873	779	777	792	646	714	850	910
Unit Delivery Schedule:			2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Mayor Wright Homes			-	555	254	-	200	200	229	-	477	533	-	-	-	-	-
Other Projects			124	152	527	392	588	400	541	873	302	244	792	646	714	850	910
Total Units Delivered			124	707	781	392	788	600	770	873	779	777	792	646	714	850	910
Running Total KLM Units			124	831	1,612	2,004	2,792	3,392	4,162	5,035	5,814	6,591	7,383	8,029	8,743	9,593	10,503

# KA LEI MOMI SUMMARY

- To reach the goal of 10,000 new units prescribed in the KLM RFP, alternative sites must be included in KLM.
- Current massing studies yield approximately 10,503 Master Plan (MP) units in KLM. However, when we subtract the existing replacement unit count of 1,187 from the 10,503 planned new units, only 9,316 net new KLM units are produced.

No.	Ka Lei Momi Site	Location	Existing Units	Master Plan (MP) Units	New Units (MP - Existing Units)
1	Mayor Wright	Honolulu, O'ahu	364	2,448	2,084
2	Kapa'a Homes	Kapa'a, Kaua'i	36	124	88
3	Lanakila Homes	Hilo, Hawai'i	-	258	258
4	Kaahumanu Homes	Honolulu, O'ahu	152	1,550	1,398
5	Hale Laulima	Pearl City, O'ahu	36	705	669
6	Puuwai Momi	A'eia, O'ahu	260	2,168	1,908
7	Kahekili Terrace	Wailuku, Mau'i	82	200	118
8	Kamehameha Homes	Honolulu, O'ahu	221	2,950	2,729
9	Nanakuli Homes	Waianae, O'ahu	36	100	64
<b>TOTAL</b>			<b>1,187</b>	<b>10,503</b>	<b>9,316</b>

- Nanakuli currently reflects 100 MP units based on recent massing studies, however, additional density is being explored.
- The current massing yield of 10,503 will change as each of the master plans are further refined and finalized.



# ALTERNATIVE SITES

## UPDATE

- Initial fit tests have been completed for Hale Nana Kai Okea and Kekaha Haaheo with other master planning studies underway.
- Master planning analysis will be kicking off in Q4 for Lokahi and Hale Olaloa.

## NEXT STEPS

- Complete master planning of the four alternative KLM sites identified



**Hale Nana Kai Okea**



**Kekaha Haaheo**



**Lokahi**



**Hale Olaloa**



# ADDITIONAL HPHA DEVELOPMENT SITES



SCHOOL STREET – Phase 1



KUHIO PARK LOW-RISES Phase 1



# O'AHU – SCHOOL STREET PHASE 1

## STATUS

- Construction is now 43% complete with no anticipated delays.
- On schedule and on budget, with no anticipated delays
- Accepting applications 90-days prior to completion, which would be followed by a unit lottery.

## HIGHLIGHTS

- Unit lottery to prospective tenants anticipated July 2026.
- Construction substantial completion is expected in October 2026.
- Leasing to begin upon receipt of Certificate of Occupancy in October 2026.



A rendering of School Street Phase 1



A rendering of School Street Phase 1

# O'AHU – KUHIO PARK LOW-RISES PHASE 1

## MILESTONES

- Financial closing calls kicked off in May 2025 with a targeted closing in October 2025.
- All Phase 1 tenants (60-units) have been completely relocated.

## NEXT STEPS

- Fence the perimeter of the site.
- Resident community meeting on October 13<sup>th</sup>.
- Continue coordination with utility companies on service relocation.
- Close on financing and issue notice to proceed to General Contractor.
- Commence construction second a half of 2025.



A rendering of Kuhio Park Low-Rises Phase 1



A rendering of Kuhio Park Low-Rises Phase 1



# MAHALO

CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA



*Executive Director's Report  
Hawaii Public Housing Authority  
November 2025*

**I. Planning and Evaluation**

**A. 2025 Legislative Interim Events**

On Tuesday, September 9, 2025, the HPHA joined the Department of Human Services (DHS), the Statewide Office on Homelessness and Housing Solutions (SOHHS), and Hawaii Housing Finance & Development Corporation (HHFDC) in giving a joint presentation to members of the Senate Ways and Means Committee on the island of Maui.

The presentation consisted of our collaborative efforts in following each of our specific roles and missions and the resources we each bring to the table in providing a continuum of housing in Hawaii, which include, but are not limited to, social services, transitional housing, supportive housing, public housing/Section 8, affordable housing, workforce, and homeownership.

**B. Hawaii Interagency Council on Homelessness**

On Tuesday, September 16, 2025, the HPHA participated in the Hawaii Interagency Council on Homelessness (HICH) meeting. At the meeting, Hale Kipa gave a presentation on their Youth Kauhale Programs, the Statewide Office on Homelessness and Housing Solutions (SOHHS) gave a presentation on the developments of the 2025 Legislative Session specifically for the Kauhale Initiative, and the HICH went over updates to the Hawaii Ten-Year Strategic Plan and framework to end homelessness.

**C. State Housing Recovery Support Function – Preparedness**

On Tuesday, September 30, 2025, the HPHA met with the Hawaii Housing Finance & Development Corporation (HHFDC), the Department of Hawaiian Homelands (DHHL), the Hawaii Community Development Authority (HCDA), the Hawaii Office of Recovery and Resiliency, and Tidal Basin in a kickoff meeting to discuss potential interim housing solutions if/when another emergency or disaster takes place in the future.

**D. Kalihi Safety Task Force Meeting**

On Wednesday, October 1, 2025, the HPHA attended the first Kalihi Valley Task Force meeting to discuss ways to make our Kuhio Park Terrace (KPT), Kalihi Valley Homes, and Kalihi community safer.



HPHA joined Representative Hussey, staff from Representative Templo, staff from the Department of Human Services, members from the Honolulu Police Department Community Policing team, Security and staff from the KPT Towers and Low-Rises, a representative from the Kalihi Valley Neighborhood Board, Better Tomorrows, Parents and Children Together, Adult Friends for Youth, Kokua Kalihi Valley, and other community members attended the meeting.

Suggestions to make our community safer included having more activities for the children by modernizing the KPT Community Center, rebuilding the Kalihi Valley Homes Community Center, creating resident patrols, increasing law enforcement presence, adding security cameras at the guard shacks on Linapuni Street, enforcing truancy laws, and securing the street entrances on Linapuni Street with gates to force drivers to stop and provide identification before entering the KPT community.

E. Resident and Community Meetings for Kuhio Park Low-Rise, Mayor Wright Homes, and Kaahumanu Homes Redevelopment Projects

On Monday, October 13, 2025, the HPHA, Highridge Costa Development Company (HCDC), Hawaiian Dredging, and Hawaii Affordable Properties Inc. met with the Kuhio Park Terrace community to update them on the upcoming construction schedule and activities for KPLR Phase I.

On Tuesday, October 14, 2025, the HPHA and its developer partner, HCDC, met with the Mayor Wright Homes community to update them on the upcoming redevelopment and relocation activities of Mayor Wright Homes Phase IA.

On Thursday, October 16, 2025, the HPHA and its developer partner, HCDC met with the Kaahumanu Homes community to update them on the upcoming redevelopment of Kaahumanu Homes and held a charrette with community members to gather their input on what kinds of amenities they would like to see be included in the redevelopment project.

F. Lanakila Senior Center – School Street Elderly Affordable Housing Project Update Presentation

On Tuesday, October 14, 2025, the HPHA and Highridge Costa Development Company provided an update presentation about the School Street Elderly Affordable Housing Project at the Lanakila Senior Center.

With a projected construction completion date scheduled for September of 2026, many seniors in attendance wanted to know when they could submit applications, what the income qualifications were, how much parking was available, and what the rent amounts would be. The audience was

provided with a website link ([School Street - Highridge Costa](#)) to submit their information, and questions, and be provided with updates.

G. KPT Financial Close Media Inquiries

On Friday, October 24, 2025, HPHA was interviewed by Hawaii News Now (HNN) about the financial closing of the KPT redevelopment project and clarifying questions for Phase I of the project.

Please see the links below to view stories posted by HNN and other news outlets:

<https://www.hawaiinewsnow.com/2025/10/24/city-secures-financing-kalihi-affordable-housing-project/>

<https://www.bizjournals.com/pacific/news/2025/10/24/kuhio-park-terrace-secure-funding-redevelopment.html>

[Financing secured for first phase of Kūhiō Park Terrace redevelopment](#)

H. Yes In My Back Yard Working Group Meeting

On Thursday, November 6, 2025, the HPHA participated in the 6<sup>th</sup> Yes In My Back Yard (YIMBY) Working Group Meeting. Ms. Jessica Puff (State Historic Preservation Division) gave a presentation about Hawaii Revised Statutes Chapter 6E—Historic Preservation and recent law changes. The meeting also included updates about State/County cooperative efforts to develop affordable single-family housing from Kauai County, the reorganized City & County of Honolulu's Department of Housing and Land Management and using the Dwelling Unit Revolving Fund to build infrastructure.

I. eHale Energy Saver Rebate Program

On Wednesday, November 19, 2025, the HPHA met with the Hawaii State Energy Office to discuss collaboration with their upcoming eHale Energy Savers Rebate Program with the HPHA's low-income public housing units and Ka Lei Momi redevelopment efforts.

This program is established at the national level through the Inflation Reduction Act and is authorized by the U.S. Department of Energy to focus on assisting underserved and underrepresented community households in lowering energy costs, upgrading to clean energy equipment, improving efficiency and comfort, supporting a stable power grid, and reducing indoor and outdoor air pollution.



The rebates will go towards electric heat pump water heaters, electric heat pumps for space heating/cooling, electric stoves, cooktops, ranges, ovens, electric heat pump clothes dryers, electric load service centers, insulation air sealing and ventilation, and electrical wiring upgrades.

J. Hawaii Interagency Council for Transit-Oriented Development (TOD Council)

On Friday, November 21, 2025, the HPHA participated in the Hawaii Interagency Council for Transit-Oriented Development (TOD) Meeting.

Mr. Kevin Auger, Director Designate of the City & County of Honolulu Department of Housing and Land Management (DHLM), gave an informational presentation about the City & County of Honolulu's Strategic Housing Plan. The presentation provided an overview of the DHLM 2025-2028 Strategic Housing Plan, with a focus on expanding housing supply and improving affordability through transit-oriented development, expanding partnerships to develop mixed-income housing, streamlining policies and permitting, and creating innovative financing tools to support production.

Mr. Jonathan Vuylsteke, Master of Urban and Regional Planning (MURP) with the University of Hawaii at Manoa Department of Urban and Regional Planning, highlighted their MURP capstone project that develops a locally tailored scorecard to measure TOD progress around Honolulu's rail stations, with a focus on Pouhala (Waipahu Transit Center) Station. Their project framework is intended to support data-driven decision-making to guide future investments and policy priorities along the rail corridor.

## II. Fiscal Management

A. Variance Report for October 2025

1. Revenue for October 2025

- CFP Grant Income: \$107,649 over budget due to drawdowns from HUD's Capital Fund Program (CFP) for non-capitalized expenditures, reported as operating income. Non-capitalized amounts were not initially budgeted, as these amounts are difficult to predict.
- Grant Income: \$434,099 over budget due to timing differences between the appropriations allotted and the anticipated receipt of state general fund grants.

- Other Income: \$307,522 below budget due to lower-than-expected front-line service fees from the Multi-Skilled Workers Pilot Program (MSWPP) and other COCC branches.

## 2. Expenses for October 2025

- Tenant Services: \$5,022 over budget, primarily due to landlord incentive payment expenses.
- Maintenance: \$756,420 below budget due to:
  - HPHA payroll expenses were \$181,652 lower than anticipated, partially offset by \$10,076 in higher payroll costs incurred by the private management company.
  - Furniture, appliance, and equipment expenses were \$101,056 below budget.
  - Materials and supplies were \$146,609 below budget.
  - Contract services, including front-line services: Regular maintenance and repair contracts were \$337,179 below budget.
- Protective Services: below budget by \$60,779 due to lower expenses in outsourced security services.
- Insurance Expense: \$59,248 over budget due to higher-than-expected general liability premiums, including auto liability, billed by the private management company.
- Bad Debt Expense: \$178,435 below budget due to month-end reconciliations, tenant account adjustments, and updates to the allowance for doubtful accounts to address uncollected rent and fees.
- General Expenses: \$7,522 over budget, primarily due to the following:
  - Undistributed P-card Purchase Balance: \$166,128 decrease. P-card purchases are recorded as interim charges until allocated to specific projects or programs. No supporting documents were received for this amount; therefore, the costs could not be assigned to specific projects or programs.
  - Port-In Voucher Housing Assistance Payment (HAP) and Port-Out Voucher Admin Fees: \$9,319 higher than budget. The port-in voucher HAP received from the port-out PHAs was recorded as other income.
  - HAP Back Payments: \$164,477 over budget. Prior-period HAP not covered by current-year funding was higher than expected.
  - Other General Expenses: \$146 below budget.



### 3. Year-to-Date Revenue

- CFP Grant Income: \$239,134 over budget, due to HUD CFP expenditures not being capitalized and therefore recorded as operating income.
- State CIP Fund: \$205,322 over budget due to expenditures on capital projects below the \$100,000 capitalization threshold, recognized as operating income.
- Grant Income: \$1,599,706 over budget due to timing differences between the appropriations allotted and the anticipated receipt of grants.
- Other Income: \$1,162,775 under budget due to lower front-line service fee revenues generated by the MSWPP and COCC branches.

### 4. Year-to-Date Expenses

- Administrative: \$1,326,974 below budget, reflecting savings in payroll, front-line service fees, travel, legal services, and office supplies, partially offset by higher private management company payroll, management agent fees, consultant/other professional services, and miscellaneous costs.
- Tenant Services: \$13,768 under budget, reflecting unspent allocations for relocation, tenant participation, and other tenant services, partially offset by landlord incentive payments.
- Insurance Expense: \$97,369 above budget due to higher-than-expected property insurance and general liability premiums, including auto liability, billed by the private management company,
- Bad Debt Expense: \$332,002 above budget due to ongoing reconciliations, tenant account adjustments, and updates to the allowance for doubtful accounts.
- General Expenses: \$687,192 above budget, impacted by:
  - Undistributed P-card purchase balance: \$113,627.
  - Port-In Voucher Housing Assistance Payment (HAP) and Port-Out Voucher Admin Fees: \$100,963 higher than budget.
  - HAP Back Payments: \$463,789 over budget.
  - Other General Expenses: \$8,813 over budget, primarily attributable to casualty loss.

This variance analysis highlights HPHA's adherence to budgeted expectations, with adjustments due to unexpected expenses and timing differences in revenue. The report emphasizes the careful management of resources in alignment with HUD and state requirements.



**HAWAII PUBLIC HOUSING AUTHORITY**  
**Consolidated Balance Sheet**  
Agency Total  
As of October 31, 2025 and October 31, 2024

	As of October 31, 2025	As of October 31, 2024	Increase (Decrease)
<b>ASSETS:</b>			
Cash	206,784,453	208,625,055	(1,840,602)
Accounts receivable (net of allowance)	5,073,784	2,240,659	2,833,125
Accrued Interest	430,526	387,856	42,670
Prepaid Expenses	886,713	780,144	106,569
Inventories	831,339	750,516	80,823
<b>Total Current Assets</b>	<b>214,006,815</b>	<b>212,784,230</b>	<b>1,222,585</b>
Property, Plant & Equipment:			
Land	25,518,054	25,518,054	-
Buildings	830,894,533	809,922,726	20,971,806
Furniture & Equipment	8,872,733	8,833,007	39,727
Motor vehicles	5,429,726	5,429,726	-
Construction in Progress	56,090,937	62,909,825	(6,818,888)
Less: Accumulated Depreciation	(590,568,252)	(565,393,056)	(25,175,196)
Notes, Loans & Mortgage Receivable-Non Current	22,779,207	9,771,806	13,007,401
Other Long Term Assets	-	-	-
Deferred Outflows of Resources	12,872,684	8,889,882	3,982,802
<b>Total Assets &amp; Deferred Outflow of Resources</b>	<b>\$ 585,896,437</b>	<b>\$ 578,666,199</b>	<b>\$ 7,230,238</b>
<b>LIABILITIES AND NET POSITION</b>			
Accounts Payable	8,161,023	3,989,615	4,171,408
Accrued Salaries & Wages	2,383,894	4,155,714	(1,771,820)
Tenant Security Deposits	1,560,672	1,565,587	(4,915)
Other Liabilities & Deferred Income	8,856,266	9,461,926	(605,660)
<b>Total Current Liabilities</b>	<b>20,961,855</b>	<b>19,172,842</b>	<b>1,789,013</b>
Net Pension Liability	40,659,919	40,659,919	-
Net OPEB Liability	33,182,220	33,182,220	-
Other Long Term Liabilities	5,154,551	2,123,065	3,031,486
Deferred Inflows of Resources	15,099,479	6,698,590	8,400,889
<b>Net Assets</b>			
Investment in capital assets	336,237,730	347,220,281	(10,982,551)
Restricted Net Assets	395,129	247,664	147,465
Unrestricted Net Assets	142,922,513	135,011,328	7,911,185
Net Income Year to Date	(8,716,960)	(5,649,710)	(3,067,251)
<b>Total Net Assets</b>	<b>470,838,412</b>	<b>476,829,563</b>	<b>(5,991,151)</b>
<b>Total Liabilities, Deferred Inflow of Resources &amp; Net Position</b>	<b>\$ 585,896,437</b>	<b>578,666,199</b>	<b>7,230,238</b>

**HAWAII PUBLIC HOUSING AUTHORITY**

**Agency-Wide  
Actual vs Budget**

**For the Month of October 2025, and the 4 Months ended October 31, 2025**

(Amounts in Full Dollars)

	Month of October 2025				Year To Date ended October 31, 2025			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
<b><u>REVENUES</u></b>								
Dwelling Rental Income	2,419,740	2,425,818	(6,078)	0%	9,647,923	9,697,201	(49,277)	-1%
HUD Operating Grants	12,747,864	12,642,804	105,059	1%	51,510,790	50,571,218	939,572	2%
CFP Grant Income	107,649	-	107,649	100%	239,134	-	239,134	100%
COCC Fee Income	473,586	521,622	(48,036)	-9%	1,976,867	2,085,893	(109,026)	-5%
State CIP Fund	-	-	-	0%	205,322	-	205,322	100%
Grant Income	1,624,157	1,190,058	434,099	36%	4,225,656	2,625,950	1,599,706	61%
Other Income	405,193	712,715	(307,522)	-43%	1,689,080	2,851,855	(1,162,775)	-41%
<b>Total Revenues</b>	<b>\$ 17,778,190</b>	<b>17,493,019</b>	<b>285,171</b>	<b>2%</b>	<b>\$ 69,494,771</b>	<b>67,832,116</b>	<b>1,662,655</b>	<b>2%</b>
<b><u>EXPENSES</u></b>								
Administrative	2,371,963	2,611,627	(239,663)	-9%	8,995,383	10,322,357	(1,326,974)	-13%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	410,803	451,302	(40,499)	-9%	1,724,145	1,804,658	(80,513)	-4%
Bookkeeping Fees	62,784	67,344	(4,561)	-7%	252,722	269,329	(16,607)	-6%
Housing Assistance Payments	10,124,210	9,757,764	366,446	4%	39,930,033	39,031,057	898,976	2%
Tenant Services	22,883	17,862	5,022	28%	57,673	71,441	(13,768)	-19%
Utilities	1,196,624	1,300,905	(104,281)	-8%	4,918,609	5,203,620	(285,011)	-5%
Maintenance	2,109,422	2,865,842	(756,420)	-26%	10,453,398	11,536,864	(1,083,466)	-9%
Protective Services	301,106	361,884	(60,779)	-17%	1,450,799	1,447,536	3,263	0%
Insurance	157,978	98,730	59,248	60%	631,929	534,560	97,369	18%
Depreciation Expense	2,015,065	2,015,065	-	0%	8,040,144	8,040,144	-	0%
Bad Debt Expense	(25,949)	152,486	(178,435)	<-100%	827,663	495,661	332,002	67%
General Expenses	68,033	60,510	7,522	12%	929,233	242,041	687,192	>100%
<b>Total Expenses</b>	<b>18,814,922</b>	<b>19,761,322</b>	<b>(946,400)</b>	<b>-5%</b>	<b>78,211,732</b>	<b>78,999,269</b>	<b>(787,537)</b>	<b>1%</b>
<b>Net Income(Loss)</b>	<b>\$ (1,036,732)</b>	<b>(2,268,303)</b>	<b>1,231,572</b>	<b>54%</b>	<b>\$ (8,716,960)</b>	<b>(11,167,153)</b>	<b>2,450,192</b>	<b>22%</b>



**HAWAII PUBLIC HOUSING AUTHORITY**  
**Federal Low Rent Housing Projects**

**Actual vs Budget**

**For the Month of October 2025, and the 4 Months ended October 31, 2025**

(Amounts in Full Dollars)

	Month of October 2025				Year To Date ended October 31, 2025			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
<b><u>REVENUES</u></b>								
Dwelling Rental Income	2,001,723	2,007,017	(5,294)	0%	7,899,944	8,024,647	(124,703)	-2%
HUD Operating Grants	2,491,803	2,360,084	131,719	6%	10,534,160	9,440,336	1,093,824	12%
CFP Grant Income	107,649	-	107,649	100%	239,134	-	239,134	100%
COCC Fee Income	-	-	-	0%	-	-	-	0%
State CIP Fund	-	-	-	0%	202,539	-	202,539	100%
Grant Income	129,652	30,869	98,783	>100%	2,270,807	67,911	2,202,896	>100%
Other Income	93,871	54,415	39,456	73%	355,889	219,794	136,095	62%
<b>Total Revenues</b>	<b>\$ 4,824,698</b>	<b>4,452,385</b>	<b>372,313</b>	<b>8%</b>	<b>21,502,473</b>	<b>17,752,688</b>	<b>3,749,785</b>	<b>21%</b>
<b><u>EXPENSES</u></b>								
Administrative	860,130	980,921	(120,791)	-12%	3,316,571	3,908,603	(592,032)	-15%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	287,924	324,392	(36,468)	-11%	1,162,716	1,297,568	(134,852)	-10%
Bookkeeping Fees	31,508	34,521	(3,014)	-9%	127,065	138,082	(11,017)	-8%
Housing Assistance Payments	352	-	352	100%	4,576	-	4,576	100%
Tenant Services	7,970	16,088	(8,118)	-50%	27,876	64,347	(36,471)	-57%
Utilities	969,145	1,042,033	(72,888)	-7%	4,045,653	4,168,132	(122,479)	-3%
Maintenance	1,648,916	2,232,857	(583,941)	-26%	8,518,140	9,169,316	(651,176)	-7%
Protective Services	283,821	345,990	(62,169)	-18%	1,380,325	1,383,960	(3,635)	0%
Insurance	121,449	78,941	42,508	54%	485,815	408,086	77,729	19%
Depreciation Expense	1,667,328	1,667,328	-	0%	6,670,673	6,670,673	-	0%
Bad Debt Expense	(64,868)	146,575	(211,443)	<-100%	684,328	471,486	212,842	45%
General Expenses	(96,931)	-	(96,931)	-100%	89,732	-	89,732	100%
<b>Total Expenses</b>	<b>5,716,745</b>	<b>6,869,646</b>	<b>(1,152,901)</b>	<b>-17%</b>	<b>26,513,472</b>	<b>27,680,253</b>	<b>(1,166,781)</b>	<b>4%</b>
<b>Net Income(Loss)</b>	<b>\$ (892,047)</b>	<b>(2,417,261)</b>	<b>1,525,214</b>	<b>63%</b>	<b>(5,010,999)</b>	<b>(9,927,565)</b>	<b>4,916,566</b>	<b>50%</b>

**HAWAII PUBLIC HOUSING AUTHORITY**  
**State Low Rent and Elderly Housing Projects**

**Actual vs Budget**

**For the Month of October 2025, and the 4 Months ended October 31, 2025**

(Amounts in Full Dollars)

	Month of October 2025				Year To Date ended October 31 ,2025			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
<b>REVENUES</b>								
Dwelling Rental Income	362,212	344,748	17,464	5%	1,450,319	1,376,342	73,977	5%
HUD Operating Grants	-	-	-	0%	-	-	-	0%
CFP Grant Income	-	-	-	0%	-	-	-	0%
COCC Fee Income	-	-	-	0%	-	-	-	0%
State CIP Fund	-	-	-	0%	2,783	-	2,783	100%
Grant Income	13,544	749,608	(736,064)	-98%	1,977,296	1,738,876	238,420	14%
Other Income	16,350	27,158	(10,808)	-40%	76,557	108,632	(32,075)	-30%
<b>Total Revenues</b>	<b>\$ 392,106</b>	<b>1,121,514</b>	<b>(729,408)</b>	<b>-65%</b>	<b>3,506,955</b>	<b>3,223,850</b>	<b>283,105</b>	<b>9%</b>
<b>EXPENSES</b>								
Administrative	120,899	128,052	(7,153)	-6%	462,466	499,017	(36,551)	-7%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	35,832	36,673	(841)	-2%	145,691	146,133	(442)	0%
Bookkeeping Fees	6,225	6,471	(246)	-4%	25,352	25,832	(480)	-2%
Housing Assistance Payments	-	-	-	0%	-	-	-	0%
Tenant Services	-	442	(442)	-100%	9	1,768	(1,759)	-100%
Utilities	199,951	229,030	(29,079)	-13%	767,443	916,120	(148,677)	-16%
Maintenance	223,578	330,379	(106,801)	-32%	1,008,068	1,154,762	(146,694)	-13%
Protective Services	13,544	8,162	5,382	66%	53,944	32,648	21,296	65%
Insurance	30,273	12,716	17,557	>100%	121,088	98,180	22,908	23%
Depreciation Expense	271,406	271,406	-	0%	1,064,393	1,064,393	-	0%
Bad Debt Expense	38,919	5,911	33,008	>100%	143,335	24,175	119,160	>100%
General Expenses	-	-	-	0%	-	-	-	0%
<b>Total Expenses</b>	<b>940,627</b>	<b>1,029,242</b>	<b>(88,615)</b>	<b>-9%</b>	<b>3,791,789</b>	<b>3,963,028</b>	<b>(171,239)</b>	<b>4%</b>
<b>Net Income(Loss)</b>	<b>\$ (548,521)</b>	<b>92,272</b>	<b>(640,793)</b>	<b>&lt;-100%</b>	<b>(284,835)</b>	<b>(739,178)</b>	<b>454,343</b>	<b>61%</b>



**HAWAII PUBLIC HOUSING AUTHORITY**

**Housing Rental Assistance Programs**

**Actual vs Budget**

**For the Month of October 2025, and the 4 Months ended October 31, 2025**

(Amounts in Full Dollars)

	Month of October 2025				Year To Date ended October 31, 2025			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
<b><u>REVENUES</u></b>								
Dwelling Rental Income	-	-	-	0%	-	-	-	0%
HUD Operating Grants	10,256,061	10,282,720	(26,660)	0%	40,976,630	41,130,882	(154,252)	0%
CFP Grant Income	(0)	-	(0)	-100%	(0)	-	(0)	-100%
COCC Fee Income	-	-	-	0%	-	-	-	0%
State CIP Fund	-	-	-	0%	-	-	-	0%
Grant Income	350,353	294,033	56,320	19%	700,705	588,067	112,638	19%
Other Income	33,829	22,321	11,508	52%	178,787	89,284	89,502	>100%
<b>Total Revenues</b>	<b>\$ 10,640,243</b>	<b>10,599,075</b>	<b>41,168</b>	<b>0%</b>	<b>41,856,122</b>	<b>41,808,233</b>	<b>47,889</b>	<b>0%</b>
<b><u>EXPENSES</u></b>								
Administrative	467,125	399,251	67,873	17%	1,586,647	1,565,572	21,075	1%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	87,046	90,237	(3,191)	-4%	415,738	360,957	54,781	15%
Bookkeeping Fees	25,051	26,352	(1,301)	-5%	100,305	105,415	(5,110)	-5%
Housing Assistance Payments	10,123,858	9,757,764	366,094	4%	39,462,982	39,031,057	431,925	1%
Tenant Services	14,913	111	14,802	>100%	29,780	442	29,338	>100%
Utilities	4,853	3,962	891	22%	18,238	15,850	2,388	15%
Maintenance	1,306	1,479	(173)	-12%	5,365	5,916	(551)	-9%
Protective Services	746	680	66	10%	3,724	2,720	1,004	37%
Insurance	1,592	2,426	(834)	-34%	6,367	9,704	(3,338)	-34%
Depreciation Expense	4,309	4,309	-	0%	17,236	17,236	-	0%
Bad Debt Expense	-	-	-	0%	-	-	-	0%
General Expenses	234,152	60,357	173,795	>100%	806,180	241,428	564,752	>100%
<b>Total Expenses</b>	<b>10,964,952</b>	<b>10,346,929</b>	<b>618,023</b>	<b>6%</b>	<b>42,452,562</b>	<b>41,356,297</b>	<b>1,096,265</b>	<b>-3%</b>
<b>Net Income(Loss)</b>	<b>\$ (324,708)</b>	<b>252,146</b>	<b>(576,855)</b>	<b>&lt;-100%</b>	<b>(596,440)</b>	<b>451,936</b>	<b>(1,048,376)</b>	<b>&lt;-100%</b>

**HAWAII PUBLIC HOUSING AUTHORITY**

**Central Office Cost Center**

**Actual vs Budget**

**For the Month of October 2025, and the 4 Months ended October 31, 2025**

(Amounts in Full Dollars)

	Month of October 2025				Year To Date ended October 31, 2025			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
<b><u>REVENUES</u></b>								
Dwelling Rental Income	-	-	-	0%	-	-	-	0%
HUD Operating Grants	-	-	-	0%	-	-	-	0%
CFP Grant Income	-	-	-	0%	-	-	-	0%
COCC Fee Income	473,586	521,622	(48,036)	-9%	1,976,867	2,085,893	(109,026)	-5%
State CIP Fund	-	-	-	0%	-	-	-	0%
Grant Income	34,108	115,548	(81,440)	-70%	149,452	231,096	(81,644)	-35%
Other Income	244,528	608,813	(364,285)	-60%	1,008,944	2,434,110	(1,425,166)	-59%
<b>Total Revenues</b>	<b>\$ 752,222</b>	<b>1,245,983</b>	<b>(493,761)</b>	<b>-40%</b>	<b>3,135,263</b>	<b>4,751,099</b>	<b>(1,615,837)</b>	<b>-34%</b>
<b><u>EXPENSES</u></b>								
Administrative	900,426	1,082,480	(182,054)	-17%	3,466,996	4,267,849	(800,852)	-19%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	-	-	-	0%	-	-	-	0%
Bookkeeping Fees	-	-	-	0%	-	-	-	0%
Housing Assistance Payments	-	-	-	0%	-	-	-	0%
Tenant Services	-	1,221	(1,221)	-100%	9	4,884	(4,876)	-100%
Utilities	9,731	11,841	(2,110)	-18%	36,275	47,364	(11,089)	-23%
Maintenance	228,951	284,717	(55,765)	-20%	881,936	1,141,228	(259,292)	-23%
Protective Services	2,994	3,052	(58)	-2%	12,805	12,209	596	5%
Insurance	2,873	3,149	(276)	-9%	11,491	12,595	(1,103)	-9%
Depreciation Expense	12,599	12,599	-	0%	50,147	50,147	-	0%
Bad Debt Expense	-	-	-	0%	-	-	-	0%
General Expenses	(69,189)	153	(69,342)	<-100%	33,321	613	32,708	>100%
<b>Total Expenses</b>	<b>1,088,384</b>	<b>1,399,212</b>	<b>(310,827)</b>	<b>-22%</b>	<b>4,492,980</b>	<b>5,536,889</b>	<b>(1,043,909)</b>	<b>19%</b>
<b>Net Income(Loss)</b>	<b>\$ (336,162)</b>	<b>(153,228)</b>	<b>(182,934)</b>	<b>&lt;-100%</b>	<b>(1,357,718)</b>	<b>(785,790)</b>	<b>(571,928)</b>	<b>-73%</b>



**Hawaii Public Housing Authority**  
**Summary of Capital Funds**  
as of 10/31/2025

**FEDERAL: Capital Fund Program (CFP)**

Grant Number	Grant Award	Budgeted Expenditures	Obligated Amount	Actual Expenditures	Actual Exp / Award
HI08P001501-20	13,799,958	13,799,958	13,799,958	7,376,980	53%
HI08P001501-21	13,912,038	13,912,038	13,912,038	7,657,536	55%
HI08P001501-22	15,037,163	15,037,163	15,037,163	5,642,633	38%
HI08P001501-23	14,891,053	14,891,053	14,891,053	6,062,807	41%
HI08P001501-24	15,384,579	15,384,579	11,591,805	0	0%
HI08P001501-25	15,407,155	15,407,155	6,492,504	0	0%
CFP Totals	88,431,946	88,431,946	75,724,521	26,739,955	30%

**STATE: Capital Improvement Program (CIP)**

Fiscal Year	MOF	Appropriation	Budgeted Expenditures	Encumbered Amount	Actual Expenditures	Actual Exp / Appropriation
FY 13-14	B	45,000,000	45,000,000	45,000,000	44,371,500	99%
FY 14-15	B	26,500,000	26,500,000	26,500,000	25,481,065	96%
FY 15-16	B	5,000,000	5,000,000	4,149,000	3,947,823	79%
FY 16-17	B/G	35,710,000	35,477,313	34,856,413	33,158,790	93%
FY 17-18	B	20,475,000	20,458,558	20,458,558	20,102,519	98%
FY 18-19	B	26,000,000	24,474,598	24,469,798	20,847,230	80%
FY 19-20	B	20,000,000	20,000,000	18,216,661	12,857,335	64%
FY 20-21	B	8,185,000	8,185,000	6,160,046	4,258,715	52%
FY 21-22	B	10,625,000	10,625,000	1,435,884	168,888	2%
FY 22-23 ACT 253 Vacant	G	5,000,000	5,000,000	5,000,000	4,823,426	96%
FY 22-23	B	20,350,000	20,350,000	16,079,545	3,237,508	16%
FY 23-24	B/G	24,400,000	24,400,000	16,284,449	9,093,961	37%
FY 24-25 Non-Development	G	10,500,000	10,500,000	10,500,000	6,705,176	64%
FY 24-25	B/G	25,800,000	25,800,000	3,797,635	367,155	1%
FY 25-26	B	10,000,000	0	0	0	0%
<b>CIP Totals</b>		<b>293,545,000</b>	<b>281,770,469</b>	<b>232,907,989</b>	<b>189,421,092</b>	<b>65%</b>

### III. Procurement

#### A. Solicitation(s) Issued in November 2025:

- Solicitation No. Q26001103  
Process Server Services for Oahu and Hawaii Island  
*Quote Due Date:* November 25, 2025
- Solicitation No. IFB-PMB-30-2025  
Furnish Preventive Maintenance Services and Repairs to Elevators At Various Low Income Public Housing Properties Under Asset Management Project 30, 34, 35 and the Ka Hale O Kamehaikana Community Resource Center on Oahu  
*Bid Due Date:* December 1, 2025
- Solicitation No. RFP-ITO-26-2025  
Provision of Cloud-Based Public Housing Management Software Platform  
*Proposal Due Date:* January 9, 2026

#### B. Contract(s) Executed in November 2025:

1. Gordon Mechanical LLC
  - *Contract No.:* CMS 25-32
  - *Purpose:* Provide Design-Build Services for Replacement of Fire Pumps at Kamalu and Hoolulu (MU 42) on Oahu
  - *Completion Date:* 210 Calendar Days from NTP
  - *Total Contract Amount:* \$138,567.98
2. Group 70 International, Inc. dba G70
  - *Contract No.:* CMS 25-10-SC01
  - *Purpose:* Provide Additional Design and Consultant Services for ADA, Life Safety, Site and Building Improvements at Pumehana (AMP 35) on Oahu
  - *End Date:* November 17, 2029
  - *Supplemental Contract Amount:* \$50,17.84
  - *Total Contract Amount:* \$1,364,618.84
3. Artistic Builders Corporation
  - *Contract No.:* CMS 25-01-SC03
  - *Purpose:* No-Cost Time Extension of 90 Calendar Days to Continue to Provide Labor, Material, and Equipment for Repair of 15 Vacant Units at Hale Hoonanea, Kekaha Haaheo, Eleee Homes, Kawailehua – State, Kawailehua – Federal, Kapaa, and Hale Nana Kai O Kea (AMP 38) on Kauai



- *Completion Date:* January 15, 2026
  - *Supplemental Contract Amount:* n/a
  - *Total Contract Amount:* \$3,676,437.58
4. Diede Construction, Inc.
- *Contract No.:* CMS 23-14-SC03
  - *Purpose:* No-Cost Time Extension of 180 Calendar Days to Continue to Provide Labor, Material, and Equipment for Modernization of Palolo Valley Homes (AMP 50), Phase 4 on Oahu
  - *Completion Date:* May 14, 2026
  - *Supplemental Contract Amount:* n/a
  - *Total Contract Amount:* \$12,773,346.44
5. Sapigao Construction Inc.
- *Contract No.:* CMS 21-02-SC09
  - *Purpose:* Provide Additional Labor, Material, and Equipment for Site and Building Improvements at Hale Poai (MU 42) on Oahu
  - *Completion Date:* February 20, 2026
  - *Supplemental Contract Amount:* \$59,237.00
  - *Total Contract Amount:* \$22,293,169.72
6. Brown and Caldwell & Subs dba Brown and Caldwell
- *Contract No.:* CMS 19-18-SC05
  - *Purpose:* No-Cost Time Extension of 180 Calendar Days to Continue to Provide Design and Consultant Services for Upgrade to Emergency Generators at Makua Alii, Paoakalani, Kalakaua Homes (AMP 34), Punchbowl Homes, Kalanihuia (AMP 35), Hoolulu, Kamalu, and Laiola (MU 42) on Oahu
  - *End Date:* January 22, 2026
  - *Supplemental Contract Amount:* n/a
  - *Total Contract Amount:* \$540,388.00
7. Garden Isle Disposal, Inc.
- *Contract No.:* PMB 25-09
  - *Purpose:* Provide Refuse Collection Services at Kawailehua – State and Kawailehua – Federal (AMP 38) on Kauai
  - *End Date:* August 31, 2026
  - *Total Contract Amount:* \$63,525.02
8. Island Refuse, Inc.
- *Contract No.:* PMB 24-06-SC01
  - *Purpose:* Continue to Provide Refuse Collection Services at Kahale Mua – State and Kahale Mua – Federal (AMP 39) on Molokai
  - *End Date:* August 31, 2026
  - *Supplemental Contract Amount:* \$72,800.00

- *Total Contract Amount:* \$142,059.84

9. Pural Water Specialty Co., Inc.

- *Contract No.:* PMB 22-03-SC03
- *Purpose:* Continue to Provide Preventive Maintenance Services for Gas Water Heaters at Punchbowl Homes (AMP 35) on Oahu
- *End Date:* August 31, 2026
- *Supplemental Amount:* \$6,775.86
- *Total Contract Amount:* \$25,942.34

C. Planned Solicitation and Contract Activities for December–January 2026

*Upcoming Solicitations:*

- *Request for Quotes:* Roof Repair Services at AMP 34 on Oahu
- *Request for Quotes:* Tree Trimming Services at AMP 34
- *Request for Quotes:* Preventive Maintenance Services to Emergency Generators at AMP 30, AMP 34, AMP 35, and MU 42 on Oahu
- *Invitation for Bids:* Landscape and Grounds Maintenance Services at AMP 38 on Kauai
- *Invitation for Bids:* Preventive Maintenance and Repair Services to Fire Prevention Systems at Various Properties Under AMP 30, AMP 34, AMP 35, and MU 42 on Oahu
- *Invitation for Bids:* Laundry Services for AMP 34, AMP 35, AMP 44, and AMP 49 on Oahu

Planned Contracts:

Execute New/Supplemental Contracts for various services on an ongoing basis as determined necessary and in the best interest of the State. Contract extensions may include services such as property management, preventive maintenance, security, refuse collection, and custodial services.

## IV. Development

A. School Street Elderly Housing Redevelopment

Vertical construction continues to progress smoothly with no anticipated delays. As of the end of November, construction is approximately 53% complete. Vertical construction is expected to top off in Q1 2026.

B. Kuhio Park Terrace Low-Rises and Kuhio Homes Redevelopment

Construction has kicked off and is currently 2% complete. The construction fencing is progressing, building abatement work has started, and utility relocations continue to progress.

C. Ka Lei Momi – Mayor Wright Homes

- Phase 1A - Design:
  - The 90% Construction Documents (CD) set was issued in August.
  - The Civil permit application was accepted.
  - The building permit application was accepted in September.
  - The permit was submitted under a superstructure permit strategy.
  - The Structural code review is approved.
- Phase 1B - Design:
  - The 90% CD set was issued at the end of October.
  - The Civil permit application was submitted.
  - The building permit application submittal is expected in early December.
  - The permit will be submitted under a superstructure permit strategy.
- NEPA
  - The Request for Release of Funds (RROF) package was submitted to HUD on October 1st.
  - The Authority to Use Grant Funds (AUGF) was expected the week of October 20<sup>th</sup> but has been delayed due to the federal government shutdown. The AUGF is now expected December 5th.
- Section 18
  - We are still awaiting HUD's review and the SAC approval letter; however, this is delayed due to the government shutdown.
  - The team is now preparing a Tenant Protection Voucher application for HUD.

D. Ka Lei Momi – Kapaa Homes

- Design: The 100% Architectural Design Development (DD) set has been issued, and the full DD set is expected by December 19. The 90% (CDs) are expected in Q1 2026, with permit submittal planned for February 2026.
- HUD: Architectural review sign-off is expected on all architectural review items by early January.



- Section 18: Application submittal is expected in Q1 2026 (pending NEPA Finding of No Significant Impact (FONSI) determination and publishing).
- NEPA
  - Section 106: We are awaiting receipt of a “No Adverse Effect” determination from SHPD (submitted determination request in May 2025).
  - Draft NEPA EA: The FONSI Notice of Intent to Request Release of Funds (NOI/RROF) will be published upon receiving SHPD’s “No Adverse Effect” determination.

E. Ka Lei Momi – Kaahumanu Homes Phase 1

- Financing: The team is preparing to submit an updated financing application to HHFDC Q1 2026.
- NEPA
  - The Section 106 consultation period is complete and is pending SHPD’s response. SHPD has confirmed it is under review.
  - The FONSI is still on track for Q1 2026.
- Design: Architectural Schematic Designs (SDs) continue to progress with 100% SDs and still await final subconsultant review and input.

F. Ka Lei Momi – Lanakila Homes

- Financing: The team is preparing to submit an updated financing application to HHFDC Q1 2026.
- NEPA: The NEPA EA is completed and submitted to the Governor. The FONSI & NOI/RROF were published on November 7, and the comment period ended on November 24. Final updates to the Environmental Review Record (ERR) are underway.
- Design: Architectural SDs with 100% SDs are now complete and have been reviewed by the HPHA.

G. Ka Lei Momi – Alternate Sites

- Initial fit tests have been completed for Hale Nana Kai Okea and Kekaha Haaheo, with other master planning studies underway.
- Master planning analysis for the Lokahi and Hale Olaola will be in Q4 2025/Q1 2026.

## **V. Property Management and Maintenance Services Branch**

In November, HPHA managed 15 move-ins and 16 move-outs across its properties. Throughout the month, HPHA completed 293 annual reexaminations, 155 interim reexaminations, and facilitated 13 new admissions for tenants, ensuring efficient operations and compliance with occupancy standards.

### **A. Contract Monitoring**

HPHA completed 14 site visits for contract monitoring, including 5 site visits for refuse collection, 2 site visits for security services, 6 site visits for elevator services, and 1 site visits for laundry services. HPHA continues to refine its contract-monitoring programs and increase on-site monitoring for services, including laundry services, property-management services, maintenance and resident services, and elevator-maintenance services. The branch monitoring is used to supplement AMP monitoring of contracted services.

### **B. Vacant Unit Contracts**

87 vacant units have been completed as of November 2025.

### **C. Tenant Accounts Receivable**

There is currently approximately \$3.7 million owed to the HPHA by former tenants. Most of the outstanding balance is attributable to unpaid rent. However, the balance can also include other costs tenants are responsible for, such as charges related to late-rent fees and tenant-caused unit damages.

The HPHA actively pursues collection of outstanding balances. Accounts that remain unpaid are referred to the Hawaii Department of the Attorney General for collection efforts, which may include intercepting tax refunds and garnishing wages.

### **D. Hearings**

The HPHA held nine Federal eviction hearings, which were all for rent delinquency. The HPHA held no State eviction hearings. The Federal hearings resulted in five evictions with a ten-business day cure, three continuances, and one notices to vacate.

The HPHA held one Section 8 informal hearing, regarding a program termination. Section 8's decision was affirmed.

## **VI. Construction Management**

### **A. Program Activities and Major Projects:**

#### **Vacant Units Undergoing Modernization:**

Total Units: 316 vacant units are under the Construction Management Branch as of November 28, 2025, including 47 state units and 269 federal units. 139 units are undergoing modernization, and 177 units are covered under the Emergency Proclamation (EP).

#### **Breakdown by County:**

- O'ahu: 196 units (124 EP vacant units)
- Maui: 77 units (22 EP vacant units, 43 casualty loss)
- Hawaii: 19 units (7 EP vacant units)
- Kauai: 24 units (24 EP vacant units)

Vacant units are actively under construction across Oahu, Kauai, Molokai, and Hawaii. Phase 4 vacant units are now being completed. Budget and Finance (B&F) has released \$5M in the G-24-403-K and the \$10M from the recent Legislative Session, allowing some of Phase 5 vacant units to start. The Phase 5 vacant units that are proposed for the \$10M appropriation are currently being re-evaluated as the proposals exceed the \$10M appropriation.

Vacant units of AMPs 31, 32, and 33 are being prioritized to prepare units for relocation for the first phase of the upcoming Mayor Wright Homes development.

### **B. Multi-Site Projects:**

#### **Emergency Generators Upgrade (AMPs 34, 35 and 42)**

Repairs to Laiola, Kamalu and Hoolulu emergency generators are complete. Work has started on the Kalakaua Homes generator replacement.

### **C. State Elderly Projects (MU 42):**

- Hale Poai – Site and Building Improvements: Phase 9 work has started and is scheduled to be completed in September 2026.
- Hoolulu and Kamalu – Fire Alarm System Upgrade: The Contractor is progressing well and is approximately 85% complete at Hoolulu. Kamalu started on November 13, 2025.



Replacement of two fire pumps: The preconstruction meeting was held on November 21, 2025. Long lead items are on order.

- Laiola Reroofing, Repairs, and Site Improvements: The Invitation For Bids (IFB) has been posted to the Hawaii Awards & Notices Data System (HANDS). The first and second addenda have been issued, and the bid opening is scheduled for December 1, 2025.

D. Oahu Projects:

- Emergency Proclamation Phase 5 Vacant Units contracts at AMP 31, 32, 33, 34, and 35—with additional units being requested by the AMP for vacant unit repair, the cost exceeds the funds available. CMB is currently re-evaluating all units before proceeding with repair.
- AMP 31: Kalihi Valley Homes (KVH) Community Center Demolition – The consultant is working to complete the demolition drawings for building permit submission. An Environmental Assessment (EA) is required for the Department of Housing and Urban Development, HUD, and Section 18 Demolition application. The EA contract is currently being executed.

Puahala Homes Reroof and Plumbing Repairs – The reroofing of buildings 6, 10, 13, and 15 has been satisfactorily completed. The final payment has been issued, and this project is closed.

Hauiki Homes – Site and Building Modernization. A consultant has been selected, and their fee proposal is currently being evaluated.

Puahala Homes Major Modifications – The consultant has been contracted. Details on phasing of the improvements is dependent on updated topography mapping at the adjacent housing development interface.

- AMP 34: Makua Alii Plumbing and Building Repairs – A consultant has been selected, and the negotiation with the top consultant has started.
- AMP 40: Kuhio Homes Lead Removal – The project is expected to go out to bid in early 2026.

E. Hawai'i County Projects:

- Hale Aloha O Puna and Pomaika'i Improvements: Radon testing has been completed in Phase 2 (Buildings 4 & 5 = 8 units). Inclement

weather has been delaying the project. The Phase 2 final inspection has been rescheduled to December 22, 2025.

- AMP 43: Kaimalino Site and Accessibility Upgrades – Selective demolition and hazmat abatement are ongoing along with Certified Industrial Hygienist conducting air-quality monitoring while hazmat abatement is in progress. Sitework, tree trimming, tree removal, perimeter fencing, and landscaping are ongoing.

F. Maui County Projects (AMP 39):

- David Malo Circle and Pi'ilani Homes Demolition: The pre-construction meeting was held on September 18, the Notice to Proceed is pending the approval of the permit. The Section 18 application for the Demolition of the remaining standing buildings from the Lahaina fire is being submitted to the Department of Housing and Urban Development (HUD) for approval.
- Kahekili Terrace Utility Improvements: Supplemental Contract to replace all the obsolete electrical panels has been executed and the additional work is underway. The Maui Building Department issued a second round of comments that are being addressed.

G. Kaua'i County Projects (AMP 38): 'Ele'ele Building and Site Improvements: The building permit is nearing approval. The consultant is working on the bid package.

## VII. Section 8 Subsidy Program Branch

- A. HPHA manages the Housing Choice Voucher Program (HCV), Project Based Voucher Program (PBV), Veteran's Affairs Supportive Housing (VASH), Non-Elderly Disabled Vouchers (NED), Mainstream Vouchers (MS), Performance Based Contract Administration (PBCA), State Rent Supplement Program (RSP), and Family Self-Sufficiency (FSS) Program.

HPHA expended a total of \$5,211,644 in housing assistance payments (HAP) to private landlords on behalf of \$3,098 voucher holders, including 447 VASH families assisted with \$463,927 HAP.

HPHA leased a total of 210 vouchers for MS, EHV, and Port-ins, with total HAP disbursements of \$289,952.

B. Inspections update:

November 2025	
National Standards for the Physical Inspection of Real Estate (NSPIRE) Inspections	26
NSPIRE Inspections Failed	11
Quality Control Inspections	0
<b>Total Inspections completed from 11/1/2025 to 11/25/2025</b>	26
Total Rent comparable requests received	80
Approved	78
Denied	2

Landlords are provided 30 days to correct failed items during the annual inspection. Failed items are generally easy to fix. Historically, failed inspections have not been a cause for landlords to end program participation. Landlords have reported positive feedback to inspections, as tenants do not always properly report issues with the unit.

C. Family Self Sufficiency (FSS) Program:

The FSS Program continues to offer employment case management, resources, and escrow savings to its 28 active participants. During the month of November 2025, the FSS program had 1 new enrollment and 1 discharge. The current total number of Section 8 graduates is 162, and the total number of LIPH graduates is 32 since the program's inception. Currently, there are 9 of 24 Section 8 participants and 1 of 4 LIPH participants eligible to receive monthly escrow credits. The total monthly escrow deposits for October 2025 totaled \$3,694.00.

D. Rent Supplement Program (RSP):

RSP made a payment of \$81,301 to 188 families. New lease-ups for transfers and late ARs were paid \$5,622. Actual payments for November 2025 were \$80,818 for 176 families.

Catholic Charities administered Kupuna and family RSP and made a payment of \$229,948.94 to 561 families. The Kupuna Rent Supplement Program consists of 261 families.



## **VIII. Compliance Office**

### Program Activities for November 2025

HPHA continues its active review of programs to ensure alignment with Federal and State requirements, as well as agency and Board policies and procedures.

- For November 2025, HPHA's Reasonable Accommodation/Modification Request statistics were:

- 48 - New & Re-Activated Requests
- 52 - Decisions Issued
- 50 - Outstanding Requests as of November 26, 2025

- Fair Housing Queries & Training:

HPHA receives and responds to questions and complaints related to Fair Housing from tenants and non-tenants. Non-tenants are directed to appropriate agencies and entities. Tenant questions and complaints are directed to the appropriate HPHA division for assistance and resolution.

- Construction Report Reviews are reviewed to identify and address any ADA or compliance-related issues.
- Declaration of Trust Documentation:

The Declaration of Trust and Declaration of Restrictive Covenants (DOT/DORC) are legal instruments granting HUD an interest in public housing property. They provide public notice that the public housing property must be operated in accordance with all federal public housing requirements, including the requirement not to convey or otherwise encumber the public housing property unless expressly authorized by federal law and/or HUD. Updating our DOT/DORC documents was an ongoing project, which is now complete. Our DOT/DORC filings with the Bureau of Conveyances are now up to date.

## **IX. Human Resources**

### Staffing Summary

Filled Positions (FTW):	302
Tenant Aide Program:	17
Vacancies:	77

A. Recruitment

HPHA conducted interviews and made hiring decisions across multiple positions, including Housing Development Specialists, Housing Contract Specialist (Goods and Services), IT Band B Analyst IV, Procurement and Supply Specialist III, Public Housing Specialist I, Account Clerk IV, Administrative Assistant I, Social Service Aide IV, Account Clerk II, Office Assistant III (89 day), Carpenter, Building Maintenance Worker I, Housing General Laborer IIs, General Laborer I, and Tenant Aides.

B. Career Development

HPHA will continue to explore other career fairs for 2026, such as participating in the military post statewide participating in various job fairs for Hilo, Maui, and Kauai.

Continue to work with DHRD/HR in reviewing various civil service classifications and specifications to update position descriptions to ensure adequate compensation for the duties staff perform. HR is currently reviewing duties for the Section 8 Housing Quality Inspectors levels I, II, and III.

C. Training Programs

HPHA conducted various training sessions for staff, including the DHS Leadership Training, the HDLI 2025 20th Annual General Counsel Forum, Bloodborne Pathogen, Ergonomics, First Aid, CPR, and AED.

D. Workers Compensation/Safety

HPHA recorded one (1) injury incident from AMP 39 with 5 days lost time.

Seven (7) employees were on Temporary Total Disability (TTD) for the entire month of November. Each was out for 18 working days (not including the two holidays).

Two (2) employees were on Temporary Total Disability (TTD) during the first half of November. One (1) employee returned to full duty on 11/17/25 at AMP 35, and one (1) employee from AMP 30 is expected to return to light duty at the DHS/Social Services Division (start date pending DHS-HR confirmation).

One (1) employee was on Temporary Partial Disability for the entire month of November.

One (1) claim closed from AMP 34 on 11/14/25.

The Human Resources Office will hold the first safety committee meeting tentatively scheduled for January/February. This will be on a quarterly basis, with representatives from AMPs and staff offices required to attend.