

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF
BOARD OF DIRECTORS MEETING
1002 North School Street, Building A
Honolulu, Hawaii 96817
Thursday, February 19, 2026
9:00 a.m.**

AGENDA

**THIS MEETING WILL BE HELD VIA ZOOM (INTERACTIVE AUDIO VISUAL
CONFERENCE TECHNOLOGY) OR TELECONFERENCE CALL (AUDIO-ONLY
COMMUNICATION) AND AT 1002 NORTH SCHOOL STREET, BUILDING A,
HONOLULU, HI 96817**

Viewing/Participating in the Meeting:

Zoom: The public may participate in the Board meeting as it happens via Zoom (a free video conferencing service to hold virtual meetings online) by clicking on this link: <https://us06web.zoom.us/j/8166551024?pwd=V1QwWnc3aE96bkxmeTI4V0tlekhkZz09&omn=83620761291> When prompted, enter the Meeting ID: 816 655 1024 and the Password: 9dn9C3

Alternatively, the public may also participate via telephone by calling: 1-669-900-6833. When prompted, callers should enter the Meeting ID: 816 655 1024 and the Password: 9dn9C3. We request that meeting participants change the display on their device to show their first and last name to expedite rollcall. Please keep in mind that many devices will display your cellphone number if not changed.

If the Hawaii Public Housing Authority (HPHA) loses internet or Zoom connection during the meeting where audiovisual communication cannot be maintained with all participating Board members and quorum is lost, the meeting will automatically be recessed for 30 minutes to restore audiovisual communication. **Audio-Only Communication:** If the attempt to restore audiovisual communication is unsuccessful, all Board members, staff, the public may continue to participate in the Board meeting via teleconference call by calling 1-862-799-9759, whereby audio-only communication will be established for all participants and the meeting will continue. When prompted, callers outside of the United States should enter the Access Code: 8232649.

Physical Meeting Location:

The public may also attend the meeting at 1002 North School Street, Building A, Honolulu, HI 96817, which will be connected via Zoom to the remote meeting. At this time, no Board members are scheduled to be physically present at this location.

Providing/Submitting Testimony – Written, Oral, Audiovisual:

Interested persons can submit written testimony in advance of each meeting that will be distributed to the Board members prior to the meeting. Written testimony should indicate the relevant agenda item. Submit written testimony via email to rochelle.k.kepaa@hawaii.gov or via postal mail to the Hawaii Public Housing Authority at P.O. Box 17907, Honolulu, HI 96817. We request written testimony be submitted no later than 48 hours prior to the scheduled meeting to ensure that the testimony may be distributed to the Board prior to the meeting. Late written testimony will be distributed to the Board at the meeting and retained as part of the record and distributed to the Board members as soon as practicable, but we cannot ensure they will receive it with sufficient time for review prior to decision-making on the agenda item in question.

The Board will also consider public testimony given at the meeting on any item relevant to this agenda. Pursuant to Section 92-3, Hawaii Revised Statutes, and Section 17-2000-18, Hawaii Administrative Rules, the Board may limit public testimony to three minutes per agenda item and shall only accept oral testimony related to items on the agenda.

Individuals may submit oral testimony during the meeting by sending an email request to rochelle.k.kepaa@hawaii.gov no later than Tuesday, February 17, 2026, or by using the “Raise Hand” feature in Zoom, or by simply announcing/identifying themselves when the item they want to testify about during the public testimony portion of the meeting is opened. Individuals may also provide audiovisual oral testimony by using the “Raise Hand” feature in Zoom, clicking the “Unmute” icon to talk, and clicking the “Start Video” icon to turn camera on.

Executive Session: If or when the Board of Directors enter executive session, all non-Board members will be moved to the virtual waiting room by the HPHA. Individuals are welcome to wait in the virtual waiting room and will be readmitted to the meeting at the end of the executive session.

I. CALL TO ORDER/ESTABLISHING QUORUM

II. APPROVAL OF MINUTES

Regular Meeting Minutes, January 28, 2026

III. DISCUSSION AND/OR DECISION MAKING

- A To: **(1)** Adopt Emergency Rules Pursuant to Section 91-3, Hawaii Revised Statutes, Entitled “Hawaii Public Housing Authority Emergency Rules Relating to Eviction”, Which Suspends Sections 17-2020-33 and 17-2028-59, Hawaii Administrative Rules, and Amends the Standards for the

Proposed Termination of a Rental Agreement and Non-Curable Violations for the Purposes of Addressing the Significant Increase in Criminal Activity at Federally Assisted Public Housing Properties as Follows:

- (a) Provide That the Following Violations are to be Considered Non-Curable by the Eviction Board:
 - (i) Any Conduct on any of the Authority's Properties that Threaten or Could Threaten the Health or Safety of Other Residents, the Authority's Employees or Representatives, or Other Individuals on a Property or that Damages the Authority's Property Itself;
 - (ii) Any Criminal Activity on any of the Authority's Properties that Threatens or Could Threaten the Health, Safety, or Right to Peaceful Enjoyment of Other Residents, the Authority's Employees or Representatives, or Other Individuals on a Property or that Damages the Authority's Property Itself;
 - (iii) Where any Family Member has been Convicted of a Felony During the Term of the Tenancy, Including but not Limited to Felonies Involving Violence, Threats of Violence, Weapons, Sexual Offenses, Crimes Against Persons, Crimes Against Property, Offenses Involving the Authority's or a Resident or Tenant Association's Property or Funds, or any Other Felony that Threatens, or that Could Threaten the Health, Safety, or Peaceful Enjoyment of the Premises by Others;
 - (iv) Any Property Damage, Regardless of Whether Such Damage Threatens or Could Threaten the Health or Safety of Other Residents, the Authority's Employees or Representatives, or Other Individuals, Which Requires Repair at a Projected Cost Which Exceeds 60% of a Household's Adjusted Income or Which the Household Cannot Pay Off in Six Months if the Household has No Income;
 - (v) Any Violation Where the Family Allows an Individual, Who They Know or Should Have Known to be Trespassed from the Property, to Visit or Stay on the Property or in the Unit During the Trespass Period;
 - (vi) Any Violation Where at the Time of Admission, Reexamination, Interim or at Any Other Time, the Family has Submitted False Information or has Withheld Valuable Information or has Made Willful Misstatements; and
 - (vi) Any False Statement or Misrepresentation by a Household During any Authority Grievance or Eviction Hearing that Affects or Could Reasonably Affect the Hearing Decision; and
- (b) Provide That the Authority May Terminate a Rental Agreement When a Tenant, a Member of the Tenant's Household, or Any Guest or Other Person Under the Tenant's Control:

- (i) Engages in the Illegal Use of a Drug or Gives the Authority Reasonable Cause to Believe that the Illegal Use (or Pattern of Illegal Use) of a Drug or Abuse (or Pattern of Abuse) of Alcohol may Interfere with the Health, Safety, or Right to Peaceful Enjoyment of Any Authority Property by Other Tenants;
- (ii) Engages in Any Criminal Activity on Any of the Authority's Properties That Threatens or Could Threaten the Health, Safety, or Right to Peaceful Enjoyment of Other Residents, the Authority's Employees or Representatives, or Other Individuals on a Property or that Damages the Authority's Property Itself;
- (iii) Engages in Any Drug-Related Criminal Activity on or Near Any Authority Property as Determined by the Authority;
- (iv) Engages in Conduct on Any of the Authority's Properties that Threatens or Could Threaten the Health or Safety of Other Residents, the Authority's Employees or Representatives, or Other Individuals on a Property or That Damages the Authority's Property Itself;
- (v) Has Been Convicted of a Felony During the Term of the Tenancy, Including but not Limited to Felonies Involving Violence, Threats of Violence, Weapons, Sexual Offenses, Crimes Against Persons, Crimes Against Property, Offenses Involving the Authority's or a Resident or Tenant Association's Property or Funds, or Any Other Felony That Threatens, or That Could Threaten, the Health, Safety, or Peaceful Enjoyment of the Premises by Others;
- (vi) Allows an Individual, Who They Know or Should Have Known to be Trespassed from the Property, to Visit or Stay on the Property or in the Unit During the Trespass Period; and
- (vii) Furnishes False or Misleading Information During any Authority Grievance or Eviction Hearing That Affects or Could Reasonably Affect the Hearing Decision; and

(2) Authorize the Executive Director to Undertake All Actions Necessary to Implement These Emergency Rules

* * *

The proposed emergency rules, entitled “Hawaii Public Housing Authority Emergency Rules Relating to Eviction” may be viewed on the internet on or about February 14, 2026, on the HPHA’s website at <https://www.hpha.hawaii.gov/about-the-hpha/hpha-policies-rules/>.

The proposed emergency rules may also be viewed at the HPHA’s Main Administrative Office located at 1002 North School Street, Building E, Honolulu, Hawaii 96187, from 7:45 a.m. to 4:30 p.m., Monday through Friday, except

holidays. Interested persons may request a copy of the proposed emergency rules be mailed to them by calling (808) 832-4690 or by emailing a request to hpha@hawaii.gov

- B. To: **(1)** Approve the Predevelopment Budget and Hawaii Public Housing Authority's ("HPHA" or "the Authority") Funding Relating to the Kaahumanu Homes Redevelopment located at Tax Map Key ("TMK") No. (1) 1-5-024:001; **(2)** Authorize the Executive Director to Undertake All Actions Necessary to Execute and Implement Loans to Highridge Costa Development Company, LLC ("HCDC" or the "Developer"), or its Affiliates, for Predevelopment Costs; and **(3)** Authorize the Executive Director to Amend the Budget, Subject to Availability of Funds, and Extend the Agreement, Subject to Review and Approval of the HPHA's Legal Counsel

(The Board may go into Executive Session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(3) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to this motion.)

- C. To: **(1)** Approve the Predevelopment Budget and Hawaii Public Housing Authority's ("HPHA" or "the Authority") Funding Relating to the Lanakila Homes Redevelopment located at Tax Map Key ("TMK") No. (3) 2-4-028:007; **(2)** Authorize the Executive Director to Undertake All Actions Necessary to Execute and Implement Loans to Highridge Costa Development Company, LLC ("HCDC" or the "Developer"), or its Affiliates, for Predevelopment Costs; and **(3)** Authorize the Executive Director to Amend the Budget, Subject to Availability of Funds, and Extend the Agreement, Subject to Review and Approval of the HPHA's Legal Counsel

(The Board may go into Executive Session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(3) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to this motion.)

- D. 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

IV. REPORTS

- A. Executive Director's Report:

Monthly reports are included in the Board packet. Meeting updates will include the following:

- Property Management and Maintenance Services Branch Statewide Activities
- Section 8 Subsidy Programs Lease-up Rates .

The Board agenda and packet materials, which include, meeting minutes listed under item II, a written description and narrative discussion of each item and supporting documents listed under item III, and the monthly Executive Director's report listed under item IV, for this meeting are available for inspection on the HPHA's website: <https://hpha.hawaii.gov/about-the-hpha/meeting-packets> and are available for in person review at the Board's office located at 1002 North School Street, Building E, Honolulu, HI 96817.

If you need an auxiliary aid/service or other accommodation due to a disability, contact Ms. Kanoë Kepaa by telephone at (808) 832-4694 or by email at rochelle.k.kepaa@hawaii.gov as soon as possible, preferably by close of business three days prior to the meeting date. Requests should be made as early as possible to have a greater likelihood of being fulfilled. If a response is received after Tuesday, February 17, 2026, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate/accessible formats.

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING A
HONOLULU, HAWAII 96817
ON WEDNESDAY, JANUARY 28, 2026
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority held their Regular Board Meeting at 1002 North School Street, on Wednesday, January 28, 2026. The Board meeting was conducted by video conference via Zoom. Video recording of the meeting can be found on the HPHA's website: <https://hpha.hawaii.gov/about-the-hpha/meeting-packets>.

The public was able to participate in the meeting via Zoom or telephone by calling in. The meeting was also open to the public for in person participation at 1002 N. School Street, Building A, Honolulu, HI 96817. No Board members were physically present at this location. It was announced that if the HPHA lost internet or Zoom connection during the meeting, the meeting would be recessed and reconvened pursuant to instructions in the posted agenda.

Chairperson Hall stated that the Board would accept public testimony on any item relevant to the agenda during the public testimony portion of the meeting and at the time the agenda item is called for discussion.

Chairperson Hall acknowledged the Board members received written testimony from Laurie Thorson and Desiree Kihano.

At approximately 9:03 a.m., Chairperson Hall called the meeting to order, held a roll call, and declared a quorum present. Those present were as follows and no one else was with them at their location:

PRESENT: Director Robert Hall, Chairperson
(Via Zoom) Director Betty Lou Larson, Vice Chairperson
 Director Susan Kunz, Secretary
 Director Scott Glenn
 Director Lisa Anne Darcy
 Director Roy Katsuda

 Deputy Attorney General Linda Chow
 Deputy Attorney General Klemen Urbanc
 Deputy Attorney General Chase Suzumoto

EXCUSED: Designee Joseph H. Campos
 Director Christyl Nagao
 Director Todd Taniguchi

STAFF PRESENT: Hakim Ouansafi, Executive Director
(Via Zoom) Barbara Arashiro, Executive Assistant
Ryan Akamine, Chief Compliance Officer
Bennett Liu, Chief Financial Officer
Benjamin Park, Chief Planner
Rick Sogawa, Contracts and Procurement Officer
Dale Fujimoto, Property Mgt & Maint Services Branch Chief
Jennifer Weber, Section 8 Subsidy Program Branch Chief
Nicolas Ayabe, Housing Planner
Shirley Befitel, Human Resources & Safety Officer
Amanda Suyat, Hearings Officer
Nelson Lee, Systems Analyst Supervisor
Dallis Ontiveros, Housing Information Officer
Angela Nabua, Administrative Assistant
Kanoë Kepaa, Administrative Assistant

OTHERS PRESENT (via Zoom/teleconference):
Tami Whitney, Office of the Governor
Lindsey Kanekawaiola – Dept. of Accg. & Gen. Services
Roy Kwon, Department of the Attorney General
Scott Jepsen, EJP Consulting Group
Laurie Thorson, Section 8 Participant
Desiree Kihano

Approval of Minutes

Director Katsuda moved,

To Approve the Regular Meeting Minutes of December 10, 2025

Chairperson Hall stated that the Board would accept public testimony on this item. No public testimony was given.

Director Larson, who was absent from the prior meeting, noted after reviewing the minutes that she was pleased with the auditor’s opinion confirming the highest level of assurance that the financial statements were free from any material misstatements.

Director Larson was happy to see Jean Young’s statement that no evidence of fraud was noted, all reportable matters had been communicated, and they received confirmation from HUD on the funds received with no issues noted.

No further questions or comments were made by the Board.

The minutes were approved as presented.

Discussion and Decision Making

Director Darcy moved,

To: (1) Approve the Hawaii Public Housing Authority’s Draft Annual Public Housing Agency Plan for Fiscal Year 2027; and (2) Authorize the Executive Director to (a) Hold a Public Hearing on the Draft Plan; (b) Undertake All Actions Necessary to Accept, Adopt, or Respond to Comments from the Public and the Resident Advisory Board; and (c) Submit the Proposed Plan to the U.S. Department of Housing and Urban Development if No Substantive Changes are Required

Chairperson Hall stated that the Board would accept public testimony on this item. No public testimony was given.

Chairperson Hall acknowledged that the Board received written testimony from Desiree Kihano, Resident Advisory Board Chairperson

No additional testimony was received.

Executive Director Ouansafi reported that federal law requires HPHA to submit an annual Public Housing Agency (PHA) Plan to remain eligible for federal funding. The Plan outlines HPHA’s mission, policies, program changes, and major redevelopment activities and serves as HUD’s oversight document. He noted that the FY 2027 draft plan proposes amendments to the Admissions and Continued Occupancy Policy (ACOP) and related rules to align local preferences in public housing with the Housing Choice Voucher (HCV) program, clarify the definition of homelessness, eliminate unused or duplicative preferences, and updates language to reflect current practice and regulatory consistency.

Executive Director Ouansafi continued to report that the Plan also proposes an amendment to HPHA’s Moving to Work (MTW) activity governing Project-Based Voucher contract rents, allowing rents of up to 150% of Small Area Fair Market Rents where applicable. This change would strengthen HPHA’s ability to support affordable housing development in high-cost markets. Additional updates include clarifications regarding due process for rental agreement terminations, confirmation of major redevelopment and modernization initiatives under the Ka Lei Momi program, notice of pending Section 18 demolition applications for Lahaina properties, and documentation of HUD approval of a waiver allowing Emergency Housing Voucher households to transition to the HCV waiting list without reapplying.

Executive Director Ouansafi stated that the draft plan has been and will continue to be reviewed with the Resident Advisory Board, and a public hearing will be held in accordance with federal requirements prior to final Board approval and HUD submission. Board approval will allow HPHA to proceed with public engagement and meet HUD’s submission deadline. Key details were included in the Board Packet.

Director Darcy asked whether the language changes were intended to ensure consistency across HPHA programs or if it was new language being introduced.

Executive Director Ouansafi explained that the administrative rules were revised to align public housing preferences with existing Section 8 preferences, creating a single, consistent policy across HPHA.

Director Darcy asked for clarification on the definition of homelessness, specifically the use of the term “lacking a nighttime residence,” and whether this language has been previously used by HPHA or was newly introduced.

Executive Director Ouansafi stated that the language reflects input from agencies, nonprofits, residents, and other stakeholders, and emphasized that the purpose of the action was to ensure HPHA policies remain consistent with applicable rules.

Director Larson asked for clarification regarding the transition of Emergency Housing Voucher participants to the regular waitlist, including how participants are being informed of their status and timelines noting concerns about the risk of participants returning to homelessness.

Executive Director Ouansafi stated that HPHA chose to prevent displacement by transitioning all EHV participants directly into the Section 8 Housing Choice Voucher program. HUD approved a waiver permitting this transition without requiring participants to return to the waitlist. All EHV participants have now been transferred to Section 8, ensuring continuity of housing assistance. Executive Director Ouansafi added that ongoing Section 8 funding is based on HUD’s annual funding formula tied to prior year utilization, subject to future Congressional appropriations.

Director Larson asked if all EHV participants and service providers have been informed.

Executive Director Ouansafi stated that all affected participants were informed in December and provided consent to transition to Section 8. He noted that participants and nonprofit partners were notified, and that the transition ensured continued funding and housing stability without requiring reapplication.

Director Larson expressed appreciation for staff’s efforts and HPHA’s commitment to tenants and recipients.

Director Katsuda suggested a courtesy phone call to provide the other counties to inform them of the process to transfer EHV participants to the HCV program.

Executive Director Ouansafi confirmed the other counties have already been informed.

The motion was unanimously approved.

Director Glenn moved,

To: (1) Approve the Hawaii Public Housing Authority's Moving to Work Supplement for Fiscal Year 2027; and (2) Authorize the Executive Director to (a) Hold a Public Hearing; (b) Undertake All Actions Necessary to Accept, Adopt, or Respond to Comments from the Public and the Resident Advisory Board; and (c) Submit the Proposed Moving to Work Supplement to the U.S. Department of Housing and Urban Development if No Substantive Changes are Required

Chairperson Hall stated that the Board would accept public testimony on this item.

Ms. Laurie Thorson stated that she objected to the proposed policies, asserting that they are not compliant with HUD and federal regulations.

Executive Director Ouansafi reported that, as a participant in HUD's MTW Demonstration Program, HPHA is required to submit an annual MTW Supplement as an addendum to the Annual PHA Plan. The MTW Supplement identifies all MTW waivers and activities implemented or proposed and serves as HUD's primary tool for monitoring and evaluating HPHA's MTW-authorized policies. Approval of the MTW Supplement is separate from, and in addition to, approval of the Annual PHA Plan.

Executive Director Ouansafi reported for FY 2027, the primary proposed policy amendment is a modification to an existing MTW waiver governing Project-Based Voucher (PBV) contract rents. The amendment would allow HPHA, in jurisdictions with published Small Area Fair Market Rents (SAFMRs), to set PBV rents up to the lower of reasonable rent or 150% of SAFMR, while maintaining the current 120% SAFMR cap in jurisdictions without SAFMRs. The proposed change is intended to improve the financial feasibility of affordable housing developments in high-cost markets while remaining subject to HUD's reasonable rent requirements.

Executive Director Ouansafi stated that the MTW Supplement provides required updates on all previously approved MTW activities and waivers, ensuring transparency and continued compliance with HUD reporting requirements. The proposed MTW Supplement has been under review with the Resident Advisory Board since August 2025. HPHA will continue to receive and respond to RAB and public comments through the required public hearing process prior to final submission to HUD. Board approval allows HPHA to publish notice of the public hearing, complete public engagement requirements, and meet HUD's April 16, 2026, submission deadline. Key details were included in the Board packet.

Director Darcy commented on the public notification process and encouraged the Board to consider expanding outreach beyond newspaper notices to ensure more inclusive communication with residents, particularly given that Hawaii has the highest aging population in the country and the needs of individuals with disabilities.

Executive Director Ouansafi noted that HPHA uses multiple communication platforms beyond newspapers, including posting at properties. Executive Director Ouansafi mentioned that HPHA has adopted a social media policy. He stated staff would consider additional ways to improve resident outreach.

The motion was unanimously approved.

Director Glenn moved,

To: (1) Approve the Hawaii Public Housing Authority (“HPHA” or “the Authority”) to enter into the Disposition and Development Agreement (“DDA”) for the Mayor Wright Homes Phase 1A Redevelopment Proposed on a Portion of Tax Map Key No. (1) 1-7-029-003; and (2) Authorize the Executive Director to Make Minimal or Ministerial Changes to the Mayor Wright Homes Phase 1A DDA in Consultation with the Hawaii Public Housing Authority’s Attorneys and Consultants and to Execute the DDA When Finalized

Chairperson Hall stated that the Board would accept public testimony on this item. No public testimony was given.

Executive Director Ouansafi provided an overview of the Mayor Wright Homes redevelopment under the Ka Lei Momi initiative, highlighting Phase 1A, which includes 308 new residential units, of which 306 will be rent-restricted affordable housing units and two units will be designated for resident managers. He noted the project’s limited partnership ownership structure, HPHA’s long-term control through ground lease and regulatory mechanisms, and that Phase 1A has secured key financing commitments, with the Board having previously approved the project’s predevelopment budget in 2024.

Executive Director Ouansafi expressed appreciation to the Governor and the Legislature for their support and funding of the project, emphasizing that it made the project and this year’s groundbreaking possible.

Executive Director Ouansafi reported that the DDA provides the legal framework for advancing Phase 1A to financial closing and construction. It defines HPHA and developer responsibilities, closing conditions, permitting and financing requirements, affordability and relocation obligations, sustainability and accessibility compliance, and developer guarantees, including a completion guaranty. The DDA also establishes the development fee structure and ensures HPHA receives a portion of the developer fee and ongoing asset management fees for continued financial participation and oversight.

Executive Director Ouansafi stated that Board approval will authorize HPHA to finalize the DDA so the project can proceed to financial closing once all required conditions are

met. Future Board approvals will be requested for the ground lease and final closing documents prior to construction. Key details were included in the Board packet.

Director Katsuda asked for details on HPHA's share of the developer fees, including the percentage and estimated amount.

Executive Director Ouansafi responded that HPHA is expected to receive approximately 30-40% of the developer fee, reflecting the significant value HPHA brings to the partnership, including contribution of land, development capacity, and project-based resources. He noted that the fee allocation was negotiated with the developer and serves as the basis for moving forward. By comparison, he added that for the School Street project, which was entirely state-led, HPHA received 50% of the developer fee.

Director Larson commented on the estimated per-unit development cost, noting it appeared to be approximately \$750,000 per unit, reflecting the inclusion of larger family-sized units. While supporting the need for three- and four-bedroom units, she encouraged staff and the developer to explore value engineering and other cost-saving strategies to help control costs, emphasizing the importance of maintaining affordability and financial feasibility given long-term redevelopment goals and competing funding demands.

Executive Director Ouansafi agreed with concerns about high construction costs, noting that although costs in Hawai'i are elevated, the project's per-unit costs are lower than many comparable developments due to early and ongoing value engineering. He explained that HPHA and the developer engaged construction experts and contractors at the design stage to control costs from the outset, including soft costs. While larger three- and four-bedroom units inherently increase costs compared to smaller units, he emphasized that cost monitoring and value engineering will continue throughout the project.

Director Larson stated that she wants to encourage cost efficiency to allow State resources to support more housing developments.

Executive Director Ouansafi added that the project is subject to extensive lender and investor oversight, with major financial institutions conducting independent reviews to ensure feasibility and affordability. He noted that multiple layers of review help safeguard the project's success and stated that HPHA will continue to explore cost-saving innovations used elsewhere, such as prefabrication, where feasible in Hawaii.

Director Kunz asked whether there have been any changes or updates to the project timeline.

Executive Director Ouansafi reported that the Mayor Wright Homes project remains on schedule. He noted that the RFP for lenders and investors is currently under review and will be issued shortly.

Director Darcy expressed concern over escalating housing costs and urged the Board to rethink traditional development approaches to better address affordability and access. While acknowledging staff's accomplishments, she emphasized the need for innovative and alternative concepts and volunteered to participate in efforts to explore new strategies.

Chairperson Hall described the signing of the Mayor Wright Homes development agreement as a major milestone for the agency. He acknowledged the Board, the Governor, Director Glenn, the Attorney General's office, Executive Director Ouansafi, and HPHA staff for their roles in advancing the project. While recognizing factors beyond the agency's control, he emphasized the importance of timing in managing costs and encouraged the team to continue moving the project forward rapidly.

Director Glenn emphasized that Mayor Wright Homes will be transformative not only for public housing residents but also as the first major phase of the broader Iwilei redevelopment, which could eventually provide up to 30,000 housing units along with supporting infrastructure. He noted that the project will enhance access to the city via the rail line, advance multiple housing objectives, and represent a key milestone in the Ka Lei Momi initiative, which has been supported by the Governor since the start of his administration. Director Glenn thanked the Board and staff for their efforts in bringing the project to this point.

The motion was unanimously approved.

Director Darcy moved,

To: Approve the Settlement in Karsom, et al. v. State of Hawaii, et al., Civil No. 17-1-0843-05 (LWC)

Director Larson moved,

To: Approve the Board to go into executive session pursuant to Hawaii Revised Statutes Sections 92-4 and 92-5(a)(4)

The motion was unanimously approved.

The Board entered executive session at approximately 9:48 a.m.

The Board exited executive session at approximately 10:52 a.m. Director Darcy withdrew her motion to approve the settlement in Karsom, et al. v. State of Hawaii, et al., Civil No. 17-1-0843-05 (LWC). Director Katsuda withdrew his second of the motion.

Chairperson Hall moved,

To: Authorize the Executive Director, in consultation with legal counsel, to take any actions deemed necessary and appropriate related to a possible Settlement in Karsom, et al. v. State of Hawaii, et al., Civil No. 17-1-0843-05 (LWC)

No questions or comments were made by the Board.

The motion was unanimously approved.

Executive Director's Report

Chairperson Hall stated that the Board would accept public testimony on this item.

Laurie Thorson alleged that the Executive Director Ouansafi misreported voucher usage to HUD and in the agency's financial statements, noting a decline in vouchers issued and raising concerns about the accuracy of reported subsidy use and financial reporting.

Chairperson Hall acknowledged Ms. Thorson's oral testimony in addition to her written testimony previously submitted.

No additional testimony was provided.

Executive Director Ouansafi provided an update on HPHA's key redevelopment efforts under the Ka Lei Momi initiative, noting that projects remain on schedule and on budget, including the upcoming completion of the roof at the School Street Elderly Housing. He highlighted ongoing Property Management and Maintenance Services Branch activities statewide, including 24 move-ins, 290 annual reexaminations, 154 interim reexaminations, 19 new admissions, as well as contract monitoring.

Executive Director Ouansafi reported that the Section 8 Subsidy Program continues to provide rental assistance to Oahu households. Executive Director Ouansafi clarified that there is a distinction between the voucher authority provided by HUD and the money authority, which is based on the previous year's allocations. He confirmed that HPHA continues to fully fund all vouchers it receives and highlighted that Emergency Housing Voucher recipients have already been transitioned into the Section 8 Program.

Director Katsuda asked when demolition of David Malo Circle and Piilani Homes is expected to begin.

Executive Director Ouansafi noted that the demolition contract has been executed and work will begin shortly.

Director Glenn acknowledged Chairperson Hall's recent recognition at St. Louis as a distinguished program graduate and commended his significant contributions to housing, music, and youth development, noting the honor was well received by attendees, including the Governor.

Executive Director Ouansafi acknowledged Chairperson Hall's influential role in the Hawai'i music community, including his work with legendary musicians and efforts to preserve and promote Hawaiian music. He expressed his appreciation on behalf of staff for his leadership, service, and contributions to the community.

Chairperson Hall expressed appreciation to Director Glenn, Executive Director Ouansafi, and the Board, noting the privilege of serving together and underscoring that success in any field is driven by strong teamwork, support, and clear direction.

Director Katsuda moved,

To Adjourn the Meeting

The motion was unanimously approved.

The meeting adjourned at 11:05 a.m.

MINUTES CERTIFICATION FOR JANUARY 28, 2026

Minutes Prepared by:

Rochelle Kanoë Kepaa
Secretary

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on February 19, 2026 [] As Presented [] As Amended

Director Susan Kunz
Board Secretary

Date



FOR ACTION

SUBJECT: To: **(1)** Adopt Emergency Rules Pursuant to Section 91-3, Hawaii Revised Statutes, Entitled "Hawaii Public Housing Authority Emergency Rules Relating to Eviction", Which Suspends Sections 17-2020-33 and 17-2028-59, Hawaii Administrative Rules, and Amends the Standards for the Proposed Termination of a Rental Agreement and Non-Curable Violations for the Purposes of Addressing the Significant Increase in Criminal Activity at Federally Assisted Public Housing Properties as Follows:

- (a) Provide That the Following Violations are to be Considered Non-Curable by the Eviction Board:
 - (i) Any Conduct on any of the Authority's Properties that Threaten or Could Threaten the Health or Safety of Other Residents, the Authority's Employees or Representatives, or Other Individuals on a Property or that Damages the Authority's Property Itself;
 - (ii) Any Criminal Activity on any of the Authority's Properties that Threatens or Could Threaten the Health, Safety, or Right to Peaceful Enjoyment of Other Residents, the Authority's Employees or Representatives, or Other Individuals on a Property or that Damages the Authority's Property Itself;
 - (iii) Where any Family Member has been Convicted of a Felony During the Term of the Tenancy, Including but not Limited to Felonies Involving Violence, Threats of Violence, Weapons, Sexual Offenses, Crimes Against Persons, Crimes Against Property, Offenses Involving the Authority's or a Resident or Tenant Association's Property or Funds, or any Other Felony that Threatens, or that Could Threaten the Health, Safety, or Peaceful Enjoyment of the Premises by Others;
 - (iv) Any Property Damage, Regardless of Whether Such Damage Threatens or Could Threaten the Health or Safety of Other Residents, the Authority's Employees or Representatives, or Other Individuals, Which Requires Repair at a Projected Cost Which Exceeds 60% of a Household's Adjusted Income or Which the Household Cannot Pay Off in Six Months if the Household has No Income;
 - (v) Any Violation Where the Family Allows an Individual, Who They Know or Should Have Known to be Trespassed from the Property, to Visit or Stay on the Property or in the Unit During the Trespass Period;

- (vi) Any Violation Where at the Time of Admission, Reexamination, Interim or at Any Other Time, the Family has Submitted False Information or has Withheld Valuable Information or has Made Willful Misstatements; and
- (vi) Any False Statement or Misrepresentation by a Household During any Authority Grievance or Eviction Hearing that Affects or Could Reasonably Affect the Hearing Decision; and
- (b) Provide That the Authority May Terminate a Rental Agreement When a Tenant, a Member of the Tenant's Household, or Any Guest or Other Person Under the Tenant's Control:
 - (i) Engages in the Illegal Use of a Drug or Gives the Authority Reasonable Cause to Believe that the Illegal Use (or Pattern of Illegal Use) of a Drug or Abuse (or Pattern of Abuse) of Alcohol may Interfere with the Health, Safety, or Right to Peaceful Enjoyment of Any Authority Property by Other Tenants;
 - (ii) Engages in Any Criminal Activity on Any of the Authority's Properties That Threatens or Could Threaten the Health, Safety, or Right to Peaceful Enjoyment of Other Residents, the Authority's Employees or Representatives, or Other Individuals on a Property or that Damages the Authority's Property Itself;
 - (iii) Engages in Any Drug-Related Criminal Activity on or Near Any Authority Property as Determined by the Authority;
 - (iv) Engages in Conduct on Any of the Authority's Properties that Threatens or Could Threaten the Health or Safety of Other Residents, the Authority's Employees or Representatives, or Other Individuals on a Property or That Damages the Authority's Property Itself;
 - (v) Has Been Convicted of a Felony During the Term of the Tenancy, Including but not Limited to Felonies Involving Violence, Threats of Violence, Weapons, Sexual Offenses, Crimes Against Persons, Crimes Against Property, Offenses Involving the Authority's or a Resident or Tenant Association's Property or Funds, or Any Other Felony That Threatens, or That Could Threaten, the Health, Safety, or Peaceful Enjoyment of the Premises by Others;
 - (vi) Allows an Individual, Who They Know or Should Have Known to be Trespassed from the Property, to Visit or Stay on the Property or in the Unit During the Trespass Period; and
 - (vii) Furnishes False or Misleading Information During any Authority Grievance or Eviction Hearing That Affects or Could Reasonably Affect the Hearing Decision; and

(2) Authorize the Executive Director to Undertake All Actions Necessary to Implement These Emergency Rules

* * *

The proposed emergency rules, entitled “Hawaii Public Housing Authority Emergency Rules Relating to Eviction” may be viewed on the internet on or about February 14, 2026, on the HPHA’s website at <https://www.hpha.hawaii.gov/about-the-hpha/hpha-policies-rules/>.

The proposed emergency rules may also be viewed at the HPHA’s Main Administrative Office located at 1002 North School Street, Building E, Honolulu, Hawaii 96187, from 7:45 a.m. to 4:30 p.m., Monday through Friday, except holidays. Interested persons may request a copy of the proposed emergency rules be mailed to them by calling (808) 832-4690 or by emailing a request to hpha@hawaii.gov

I. FACTS

- A. The Hawaii Public Housing Authority’s (HPHA) low-income public housing program is governed by a variety of federal, State, and agency statutes and rules found in the United States Code; the Code of Federal Regulations (CFR); Chapter 356D, Hawaii Revised Statutes (HRS); and the Hawaii Administrative Rules (HAR).
- B. Sections 356D-4 and 356D-13, HRS, authorize the HPHA to adopt administrative rules with the force and effect of law to govern its federal programs.
- C. Chapter 17-2028, HAR, sets forth the HPHA’s policies with respect to family eligibility for low-income public housing and the termination of a rental agreement. Pursuant to 24 CFR section 966.4(l)(4)(ii), a public housing agency may evict a tenant by bringing an administrative action after a due process administrative hearing. The HPHA’s eviction procedures are set forth in Chapter 17-2020, HAR.
- D. Section 91-3(b), HRS, permits a State agency to adopt emergency rules with abbreviated or without prior notice or public hearing if the agency finds that there is an imminent peril to public health, safety, or morals. Pursuant to section 91-4(b), HRS, emergency rules become effective upon filing with the Lieutenant Governor and remain effective for a period of not longer than one hundred twenty days without renewal.

II. DISCUSSION

- A. The HPHA has experienced a significant and alarming increase in criminal activity occurring at and around its public housing properties over the past several months, including but not limited to gang activity, shootings, assaults, drug trafficking, trespassing, property damage, and other criminal activities. The increased criminal activity has negatively impacted the HPHA's ability to fulfill its mission of providing safe, decent, and sanitary housing to low-income families. Below are a few of the many recent instances of criminal activity in which the health and safety of residents, staff, and surrounding communities were endangered:
1. On January 11, 2026, the Honolulu Police Department (HPD) responded to an alleged drive-by shooting near Kalihi Valley Homes in which a fourteen year old boy was struck. Two suspects later were found and arrested at Mayor Wright Homes.
 2. On December 12, 2025, a nineteen year old man died after being shot multiple times directly outside of Puuwai Momi.
 3. On December 12, 2025, HPD also responded to reports of gunshots at Kalihi Valley Homes where several parked vehicles were found with bullet holes.
 4. On November 24, 2025, HPD arrested a man suspected of attempted murder directly outside of Mayor Wright Homes. The suspect is alleged to have shot another man before fleeing onto HPHA property.
 5. On November 1, 2025, a twenty-seven year old man and a thirteen year old boy were shot, and a security guard was stabbed in the early morning at Mayor Wright Homes.
 6. On October 8, 2025, HPD arrested an attempted murder suspect at Kuhio Homes. The suspect was wanted in connection with a shooting in Kalihi on September 17, 2025.
 7. On September 18, 2025, HPD responded to a drive-by shooting at Kalihi Valley Homes where no one was hurt. Witnesses reported a vehicle speeding out of the property after the shooting occurred.
 8. On September 14, 2025, HPD responded to a drive-by shooting at Kuhio Homes which left bullet holes in several parked cars and Linapuni Elementary School.

9. On September 10, 2025, several masked men were alleged to have opened fire at the Towers at Kuhio Park during a drive-by shooting. HPD later found the suspects' abandoned vehicle near the area.
 10. On August 11, 2025, four victims, two of whom were minors, were standing at a bus stop directly outside of Puuwai Momi when they were shot at by three masked suspects in a vehicle.
 11. On August 10, 2025, a Kalihi Valley Homes resident was hospitalized after being shot multiple times in a drive-by shooting outside of his home.
- B. The HPHA has found in several documented cases that the individuals responsible for criminal activities at and around public housing properties are tenants, household members, guests or visitors of tenants, or unauthorized residents. The HPHA has also observed residents being deterred from reporting criminal conduct out of fear of retaliation by criminal actors.
- C. According to crime data and statistics reporting provided to the HPHA by HPD's Information Technology Division, certain public housing properties and their surrounding communities experience a disproportionately high level of criminal activity, particularly violent and drug-related crime, when compared with other neighborhoods on Oahu. During calendar year 2025:
1. In HPD beat 384, which includes Puuwai Momi, 336 crimes were reported, including 9 aggravated assaults, one (1) murder, three (3) robberies, and 13 sex offenses;
 2. In HPD beat 558, which includes Kalihi Valley Homes, 332 crimes were reported, including 13 aggravated assaults, one (1) murder, eight (8) robberies, and four (4) sex offenses;
 3. In HPD beat 560, which includes Kuhio Park, 261 crimes were reported, including 17 aggravated assaults, seven (7) robberies, and five (5) sex offenses; and
 4. In HPD beat 567, which includes Mayor Wright Homes, 237 crimes were reported, including 11 aggravated assaults, nine (9) robberies, and (4) sex offenses.

In comparison, HPD beats in East Honolulu, from Kaimuki-Kahala to Hawaii Kai, averaged roughly 168 crimes reported per beat. Only 16 assaults, five (5) robberies, and 11 sex offenses were reported in aggregate.

- D. The proposed emergency rules are part of a larger, coordinated effort between the HPHA and local law enforcement agencies to curb and adequately address the noted increase in criminal activity. During 2025, the HPHA expended over \$3.4 million dollars on security services at Kalihi Valley Homes, Mayor Wright Homes, Puuwai Momi, and Kuhio Park. HPD and the State Department of Law Enforcement have also provided and installed state-of-the-art security monitoring systems at certain public housing properties, enhancing their ability to surveil suspected criminal actors.

- E. On January 16, 2026, the HPHA also authorized HPD to enter, patrol, and enforce all applicable State laws and City ordinances on HPHA properties. All HPD officers have been authorized to trespass individuals not welcome on HPHA properties and to make arrests without contemporaneous verification or on-scene authorization from HPHA staff.

- F. In their current form, Chapters 17-2020 and 17-2028, HAR, can hinder the HPHA's ability to fully and adequately address violations or conduct that threatens or could threaten the health and safety of individuals at public housing properties.

- G. Under the emergency rules, the HPHA is proposing the following changes:
 - 1. Suspend sections 17-2020-33 and 17-2028-59, HAR;
 - 2. Provide that the following violations shall be considered non-curable by the eviction board:
 - a. Any conduct on any of the HPHA's properties that threatens or could threaten the health or safety of other residents, the HPHA's employees or representatives, or other individuals on a property or that damages the HPHA's property itself;
 - b. Any criminal activity on any of the HPHA's properties that threatens or could threaten the health, safety, or right to peaceful enjoyment of other residents, the HPHA's employees or representatives, or other individuals on a property or that damages the authority's property itself;
 - c. Where any family member has been convicted of a felony during the term of the tenancy, including but not limited to felonies involving violence, threats of violence, weapons, sexual offenses, crimes against persons, crimes against property, offenses involving the authority's or a resident or tenant association's property or funds, or any other felony

that threatens, or that could threaten, the health, safety, or peaceful enjoyment of the premises by others;

- d. Any property damage, regardless of whether such damage threatens or could threaten the health or safety of other residents, the authority's employees or representatives, or other individuals, which requires repair at a projected cost which exceeds the 60% of a household's adjusted income or which the household cannot pay off in six (6) months if the household has no income;
 - e. Any violation where the family allows an individual, who they know or should have known to be trespassed from the property, to visit or stay on the property or in the unit during the trespass period;
 - f. Any violation where at the time of admission, reexamination, interim, or at any other time, the family has submitted false information or has withheld valuable information or has made willful misstatements;
 - g. Any false statement or misrepresentation by a household during any HPHA grievance or eviction hearing that affects or could reasonably affect the hearing decision; and
3. Provide that the HPHA may terminate a rental agreement when a tenant, a tenant's household member, or any guest or other person under the tenant's control:
- a. Engages in illegal drug use or gives the HPHA reasonable cause to believe that the illegal drug use (or pattern of illegal drug use) or alcohol abuse (or pattern of alcohol abuse) may interfere with the health, safety, or right to peaceful enjoyment of any HPHA property by other tenants;
 - b. Engages in any criminal activity on any of the HPHA's properties that threatens or could threaten the health, safety, or right to peaceful enjoyment of other residents, the HPHA's employees or representatives, or other individuals on a property or that damages the HPHA's property itself;
 - c. Engages in any drug-related criminal activity on or near any HPHA property as determined by the HPHA;
 - d. Engages in conduct on any of the HPHA's properties that threatens or could threaten the health or safety of other

residents, the HPHA's employees or representatives, or other individuals on a property or that damages the authority's property itself;

- e. Has been convicted of a felony during the term of the tenancy, including but not limited to felonies involving violence, threats of violence, weapons, sexual offenses, crimes against persons, crimes against property, offenses involving the authority's or a resident or tenant association's property or funds, or any other felony that threatens, or that could threaten, the health, safety, or peaceful enjoyment of the premises by others;
 - f. Allows an individual, who they know or should have known to be trespassed from the property, to visit or stay on the property or in the unit during the trespass period; and
 - g. Furnishes false or misleading information during any HPHA grievance or eviction hearing that affects or could reasonably affect the hearing decision.
- H. Attachment B presents the proposed emergency rules as Ramseyer-formatted changes to sections 17-2020-33 and 17-2028-59, HAR.
- I. Upon approval by the Board of Directors, the HPHA will send the emergency rules to the Governor for signature. If approved, the emergency rules will then be filed with the Office of the Lieutenant Governor where they will become effective upon filing.
- J. Pursuant to section 91-4(b)(2), the HPHA shall make the emergency rule known to persons affected by publication in newspapers of general circulation within five days from the date of the filing of the rule.

III. RECOMMENDATION

That the Board of Directors: **(1)** Adopt Emergency Rules Pursuant to Section 91-3, Hawaii Revised Statutes, Entitled "Hawaii Public Housing Authority Emergency Rules Relating to Eviction", Which Suspends Sections 17-2020-33 and 17-2028-59, Hawaii Administrative Rules, and Amends the Standards for the Proposed Termination of a Rental Agreement and Non-Curable Violations for the Purposes of Addressing the Significant Increase in Criminal Activity at Federally Assisted Public Housing Properties as Follows:

- (a) Provide That the Following Violations are to be Considered Non-Curable by the Eviction Board:

- (i) Any Conduct on any of the Authority's Properties that Threaten or Could Threaten the Health or Safety of Other Residents, the Authority's Employees or Representatives, or Other Individuals on a Property or that Damages the Authority's Property Itself;
 - (ii) Any Criminal Activity on any of the Authority's Properties that Threatens or Could Threaten the Health, Safety, or Right to Peaceful Enjoyment of Other Residents, the Authority's Employees or Representatives, or Other Individuals on a Property or that Damages the Authority's Property Itself;
 - (iii) Where any Family Member has been Convicted of a Felony During the Term of the Tenancy, Including but not Limited to Felonies Involving Violence, Threats of Violence, Weapons, Sexual Offenses, Crimes Against Persons, Crimes Against Property, Offenses Involving the Authority's or a Resident or Tenant Association's Property or Funds, or any Other Felony that Threatens, or that Could Threaten the Health, Safety, or Peaceful Enjoyment of the Premises by Others;
 - (iv) Any Property Damage, Regardless of Whether Such Damage Threatens or Could Threaten the Health or Safety of Other Residents, the Authority's Employees or Representatives, or Other Individuals, Which Requires Repair at a Projected Cost Which Exceeds 60% of a Household's Adjusted Income or Which the Household Cannot Pay Off in Six Months if the Household has No Income;
 - (v) Any Violation Where the Family Allows an Individual, Who They Know or Should Have Known to be Trespassed from the Property, to Visit or Stay on the Property or in the Unit During the Trespass Period;
 - (vi) Any Violation Where at the Time of Admission, Reexamination, Interim or at Any Other Time, the Family has Submitted False Information or has Withheld Valuable Information or has Made Willful Misstatements; and
 - (vii) Any False Statement or Misrepresentation by a Household During any Authority Grievance or Eviction Hearing that Affects or Could Reasonably Affect the Hearing Decision; and
- (b) Provide That the Authority May Terminate a Rental Agreement When a Tenant, a Member of the Tenant's Household, or Any Guest or Other Person Under the Tenant's Control:
- (i) Engages in the Illegal Use of a Drug or Gives the Authority Reasonable Cause to Believe that the Illegal Use (or Pattern of Illegal Use) of a Drug or Abuse (or Pattern of Abuse) of Alcohol may Interfere with the Health, Safety, or Right to Peaceful Enjoyment of Any Authority Property by Other Tenants;
 - (ii) Engages in Any Criminal Activity on Any of the Authority's Properties That Threatens or Could Threaten the Health, Safety, or Right to Peaceful Enjoyment of Other Residents, the Authority's

- Employees or Representatives, or Other Individuals on a Property or that Damages the Authority's Property Itself;
- (iii) Engages in Any Drug-Related Criminal Activity on or Near Any Authority Property as Determined by the Authority;
- (iv) Engages in Conduct on Any of the Authority's Properties that Threatens or Could Threaten the Health or Safety of Other Residents, the Authority's Employees or Representatives, or Other Individuals on a Property or That Damages the Authority's Property Itself;
- (v) Has Been Convicted of a Felony During the Term of the Tenancy, Including but not Limited to Felonies Involving Violence, Threats of Violence, Weapons, Sexual Offenses, Crimes Against Persons, Crimes Against Property, Offenses Involving the Authority's or a Resident or Tenant Association's Property or Funds, or Any Other Felony That Threatens, or That Could Threaten, the Health, Safety, or Peaceful Enjoyment of the Premises by Others;
- (vi) Allows an Individual, Who They Know or Should Have Known to be Trespassed from the Property, to Visit or Stay on the Property or in the Unit During the Trespass Period; and
- (vii) Furnishes False or Misleading Information During any Authority Grievance or Eviction Hearing That Affects or Could Reasonably Affect the Hearing Decision; and

(2) Authorize the Executive Director to Undertake All Actions Necessary to Implement These Emergency Rules

- Attachment A: Proposed draft of "Hawaii Public Housing Authority Emergency Rules Relating to Eviction"
- Attachment B: Proposed emergency rules presented as changes to sections 17-2020-33 and 17-2028-59, HAR, in Ramseyer format

Prepared by: Dale Fujimoto, Property Management Branch Chief 

Approved by the Board of Directors
on the date set forth above
 As Presented As Amended

Robert J. Hall
Chairperson

ATTACHMENT A: Proposed draft of "Hawaii Public Housing Authority
Emergency Rules Relating to Eviction"

Hawaii Public Housing Authority Emergency Rules
Relating to Eviction

- §1 Findings
- §2 Purpose
- §3 Authority
- §4 Applicability
- §5 Definitions
- §6 Curable and non-curable violations; federally assisted public housing
- §7 Rental agreement termination; federally assisted public housing

§1 Findings. The authority finds that:

- (1) Over the past several months, the authority has experienced a significant and alarming increase in criminal activity occurring at and around public housing properties, including, but not limited to gang activity, shootings, assaults, drug trafficking, trespassing, property damage, and other criminal activities;
- (2) Law enforcement agencies operating across the state have confirmed to the authority that certain public housing properties have experienced disproportionately high rates of criminal activity compared to surrounding neighborhoods, thereby creating an increased need for police presence and security resources;
- (3) In many documented cases, the individuals responsible for criminal activities at or around public housing properties are tenants, household members, guests or visitors of tenants, or unauthorized residents;
- (4) According to crime data and statistics reporting provided to the Authority by the Honolulu police department, certain public housing properties and their surrounding communities experience a disproportionately high level of criminal activity, particularly violent and drug-related crime, when compared with other neighborhoods on Oahu. During calendar year 2025:
 - (i) In police beat 384, which includes Puuwai Momi, 336 crimes were reported, including nine

- aggravated assaults, one murder, three robberies, and 13 sex crimes;
- (ii) In police beat 558, which includes Kalihi Valley Homes, 332 crimes were reported, including 13 aggravated assaults, one murder, eight robberies, and four sex offenses;
 - (iii) In police beat 560, which includes Kuhio Park, 261 crimes were reported, including 17 aggravated assaults, seven robberies, and five sex offenses; and
 - (iv) In police beat 567, which includes Mayor Wright Homes, 237 crimes were reported, including 11 aggravated assaults, nine robberies, and four sex offenses.

In comparison, police beats in east Honolulu, ranging from Kaimuki-Kahala to Hawaii Kai, averaged roughly 168 crimes reported per beat. Only 16 assaults, five robberies, and 11 sex offenses were reported in aggregate.

- (4) The authority has a paramount duty and obligation to provide safe, decent, and sanitary housing to its residents and to maintain public housing properties that are free from conditions that threaten their health, safety, or right to peaceful enjoyment;
- (5) The current administrative rules do not provide all the necessary means for addressing the current crisis of criminal activity which in turn hinders the authority's ability to take swift action to protect residents;
- (6) The delay required for standard administrative rulemaking procedures would expose residents, the authority's staff and representatives, and surrounding communities to continued danger and harm;
- (7) These emergency rules amend the standards for the proposed termination of a rental agreement to include an expanded scope of prohibited conduct and broaden which rental agreement violations the eviction board for the federally assisted public housing program shall consider as non-curable;
- (8) Based on the above, there is an imminent peril to the public health, safety, or morals caused by the increase in criminal activity occurring at and around public housing properties, requiring immediate adoption of these emergency rules upon less than thirty days' notice of hearing; and
- (9) These findings are based on the Board's personal knowledge and professional experience.

§2 Purpose. These emergency rules are adopted based on the findings in section 1 to respond to the increase in criminal activity occurring at and around public housing properties.

§3 Authority. These emergency rules are adopted pursuant to section 91-3, HRS.

§4 Applicability. Notwithstanding chapter 17-2020, entitled "Eviction - Practice and Procedure"; chapter 17-2028, entitled "Federally Assisted Public Housing Projects"; and any subsequent repeal or revisions, these rules shall apply to all aforementioned administrative rules chapters, provided that upon expiration of these emergency rules, these rules shall terminate.

§5 Definitions. All definitions provided in these rules shall be the same as those provided in chapter 356D, HRS; chapter 17-2020, entitled "Eviction - Practice and Procedure"; and chapter 17-2028, entitled "Federally Assisted Public Housing Projects".

§6 Curable and non-curable violations; federally assisted public housing. (a) Section 17-2020-33 is suspended. While section 17-2020-33 is suspended, this section shall apply.

(b) The eviction board shall determine whether or not the violation of a rental agreement constitutes a curable or non-curable violation. A violation is curable if the violation for which the tenant is being referred is a first offense and is not defined as a non-curable violation.

(c) Non-curable violations include any of the following by a household, household's guest, or person under the household's control:

- (1) Any violations or conduct that threaten or could threaten the health or safety of the other residents, the authority's employees or representatives, or other

- individuals on any authority property or that damages the authority's property itself;
- (2) Any drug-related criminal activity or violent criminal activity;
 - (3) Any criminal activity that threatens or could threaten the health, safety, or right to peaceful enjoyment of other residents, the authority's employees or representatives, or other individuals on any authority property or that damages the authority's property itself;
 - (4) Where the tenant has received notice from the United States Department of Housing and Urban Development that the tenant is no longer eligible to remain in the unit;
 - (5) Where any member of the family has been convicted of a felony during the term of the tenancy, including but not limited to felonies involving violence, threats of violence, weapons, sexual offenses, crimes against persons, crimes against property, offenses involving the authority's or a resident or tenant association's property or funds, or any other felony that threatens, or that could threaten, the health, safety, or peaceful enjoyment of the premises by others;
 - (6) Any property damage, regardless of whether such damage threatens or could threaten the health or safety of other residents, the authority's employees or representatives, or other individuals, which requires repair at a projected cost which exceeds sixty per cent of the household's adjusted income or which the household cannot pay off within six months if the household has no income;
 - (7) Any violation where the family allows an individual, who they know or should have known to be trespassed from the property, to visit or stay on the property or in the unit during the trespass period;
 - (8) Any violation where at the time of admission, reexamination, interim or at any other time, the family has submitted false information or has withheld valuable information or has made willful misstatements;
 - (9) Any false statement or misrepresentation by the household during any authority related grievance or eviction hearing that affects or could reasonably affect the hearing decision; and
 - (10) Where 24 C.F.R. §966.4, as it existed on February 19, 2026, requires termination of the rental agreement and eviction.

§7 Rental agreement termination; federally assisted public housing. (a) Section 17-2028-59 is suspended. While section 17-2028-59 is suspended, this section shall apply.

(b) A family shall give the authority at least twenty-eight days written notice that the family will vacate the family's dwelling unit prior to the vacate date.

(c) The authority may terminate a rental agreement when a tenant, any member of the tenant's household, or any guest or other person under the tenant's control:

(1) Fails to observe or perform any covenant or obligation of the rental agreement, or rule of the authority or housing project, or law or ordinance of a governmental agency that pertains to or establishes standards of occupancy. This includes but is not limited to the following:

- (A) Serious or repeated violation of the material terms of the rental agreement, including failure to make payments due or fulfill household obligations set forth in the rental agreement;
- (B) Failure to provide family income, assets, employment and composition information and documentation to enable the authority to determine the family's rental rate and eligibility for continued occupancy;
- (C) Family no longer conforms to the occupancy limits as established by the authority for the dwelling unit occupied by the family, and the family refuses to move to the first appropriate size dwelling unit offered;
- (D) When requested by the authority due to health and safety, repair, abatement, construction or renovation of the dwelling unit, the family refuses to move;
- (E) Family is ineligible for continued occupancy;
- (F) Failure of a family member to comply with community service requirement provisions of 24 C.F.R. part 960, subpart F as it existed February 19, 2026, provided that such failure shall result in non-renewal of rental agreement and termination of tenancy at the end of the twelve-month rental agreement term;
- (G) At the time of admission, reexamination, interim or at any other time, the family has submitted false information or has withheld valuable

information or has made willful misstatements;
and

- (H) Family fails to accept the authority's offer of a revision to the existing rental agreement.
- (2) Engages illegal drug use or gives the authority reasonable cause to believe that illegal drug use (or pattern of illegal drug use) or alcohol abuse (or pattern of alcohol abuse) may interfere with the health, safety, or right to peaceful enjoyment of any authority property by other tenants;
- (3) Engages in any criminal activity that threatens or could threaten the health, safety, or right to peaceful enjoyment of other residents, the authority's employees or representatives, or other individuals on any authority property or that damages the authority's property itself;
- (4) Engages in any drug-related criminal activity on or near any of the authority's property as determined by the authority;
- (5) Engages in conduct that threatens or could threaten the health or safety of other residents, the authority's employees or representatives, or other individuals on any authority property or that damages the authority's property itself;
- (6) Violates the smoking prohibitions pursuant to section 17-2028-60 on more than three occasions and receives written notice of said violations; provided that if tenant, any member of the tenant's household, or any guest or other person under the tenant's control receives only one violation of section 17-2028-60 in one year, and participates in and completes a smoking cessation service program within the same year, the authority will clear the one violation and shall not deem the incident as a violation for the following year;
- (7) Fails to maintain utility services;
- (8) Has been convicted of a felony during the term of the tenancy, including but not limited to felonies involving violence, threats of violence, weapons, sexual offenses, crimes against persons, crimes against property, offenses involving the authority's or a resident or tenant association's property or funds, or any other felony that threatens, or that could threaten, the health, safety, or right to peaceful enjoyment of the premises by others. This paragraph does not apply to tenant's guest or other person under tenant's control;

- (9) Allows an individual who they know or should have known to be trespassed from the property, to visit or stay on the property or in the unit during the trespass period;
 - (10) Furnishes false or misleading information during any authority related grievance or eviction hearing that affects or could reasonably affect the hearing decision;
 - (11) Flees to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees;
 - (11) Violates a condition of probation or parole imposed under federal or state law; or
 - (12) Engages in willful damage to the authority's property.
- (d) The authority shall give a tenant written notice of the proposed termination of the rental agreement that conforms to 24 C.F.R. §966.4 as it existed on February 19, 2026, such as:
- (1) Thirty days in the case of failure to pay rent except for nonpayment of minimum rent during the ninety-day period beginning the month following the family's request for a financial hardship exemption pursuant to section 17-2028-61(b);
 - (2) A reasonable time commensurate with the exigencies of the situation in the case of creation or maintenance of a threat to the health or safety of other tenants or project employees; or
 - (3) Thirty days in all other cases. The authority shall terminate a rental agreement in accordance with chapter 356D, HRS.
- (e) The authority may terminate a rental agreement if any member of the family engages in the use of marijuana, even if pursuant to a lawful prescription under part IX of the Hawaii uniform controlled substances act as it existed on February 19, 2026.

Hawaii Public Housing Authority Emergency Rules
Relating to Eviction

The Hawaii Public Housing Authority Emergency Rules Relating to Eviction, Hawaii Administrative Rules, were adopted on February 19, 2026, by the Hawaii Public Housing Authority Board of Directors at its regular monthly board meeting with prior public notice provided in accordance with section 92-7 and section 91-3(b), Hawaii Revised Statutes.

These rules shall take effect upon filing with the Office of the Lieutenant Governor for a period of not longer than 120 days unless extended in compliance with section 91-3(a), Hawaii Revised Statutes.

Robert J. Hall, Chairperson
Board of Directors
Hawaii Public Housing Authority

APPROVED:

Josh Green, MD
Governor
State of Hawaii

Dated: _____

APPROVED AS TO FORM:

Deputy Attorney General

Filed: _____

ATTACHMENT B: Proposed Emergency Rules Presented as Changes to Sections 17-2020-33 and 17-2028-59, HAR, in Ramseyer Format

§17-2020-33 Curable and non-curable violations. (a) The eviction board shall determine whether or not the violation of a rental agreement constitutes a curable or non-curable violation. A violation is curable if the violation for which the tenant is being referred is a first offense and is not defined as a non-curable violation.

(b) Non-curable violations include any of the following by a household, household's guest, or person under the household's control:

- (1) Any violations or conduct that threaten or could threaten the health or safety of the other residents, the authority's employees or representatives, or other individuals on any authority property or that damages the authority's property itself;
- (2) Any drug-related criminal activity or violent criminal activity;
- (3) Any criminal activity that threatens or could threaten the health, safety, or right to peaceful enjoyment of other residents, the authority's employees or representatives, or other individuals on any authority property or that damages the authority's property itself;
- (4) Where the tenant has received notice from the United States Department of Housing and Urban Development that the tenant is no longer eligible to remain in the unit;
- (5) Where any member of the family has been convicted of a felony during the term of the tenancy, [~~and the felony is related to the authority's property or funds, the resident association or tenant association's property or funds, homicide or attempted homicide, assault or attempted assault, terroristic threatening, firearms, dangerous weapons, kidnapping or attempted kidnapping, abduction or false imprisonment, sexual assault or attempted sexual assault, extortion, burglary, unauthorized control of propelled vehicle, and eriminal damage; and~~] including but not limited to felonies involving violence, threats of violence, weapons, sexual offenses, crimes against persons, crimes against property, offenses involving the authority's or a resident or tenant association's property or funds, or any other felony that threatens,

or that could threaten, the health, safety, or peaceful enjoyment of the premises by others;

- (6) Any property damage, regardless of whether such damage threatens or could threaten the health or safety of other residents, the authority's employees or representatives, or other individuals, which requires repair at a projected cost which exceeds sixty per cent of the household's adjusted income or which the household cannot pay off within six months if the household has no income;
- (7) Any violation where the family allows an individual, who they know or should have known to be trespassed from the property, to visit or stay on the property or in the unit during the trespass period;
- (8) Any violation where at the time of admission, reexamination, interim, or at any other time, the family has submitted false information or has withheld valuable information or has made willful misstatements;
- (9) Any false statement or misrepresentation by the household during any authority related grievance or eviction hearing that affects or could reasonably affect the hearing decision; and

~~[(6)]~~ (10) Where 24 C.F.R. §966.4, as it existed on [March 28, 2013] February 19, 2026, requires termination of the rental agreement and eviction.

~~[(c) Where, after considering the circumstances of the case, the eviction board finds the violation is curable, the eviction board may issue a decision and order which stays the issuance of a writ of possession or the condition that the tenant and if applicable, member(s) of tenant's family, comply with certain conditions related to the occupancy for a period of time as established by the eviction board.~~

~~(d) In the event that the eviction board stays the issuance of the writ of possession subject to conditions as described in subsection (c), and the tenant or if applicable, family member(s), violate any term or condition imposed by the eviction board in its decision and order, the eviction board shall issue the writ of possession and the tenant shall be evicted forth with provided that:~~

- ~~(1) The authority sends a written notice to the tenant stating:~~
 - ~~(i) The grounds for requesting the issuance of a writ of possession;~~
 - ~~(ii) The condition of the eviction board's decision and order violated by tenant or if applicable, family member(s);~~

- ~~(iii) The tenant is not entitled to a grievance hearing; and~~
- ~~(iv) The date the hearing is scheduled before the eviction board to determine whether the tenant violated the board's decision and order; and~~
- ~~(2) At the hearing, the eviction board determines that its decision and order was violated. If the tenant fails to appear at the hearing, the tenant shall be in default, and the eviction board shall issue the writ of possession forthwith and the tenant shall be evicted.] [Eff 8/6/04; am and comp 05/24/14] (Auth: 24 CFR §966.4; HRS §§356D-4, 356D-13, 356D-94, 356D-98) (Imp: 24 CFR §§5.100, 966.4; HRS §§356D-94, 356D-98)~~

§17-2028-59 Rental agreement termination. (a) A family shall give the authority at least twenty-eight days written notice that the family will vacate the family's dwelling unit prior to the vacate date.

(b) The authority may terminate a rental agreement when the tenant, any member of the tenant's household, or any guest or other person under the tenant's control:

- (1) Fails to observe or perform any covenant or obligation of the rental agreement, or rule of the authority or housing project, or law or ordinance of a governmental agency that pertains to or establishes standards of occupancy. This includes but is not limited to the following:
 - (A) Serious or repeated violation of the material terms of the rental agreement, including failure to make payments due or fulfill household obligations set forth in the rental agreement;
 - (B) Failure to provide family income, assets, employment and composition information and documentation to enable the authority to determine the family's rental rate and eligibility for continued occupancy;
 - (C) Family no longer conforms to the occupancy limits as established by the authority for the dwelling unit occupied by the family, and the family refuses to move to the first appropriate size dwelling unit offered;
 - (D) When requested by the authority due to health and safety, repair, abatement, construction or

- renovation of the dwelling unit, the family refuses to move;
- (E) Family is ineligible for continued occupancy;
 - (F) Failure of a family member to comply with community service requirement provisions of 24 C.F.R. part 960, subpart F as it existed [~~October 20, 2022~~] February 19, 2026, provided that such failure shall result in non-renewal of rental agreement and termination of tenancy at the end of the twelve-month rental agreement term;
 - (G) At the time of admission, reexamination, interim or at any other time, the family has submitted false information or has withheld valuable information or has made willful misstatements; and
 - (H) Family fails to accept the authority's offer of a revision to the existing rental agreement.
- (2) Engages in [~~the~~] illegal drug use [~~of a drug~~] or gives the authority reasonable cause to believe that the illegal drug use (or pattern of illegal drug use) [~~of a drug~~] or alcohol abuse (or pattern of alcohol abuse) [~~of alcohol~~] may interfere with the health, safety, or right to peaceful enjoyment of [~~the premises~~] any authority property by other tenants;
 - (3) [~~Who the authority determines engages in~~] Engages in any criminal activity that threatens or could threaten the health, safety, or right to peaceful enjoyment of [~~the premises by~~] other [~~tenants~~] residents, the authority's employees or representatives, or other individuals on any authority property or that damages the authority's property itself;
 - (4) [~~Who the authority determines engages~~] Engages in any drug-related criminal activity on or near the authority's premises as determined by the authority;
 - (5) [~~Threatens~~] Commits any violation or engages in conduct that threatens or could threaten the health or safety of [~~an employee, contractor or agent of the authority or State~~] other residents, the authority's employees or representatives, or other individuals on any authority property or that damages the authority's property itself;
 - (6) Violates the smoking prohibitions pursuant to section 17-2028-60 on more than three occasions and receives written notice of said violations; provided that if tenant, any member of the tenant's household, or any guest or other person under the tenant's control receives only one violation of section 17-2028-60 in

one year, and participates in and completes a smoking cessation service program within the same year, the authority will clear the one violation and shall not deem the incident as a violation for the following year;

- (7) Fails to maintain utility services;
- (8) Has been convicted of a felony during the term of the tenancy, ~~[and the felony is related to the authority's property or funds, the resident association or tenant association's property or funds, homicide, assault, terroristic threatening, firearms, dangerous weapons, kidnapping, sexual assault, extortion, burglary, unauthorized control of propelled vehicle, and criminal property damage]~~ including but not limited to felonies involving violence, threats of violence, weapons, sexual offenses, crimes against persons, crimes against property, offenses involving the authority's or a resident or tenant association's property or funds, or any other felony that threatens, or that could threaten, the health, safety, or right to peaceful enjoyment of the premises by others. This ~~[subsection]~~ paragraph does not apply to tenant's guest or other person under tenant's control;
- (9) Allows an individual who they know or should have known to be trespassed from the property, to visit or stay on the property or in the unit during the trespass period;
- (10) Furnishes false or misleading information during any authority related grievance or eviction hearing that affects or could reasonably affect the hearing decision;
- ~~[(9)]~~ (11) Flees to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees;
- ~~[(10)]~~ (12) Violates a condition of probation or parole imposed under federal or state law; or
- ~~[(11)]~~ (13) Engages in willful damage to the authority's property.

(c) The authority shall give a tenant written notice of the proposed termination of the rental agreement that conforms to 24 C.F.R. §966.4 as it existed on ~~[October 20, 2022]~~ February 19, 2026, such as:

- (1) ~~[Fourteen]~~ Thirty days in the case of failure to pay rent except for nonpayment of minimum rent during the ninety-day period beginning the month following the

family's request for a financial hardship exemption pursuant to section 17-2028-61(b);

- (2) A reasonable time commensurate with the exigencies of the situation in the case of creation or maintenance of a threat to the health or safety of other tenants or project employees; or
- (3) Thirty days in all other cases. The authority shall terminate a rental agreement in accordance with chapter 356D, HRS.

(d) The authority may terminate a rental agreement if any member of the family engages in the use of marijuana, even if pursuant to a lawful prescription under part IX of the Hawaii uniform controlled substances act as it existed on [~~October 20, 2022~~] February 19, 2026. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp 11/11/23] (Auth: 24 CFR §966.4; §§356D-4, 356D-13; 356D-98) (Imp: 24 CFR §966.4; HRS §§356D-4, 356D-13, 356D-31, 356D-92)



FOR ACTION

SUBJECT: To: **(1)** Approve the Predevelopment Budget and Hawaii Public Housing Authority's ("HPHA" or "the Authority") Funding Relating to the Kaahumanu Homes Redevelopment located at Tax Map Key ("TMK") No. (1) 1-5-024:001; **(2)** Authorize the Executive Director to Undertake All Actions Necessary to Execute and Implement Loans to Highridge Costa Development Company, LLC ("HCDC" or the "Developer"), or its Affiliates, for Predevelopment Costs; and **(3)** Authorize the Executive Director to Amend the Budget, Subject to Availability of Funds, and Extend the Agreement, Subject to Review and Approval of the HPHA's Legal Counsel

(The Board may go into Executive Session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(3) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to this motion.)

I. FACTS

- A. On January 23, 2023, the HPHA issued "RFQ DEV-2023-03 Project: Ka Lei Momi ("KLM") Request for Qualifications for Master Developer" (the "RFQ"). The RFQ sought proposals from a single development entity that could implement redevelopment activities at several identified HPHA owned properties, including the public housing development currently known as Kaahumanu Homes, which consists of approximately 7.35 acres of land in the City & County of Honolulu, Hawaii with 152 existing residential units.
- B. The HPHA determined that the proposal submitted by HCDC best met the needs of HPHA. The HPHA selected the Developer to serve as the Master Developer for the revitalization of the KLM redevelopment sites and entered into Ka Lei Momi Master Planning and Predevelopment Agreement ("MPPA") dated June 28, 2023.
- C. In accordance with the Master Development Agreement for the Revitalization and Redevelopment of Kaahumanu Homes approved by the Board on January 16, 2025, HPHA and the Developer will redevelop the Kaahumanu Homes in six-phases through Disposition and Development

Agreements for each phase that will be entered into upon receipt of financing allocations.

- D. It was further agreed that the HPHA will provide the Developer with loans to cover fifty percent (50%) or more (subject to the HPHA's discretion and availability of funding) of eligible predevelopment costs for KLM redevelopment, including Kaahumanu Homes. HPHA has the right to review and approve the predevelopment budget and schedule prior to executing any loan agreement.
- E. It is acknowledged that the HPHA's obligation to make any loan related payments is contingent upon sufficient appropriations and authorization by the State and/or sufficient appropriations and authorization by the U.S. Department of Housing and Urban Development ("HUD") if HPHA intends to use any federal public housing funds to make any loan-related payments.

II. DISCUSSION

- A. The Developer has worked expeditiously to advance the redevelopment effort to secure entitlements and financing commitments. On January 30, 2025, the Developer, in coordination with HPHA staff, received approval from the Hawaii Housing Finance and Development Corporation ("HHFDC") for exemption from certain statutes, rules, and ordinances pursuant to Section 201H-38, Hawaii Revised Statutes, for a six (6) phase redevelopment of Kaahumanu Homes consisting of 1,550 new units.
- B. As a part of the initial planning process, the Developer has established an initial site plan of the redevelopment that is provided as Attachment A.
- C. The Developer has also worked with consultants and HPHA staff to prepare a predevelopment budget and redevelopment schedule for the initial phases of Kaahumanu Homes. The predevelopment budget is provided as Attachment B and the schedule is provided as Attachment C.
- D. The predevelopment budget for Phase 1 and 2 is estimated to be \$23,566,120.
- E. In 2025, the Hawaii State Legislature provided through Act 250 that \$3,050,000 in general obligation bond funds be deposited in the Rental Housing Revolving Fund ("RHRF") managed by the HHFDC for fiscal year 2025-2026 to be utilized by the HPHA to use for the Kaahumanu Homes redevelopment. The intent is to use these RHRF funds to fund a portion of the predevelopment loan to HCDC.

- F. In HPHA's 5 Year Action Plan and PHA Plan, HPHA envisioned and HUD approved the potential use of Capital Funding Program ("CFP") funds to be used for KLM redevelopments, including Kaahumanu Homes. However, the amount of CFP funds available for KLM use is still to be determined but may be provided as a part of this predevelopment loan to the Developer.
- G. HPHA may need to seek additional funding in order to meet its commitment to fund fifty percent (50%) of the predevelopment costs across the KLM project portfolio. As such, the predevelopment loan may exceed the \$3,050,000 of currently available funds. The payment of predevelopment loan amounts in excess of \$3,050,000 will be subject to the availability of funds.
- H. The full amount of the predevelopment loan for each redevelopment phase shall be repaid upon the earlier of: (a) the financial closing of the construction loan for that phase, or (b) the stated loan maturity date. For predevelopment loans supporting multiple phases, a proportionate share of the loan attributable to each phase shall be repaid at the time of that phase's construction loan closing.
- I. The predevelopment schedule shows construction of the initial phase of Kaahumanu Homes starting in the second quarter of 2028 with residential units coming online to rent in the first quarter of 2032.

(End of Section)

III. RECOMMENDATION

That the Board of Directors: **(1)** Approve the Predevelopment Budget and Hawaii Public Housing Authority's ("HPHA" or "the Authority") Funding Relating to the Kaahumanu Homes Redevelopment located at Tax Map Key ("TMK") No. (1) 1-5-024:001; **(2)** Authorize the Executive Director to Undertake All Actions Necessary to Execute and Implement Loans to Highridge Costa Development Company, LLC ("HCDC" or the "Developer"), or its Affiliates, for Predevelopment Costs; and **(3)** Authorize the Executive Director to Amend the Budget, Subject to Availability of Funds, and Extend the Agreement, Subject to Review and Approval of the HPHA's Legal Counsel

(The Board may go into Executive Session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(3) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to this motion.)

- Attachment A: Kaahumanu Redevelopment Site Plan
- Attachment B: Proposed Predevelopment Budget
- Attachment C: Proposed Redevelopment Schedule

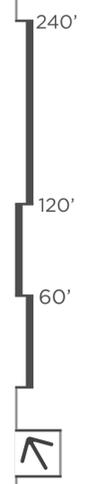
Reviewed by: Carson J. Schultz, Development Officer 

Approved by the Board of Directors
on the date set forth above
 As Presented As Amended

Robert J. Hall
Chairperson



KEY	
	1 STORY COMMERCIAL / RESIDENTIAL LOBBY
	PARKING GARAGE
	RESIDENTIAL TOWER



KAAHUMANU HOMES
HONOLULU, HI
TCA # 2023-132

PROGRESS SET
DECEMBER 9, 2025

MASTER SITE PLAN

**KA LEI MOMI - KAAHUMANU HOMES
PRELIMINARY PREDEVELOPMENT BUDGET
PREPARED (UPDATED) JAN 2026**

HCDC KAAHUMANU HOMES MASTER PLANNING & ENTITLEMENT BUDGET	CONTRACTOR	BUDGET
Due Diligence and MP Refining		
Architectural Massing	TCA	57,000
Civil Engineer Prelim Assessment	Bills Engineering	17,254
Prelim Entitlement Review	PBR	1,047
Prelim Market Study	Zonda	3,000
HUD Due Diligence	D3G	1,550
Prelim Environmental Review	Partner	2,200
Prelim Geotech Area Review	NOVA	2,000
Prelim Archaeo Review	Pacific Legacy	6,450
Relocation and Advisement	TBD	8,350
Media/Public Relations	TBD	1,250
Title	Title Guarantee	1,050
FAA Consultant	Williams Aviation	9,375
Electrical Engineer	Ron Ho	10,816
Legal	SettleMeyer	10,934
SUBTOTAL MASTER PLANNING EXPENSES		132,276
All Phase Entitlement (Emergency Proclamation) & LIHTC App		
Planner - 201H & Chapter 343	PBR	110,000
Traffic (MAR)	Fehr & Pers	100,000
Architectual - All Phase Concept and Renderings	TCA	170,157
Landscaping Plan	PBR	20,000
Civil Master Plan	Wilson Okamoto	21,150
PER	Bills	25,000
Planner - NEPA	PBR	54,000
Archaeology - 106 Consultation	Pacific Legacy	21,000
Historic Arch - RLS/6E/106 Consultation	Mason	26,000
HECO Pre-Service Request	HECO	5,000
Relocation Plan (LIHTC)	HOU	5,500
Retail Market Demand	Colliers	15,000
SAC Consulting (NARR)	D3G	5,700
Topo Survey	K&N Surveying	66,000
FAA Consultant	Williams Aviation	21,500
Archaeological Monitoring Plan	Pacific Legacy	11,000
6E - AIS Determination	TBD	10,000
SPHD - AIS Trenching	TBD	125,000
Website Development	TBD	5,000
Community Outreach	Various	81,829
NHPA Section 106 MOA	Mason	12,958
HECO	HECO	1,000,000
Legal - Loan, Dev Agreement	SettleMeyer	50,000
SUBTOTAL ALL-PHASE ENTITLEMENT EXPENSES		1,961,794

Phase 1 [LIHTC]		
Market Study	Novogradac	17,000
LIHTC Application Fees	HHFDC	24,000
LIHTC Performance Deposit	TBD	1,200,000
HUD Consultant	D3G	90,000
HUD Appraisal	TBD	6,000
DD, CD Working Drawings	TCA & Subconsultants	3,500,000
Geotechnical/Soils	TBD	150,000
Environmental Testing & C-EHMP	TBD	300,000
Permitting/Third-party Review	TBD	100,000
Phase 1 Update	TBD	5,000
Impact Fees	TBD	1,600,000
Legal - Tax Credit Counsel	TBD	100,000
Legal - Lender Counsel	TBD	400,000
Legal - Borrower Counsel	TBD	1,200,000
Legal - Bond Counsel	TBD	150,000
Relocation Services & Fees	TBD	500,000
Physical Relocation Costs	TBD	200,000
Interior Design	TBD	130,000
Misc. (Title, printing, mailing, etc.)	TBD	15,000
HPHA 3rd-Party Administrative Expenses	TBD	300,000
Contingency 7.5%	TBD	749,025
SUBTOTAL PHASE 1 PREDEVELOPMENT EXPENSES		10,736,025
Phase 2 [LIHTC]		
Market Study	Novogradac	17,000
LIHTC Application Fees	HHFDC	24,000
LIHTC Performance Deposit	TBD	1,200,000
HUD Consultant	D3G	90,000
HUD Appraisal	TBD	6,000
DD, CD Working Drawings	TCA & Subconsultants	3,500,000
Geotechnical/Soils	TBD	150,000
Environmental Testing & C-EHMP	TBD	300,000
Permitting/Third-party Review	TBD	100,000
Phase 1 Update	TBD	5,000
Impact Fees	TBD	1,600,000
Legal - Tax Credit Counsel	TBD	100,000
Legal - Lender Counsel	TBD	400,000
Legal - Borrower Counsel	TBD	1,200,000
Legal - Bond Counsel	TBD	150,000
Relocation Services & Fees	TBD	500,000
Physical Relocation Costs	TBD	200,000
Interior Design	TBD	130,000
Misc. (Title, printing, mailing, etc.)	TBD	15,000
HPHA 3rd-Party Administrative Expenses	TBD	300,000
Contingency 7.5%	TBD	749,025
SUBTOTAL PHASE 2 PREDEVELOPMENT EXPENSES		10,736,025
TOTAL PREDEVELOPMENT FOR PHASES I & II		23,566,120

ID	Task Mode	Task Name	Resource Names	Duration	Start	Finish	Predecessors	Notes
1		KA'AHUMANU HOMES		2509 days	Sat 9/30/23	Fri 6/3/33		
2		Master Planning & Predevelopment - Phase I & II		1255 days	Sat 9/30/23	Tue 8/15/28		
3		Legal		1255 days	Sat 9/30/23	Tue 8/15/28		
4	✓	KLM Development Assessment Report	HCDC/FP	0 days	Fri 12/29/23	Fri 12/29/23		
5	✓	Execute MDA	HPHA/HCDC	0 days	Mon 5/12/25	Mon 5/12/25		
6		Predevelopment Loan		168 days	Mon 6/30/25	Thu 2/19/26		
7	✓	Legislative allocation of predevelopment funds	HPHA/HCDC	0 days	Mon 6/30/25	Mon 6/30/25		
8		MOA negotiations between HHFDC & HPHA	HPHA	200 edays	Mon 6/30/25	Fri 1/16/26	7	
9		HPHA Board Meeting	All	0 days	Thu 2/19/26	Thu 2/19/26		
10		Execute MOA	HPHA	0 days	Thu 2/19/26	Thu 2/19/26	9	
11		Execute Predevelopment Loan	HPHA/HCDC	0 days	Thu 2/19/26	Thu 2/19/26	9	
12		DDA		86 days	Thu 2/19/26	Fri 6/19/26		
13		Prepare Exhibits	FP/HCDC	60 edays	Thu 2/19/26	Mon 4/20/26	11	
14		HPHA Review and Approval	HPHA	30 edays	Mon 4/20/26	Wed 5/20/26	13	
15		HPHA Board Approval	HPHA	30 edays	Wed 5/20/26	Fri 6/19/26	14	
16		Execute DDA	HPHA/HCDC	0 days	Fri 6/19/26	Fri 6/19/26	15	
17		Design		907 days	Tue 4/23/24	Mon 11/8/27		
18	✓	Finalize Concept Design		45 days	Tue 4/23/24	Fri 6/28/24		
19	✓	Kick-Off Architect/Parameters/Vision	TCA	0 days	Tue 4/23/24	Tue 4/23/24		
20	✓	Architect Prepare Design	TCA	10 days	Wed 4/24/24	Tue 5/7/24	19	
21	✓	HPHA Review	HPHA/OPSD	10 days	Wed 5/8/24	Tue 5/21/24	20	
22	✓	Architect Address Comments	TCA	5 days	Wed 5/22/24	Wed 5/29/24	21	
23	✓	HPHA Review	HPHA/OPSD	10 days	Thu 5/30/24	Thu 6/13/24	22	
24	✓	Architect Address Comments	TCA	5 days	Fri 6/14/24	Fri 6/21/24	23	
25	✓	HPHA Review	HPHA/OPSD	5 days	Mon 6/24/24	Fri 6/28/24	24	
26	✓	HPHA Approval	HPHA	0 days	Fri 6/28/24	Fri 6/28/24	25	
27	✓	Architect's 201H Package		35 days	Mon 7/1/24	Tue 8/20/24		
28	✓	Landscaping, Renderings, Charts	TCA	10 days	Mon 7/1/24	Mon 7/15/24	26	
29	✓	HPHA Review	HPHA	10 days	Tue 7/16/24	Mon 7/29/24	28	
30	✓	Architect Address Comments	TCA	5 days	Tue 7/30/24	Mon 8/5/24	29	
31	✓	HPHA Review	HPHA	10 days	Tue 8/6/24	Tue 8/20/24	30	
32	✓	HPHA Approval	HPHA	0 days	Tue 8/20/24	Tue 8/20/24	31	
33		Schematic Design & Design Documents		334 days	Mon 4/21/25	Fri 7/31/26		
34	✓	Procurement		12 days	Mon 4/21/25	Wed 5/7/25		
35	✓	Request & Receive Proposals	TCA	16 edays	Mon 4/21/25	Wed 5/7/25		
36	✓	Recommendation to HPHA	FP/HCDC	0 days	Wed 5/7/25	Wed 5/7/25	35	
37	✓	HPHA Approval	HPHA	0 days	Wed 5/7/25	Wed 5/7/25	36	
38	✓	60-80% SDs		101 days	Wed 5/7/25	Wed 9/24/25		
39	✓	Contract Execution, File Transfers, and Kick Off	TCA	11 days	Wed 5/7/25	Wed 5/21/25	37	
40	✓	Design Progress, Meetings, Comments	All	126 edays	Wed 5/21/25	Wed 9/24/25	39	
41	✓	HPHA Approval to proceed (with comments)	HPHA	0 days	Wed 9/24/25	Wed 9/24/25	40	
42		RFP & Procurement		182 days	Wed 5/21/25	Fri 1/30/26		
43	✓	RFP & Proposals	TCA	49 edays	Wed 5/21/25	Wed 7/9/25		
44	✓	Recommendation to HPHA	FP/HCDC	0 days	Wed 7/9/25	Wed 7/9/25	43	
45	✓	HPHA Review & Approval of Certification Package	HPHA	133 edays	Wed 7/9/25	Wed 11/19/25	44	

ID	Task Mode	Task Name	Resource Names	Duration	Start	Finish	Predecessors	Notes
46		Execute Contract	HCDC	0 days	Fri 1/30/26	Fri 1/30/26	45,8	
47		80-100% SDs		30 days	Fri 1/30/26	Fri 3/13/26		
48		Reassemble team, relaunch	TCA	18 edays	Fri 1/30/26	Tue 2/17/26	46	
49		Design Progress, Meetings, Comments	All	24 edays	Tue 2/17/26	Fri 3/13/26	48	
50		HPHA Approval	HPHA	0 days	Fri 3/13/26	Fri 3/13/26	49	
51		0-50%		68 days	Tue 2/17/26	Fri 5/22/26		
52		Design Progress, Meetings, Comments	All	94 edays	Tue 2/17/26	Fri 5/22/26	48	
53		HPHA Approval	HPHA	0 days	Fri 5/22/26	Fri 5/22/26	52	
54		50-100%		50 days	Fri 5/22/26	Fri 7/31/26		
55		Design Progress, Meetings, Comments	All	70 edays	Fri 5/22/26	Fri 7/31/26	53,50	
56		HUD Review	HUD	60 edays	Fri 5/22/26	Tue 7/21/26	55SS	
57		HPHA Approval	HPHA	0 days	Fri 7/31/26	Fri 7/31/26	55	
58		Construction Documents		100 days	Fri 7/31/26	Fri 12/18/26		
59		0-50%		45 days	Fri 7/31/26	Fri 10/2/26		
60		Design Progress, Meetings, Comments	All	63 edays	Fri 7/31/26	Fri 10/2/26	57	
61		HUD Review	HUD	60 edays	Fri 7/31/26	Tue 9/29/26	60SS	
62		HPHA Approval	HPHA	0 days	Fri 10/2/26	Fri 10/2/26	60	
63		50-100%		55 days	Fri 10/2/26	Fri 12/18/26		
64		Design Progress, Meetings, Comments	All	77 edays	Fri 10/2/26	Fri 12/18/26	62	100% DD excludes plan check comments (as that will still be in progress)
65		HPHA Approval	HPHA	0 days	Fri 12/18/26	Fri 12/18/26	64	
66		Building Permits		256 days	Fri 11/13/26	Mon 11/8/27		
67		Submit for Plan Check (80% CD)	TCA	0 days	Fri 11/13/26	Fri 11/13/26	64SS+42 edays	
68		Plan Check	DPP	12 emons	Fri 11/13/26	Mon 11/8/27	67	
69		Building Permit Issued	DPP	0 days	Mon 11/8/27	Mon 11/8/27	68	
70		Cost Estimates		580 days	Mon 10/7/24	Tue 1/12/27		
71		Concept/Schematic		40 days	Mon 10/7/24	Wed 12/4/24		
72		Submit Concept Design to GC	FP/HCDC	0 days	Mon 10/7/24	Mon 10/7/24	32FS+20 days	
73		Initial ROM Cost Estimates	Dredging	40 days	Tue 10/8/24	Wed 12/4/24	72	
74		Working Drawings		167 days	Fri 5/22/26	Tue 1/12/27		
75		GC Input	Dredging	30 edays	Fri 5/22/26	Sun 6/21/26	55SS	
76		Submit CDs to GC	FP/HCDC	30 edays	Sat 10/24/26	Mon 11/23/26	64FF	
77		Updated ROM Cost Estimates	Dredging	50 edays	Mon 11/23/26	Tue 1/12/27	76	
78		NEPA		501 days	Wed 2/26/25	Fri 1/29/27		
79		Section 106 Consultation		146 days	Fri 6/6/25	Mon 12/29/25		
80		Letter to SHPD	HPHA/PL	0 days	Fri 6/6/25	Fri 6/6/25		
81		Response from SHPD	SHPD	206 edays	Fri 6/6/25	Mon 12/29/25	80	Long delay
82		Section 7 Consultation		0 days	Wed 2/26/25	Wed 2/26/25		
83		USFWS Response Received - Effects Discountable	USFWS	0 days	Wed 2/26/25	Wed 2/26/25		
84		MOA		172 days	Mon 12/29/25	Wed 8/26/26		
85		Coordinate Meeting with SHPD to resolve adverse effects	All	60 edays	Mon 12/29/25	Fri 2/27/26	81	
86		MOA negotiation	All	180 edays	Fri 2/27/26	Wed 8/26/26	85	Estimated, may be aggressive
87		Execute MOA	HPHA/SHPD	0 days	Wed 8/26/26	Wed 8/26/26	86	
88		NEPA EA		113 days	Wed 8/26/26	Fri 1/29/27		
89		Finalize HEROs with Consultation outcomes & Draft NEPA EA	PBR	30 edays	Wed 8/26/26	Fri 9/25/26	87	
90		Review & Finalize EA Document	PBR	15 edays	Fri 9/25/26	Sat 10/10/26	89	

ID	Task Mode	Task Name	Resource Names	Duration	Start	Finish	Predecessors	Notes
91		Governors Office Review and processing	GO	45 edays	Sat 10/10/26	Tue 11/24/26	90	
92		Publish FONSI & NOIRROF	PBR	0 days	Tue 11/24/26	Tue 11/24/26	91	
93		Public comment period	All	15 edays	Tue 11/24/26	Wed 12/9/26	92	
94		Review public comments, prepare RROF	PBR	5 days	Wed 12/9/26	Tue 12/15/26	93	
95		Governor's Office review and processing of RROF	GO	30 edays	Tue 12/15/26	Thu 1/14/27	94	
96		Governor's office submit RROF to HUD	GO	0 days	Thu 1/14/27	Thu 1/14/27	95	
97		Receive AUGF from HUD	GO	15 edays	Thu 1/14/27	Fri 1/29/27	96	
98		Entitlements (201H)		473 days	Sat 9/30/23	Fri 8/15/25		
99		Studies		235 days	Sat 9/30/23	Fri 8/30/24		
100		PER	D Bills	20 days	Fri 8/2/24	Fri 8/30/24		
101		Traffic Study	F&P	20 days	Fri 8/2/24	Fri 8/30/24		
102		Prelim Market Study	Novogradac	0 days	Sat 9/30/23	Sat 9/30/23		
103		Chapter 343 Compliance		139 days	Fri 4/19/24	Fri 11/8/24		
104		Prepare and Submit EA Exemption Request Letter	PBR	16 days	Fri 4/19/24	Fri 5/10/24		
105		Agency Coordination on Agency Consultation Letter	PBR/HHFDC	90 days	Mon 5/13/24	Mon 9/23/24	104	
106		Agency Consultation	PBR	30 edays	Mon 9/23/24	Wed 10/23/24	105	
107		HHFDC Determination on EA Exemption	HHFDC	5 days	Thu 10/24/24	Wed 10/30/24	106	
108		HHFDC Submits Exemption Notice to ERP	HHFDC	0 days	Wed 10/30/24	Wed 10/30/24	107	
109		Publication in the ERP TEN (Bulletin)	HHFDC	0 days	Fri 11/8/24	Fri 11/8/24	108	
110		201H Application		144 days	Mon 7/1/24	Thu 1/30/25		
111		Prepare 201H Application	PBR	25 days	Mon 7/1/24	Mon 8/5/24		
112		Submit to HPHA	HCDC	0 days	Mon 8/5/24	Mon 8/5/24	111	
113		HPHA Reviews 201H Application	HPHA	10 days	Tue 8/6/24	Tue 8/20/24	111	
114		Submit (Partial App) to HHFDC	PBR	0 days	Tue 8/20/24	Tue 8/20/24	113	
115		Coordination with HHFDC Review & Revisions	PBR	42 days	Wed 8/21/24	Fri 10/18/24	114	
116		Submit Final App to HHFDC	PBR	1 day	Mon 10/21/24	Mon 10/21/24	115	
117		HHFDC Deems Application Complete	HHFDC	0 days	Mon 10/21/24	Mon 10/21/24	116	
118		HCDC/FP Sends to County DPP Director for Early Review	HCDC/FP	0 days	Mon 10/21/24	Mon 10/21/24	117	
119		HHFDC Review Agency Transmittal Package	HHFDC	0 days	Mon 10/21/24	Mon 10/21/24	118	
120		HHFDC Agency Processing	HHFDC	30 edays	Mon 10/21/24	Wed 11/20/24	119	
121		Council Support (Present at November Council Committee Meeting)	Council	0 days	Wed 11/20/24	Wed 11/20/24		
122		HCDC/FP Incorporate/Respond to Agency Comments	HCDC/FP	5 days	Thu 11/21/24	Wed 11/27/24	120	
123		HHFDC Final Review	HHFDC	3 days	Fri 11/29/24	Tue 12/3/24	122	
124		HHFDC Drafts For-Action	HHFDC	3 days	Fri 11/29/24	Tue 12/3/24	123SS	
125		HHFDC Submit Pre-Final For-Action to Board	HHFDC	5 days	Thu 11/21/24	Wed 11/27/24	122SS	
126		HHFDC Submit Final For-Action for HHFDC Board Meeting	HCDC/FP	3 days	Fri 11/29/24	Tue 12/3/24	125	
127		HHFDC Board Meeting	HHFDC	0 days	Thu 12/12/24	Thu 12/12/24	126	
128		HHFDC Recommendation/Transmittal to DPP	HHFDC	3 days	Thu 12/12/24	Mon 12/16/24	127	
129		DPP Reviews Application (EP 45-day review period)	PD	45 edays	Mon 12/16/24	Thu 1/30/25	128	
130		DPP Public Meeting	County	0 days	Fri 1/17/25	Fri 1/17/25		
131		DPP Director Executes Resolution for 201H Application	PD	0 days	Thu 1/30/25	Thu 1/30/25	121,129,130	
132		Outreach		270 days	Wed 7/17/24	Fri 8/15/25		
133		Neighborhood Board Meeting (Kalihi-Palama) Announce Town Hall	HCDC/FP/HPHA	0 days	Wed 7/17/24	Wed 7/17/24		
134		Resident Meeting #1	HCDC/FP/HPHA	0 days	Wed 7/23/25	Wed 7/23/25		
135		Post Newspaper Ad for Town Hall Meeting & 30-day Comment Period	HCDC/FP	0 days	Fri 8/1/25	Fri 8/1/25	136SF-10 days	

ID	Task Mode	Task Name	Resource Names	Duration	Start	Finish	Predecessors	Notes
136	✓	Town Hall Meeting #1	HCDC/FP/HPHA	0 days	Fri 8/15/25	Fri 8/15/25		
137	✓	Neighborhood Board Meeting (Kalihi-Palama) Present Town Hall PPT	HCDC/FP/HPHA	0 days	Wed 8/21/24	Wed 8/21/24		
138	→	HHFDC Financing		1015 days	Tue 9/10/24	Tue 8/15/28		
139	✓	Round 1 - Phase I		106 days	Tue 9/10/24	Fri 2/14/25		
140	✓	Prepare LIHTC Application	HCDC/FP	30 days	Thu 12/5/24	Wed 1/22/25		
141	✓	Novogradac Market Study	Novogradac	30 days	Thu 12/5/24	Wed 1/22/25	140SS	
142	✓	Appraisal	TBD	30 days	Tue 9/10/24	Mon 10/21/24		
143	✓	HPHA Review	HPHA	10 days	Wed 1/22/25	Tue 2/4/25	140	
144	✓	Submit LIHTC Application to HHFDC	HCDC/FP	0 days	Fri 2/14/25	Fri 2/14/25	143	
145	→	Round 2 - Phase I		180 days	Mon 12/7/26	Mon 8/16/27		
146	→	Prepare LIHTC Application	HCDC/FP	55 edays	Mon 12/7/26	Sun 1/31/27	150FS-70 edays	
147	→	Novogradac Market Study	Novogradac	30 days	Mon 1/18/27	Fri 2/26/27	150FS-30 edays	
148	→	Appraisal	TBD	30 days	Mon 1/18/27	Fri 2/26/27	150FS-30 edays	
149	→	HPHA Review	HPHA	14 edays	Sun 1/31/27	Sun 2/14/27	146	
150	→	Submit LIHTC Application to HHFDC	HCDC/FP	0 days	Mon 2/15/27	Mon 2/15/27		
151	→	HHFDC Award	HHFDC	182 edays	Mon 2/15/27	Mon 8/16/27	150	Anticipated
152	→	Round 3 - Phase II		180 days	Tue 12/7/27	Tue 8/15/28		
153	→	Prepare LIHTC Application	HCDC/FP	55 edays	Tue 12/7/27	Mon 1/31/28	157FS-70 edays	
154	→	Novogradac Market Study	Novogradac	30 days	Mon 1/17/28	Fri 2/25/28	157FS-30 edays	
155	→	Appraisal	TBD	30 days	Mon 1/17/28	Fri 2/25/28	157FS-30 edays	
156	→	HPHA Review	HPHA	14 edays	Mon 1/31/28	Mon 2/14/28	153	
157	→	Submit LIHTC Application to HHFDC	HCDC/FP	0 days	Tue 2/15/28	Tue 2/15/28		
158	→	HHFDC Award	HHFDC	182 edays	Tue 2/15/28	Tue 8/15/28	157	Anticipated
159	→	Phase I		2079 days	Thu 1/30/25	Fri 1/21/33		
160	→	Land & Development Agreements		509 days	Thu 1/30/25	Fri 1/15/27		
161	→	DLURC		23 emons	Thu 1/30/25	Mon 12/21/26	131	
162	→	Dept of Taxation Certificate of Exemption		20 days	Mon 12/21/26	Fri 1/15/27	161	
163	→	Development Agreement		13 mons	Thu 1/30/25	Mon 2/2/26	161SS	
164	→	Section 18 Application		294 days	Thu 2/19/26	Tue 4/6/27		
165	→	Procurement, Scoping, Planning		130 edays	Thu 2/19/26	Mon 6/29/26	11	
166	→	Prepare Section 18 Application		60 edays	Mon 6/29/26	Fri 8/28/26	165	
167	→	Survey, Legal Description		20 edays	Mon 6/29/26	Sun 7/19/26	165	
168	→	Resident Offer of Sale Exemption		20 edays	Mon 6/29/26	Sun 7/19/26	165	
169	→	Evidence of Consultation with Mayor		10 edays	Sun 7/19/26	Wed 7/29/26	168	
170	→	Letter of Support from Mayor		10 edays	Wed 7/29/26	Sat 8/8/26	169	
171	→	Section 18 Resolution		90 edays	Fri 8/28/26	Thu 11/26/26	166,170	
172	→	HPHA Board Approval		30 edays	Thu 11/26/26	Sat 12/26/26	171	
173	→	Submit Application		30 days	Mon 12/28/26	Fri 2/5/27	172	
174	→	HUD 60-day review period		60 edays	Fri 2/5/27	Tue 4/6/27	173	
175	→	Section 18 Approved		0 days	Tue 4/6/27	Tue 4/6/27	174	
176	→	Resident Relocation		200 days	Tue 4/6/27	Tue 1/11/28		
177	→	General Information Notice (GIN)		10 edays	Tue 4/6/27	Fri 4/16/27	175	
178	→	Resident Relocation Interviews		60 edays	Fri 4/16/27	Tue 6/15/27	177	
179	→	90 Day Notice		90 edays	Tue 6/15/27	Mon 9/13/27	175FS+15 edays,17	
180	→	30 Day Notice		30 edays	Tue 6/15/27	Thu 7/15/27	175FS+45 edays,17	

ID	Task Mode	Task Name	Resource Names	Duration	Start	Finish	Predecessors	Notes
181	→	Relocation		180 edays	Thu 7/15/27	Tue 1/11/28	180	
182	→	Construction Loan Closing		258 days	Wed 5/26/27	Fri 5/19/28		
183	→	Solicit Debt and Equity Commitments		45 days	Mon 8/16/27	Fri 10/15/27	151	
184	→	Stale reports reordered		2 mons	Wed 5/26/27	Tue 7/20/27	198FS-12 emons	
185	→	Update Construction Pricing		20 days	Mon 11/22/27	Fri 12/17/27	198FS-6 emons	
186	→	Review construction loan documents		120 days	Fri 10/1/27	Thu 3/16/28	191FS-121 days	
187	→	Finalize ALTA survey		3 mons	Fri 12/31/27	Thu 3/23/28	188FS-4 mons	
188	→	ALTA Title policy is placed		120 days	Fri 11/5/27	Thu 4/20/28	197FS-141 days	
189	→	Insurance policy is placed		120 days	Fri 11/5/27	Thu 4/20/28	197FS-141 days	
190	→	Bond Calls		114 days	Tue 12/14/27	Fri 5/19/28	183FS+1 day,197FF	
191	→	HHFDC Board Authorizes Closing		30 days	Mon 2/7/28	Fri 3/17/28	69FS+3 emons	2nd Thursday of each month
192	→	HPHA Board Approval of HUD Related Documents		0 days	Fri 3/24/28	Fri 3/24/28	191FS+5 days	
193	→	Prepare settlement statement		12 days	Wed 5/3/28	Thu 5/18/28	197FS-13 days	
194	→	Prepare escrow instructions		12 days	Wed 5/3/28	Thu 5/18/28	197FS-13 days	
195	→	Signed loan documents delivered to escrow		3 days	Tue 5/16/28	Thu 5/18/28	197FS-4 days	
196	→	Wires issued by lenders/investors		2 days	Wed 5/17/28	Thu 5/18/28	197FS-3 days	
197	→	All parties issue authorization to close		45 days	Mon 3/20/28	Fri 5/19/28	191	
198	→	Closing		0 days	Fri 5/19/28	Fri 5/19/28	197	
199	→	Construction		1089 days	Mon 11/8/27	Thu 1/8/32		
200	→	Construction Management Plan		40 days	Mon 11/8/27	Fri 12/31/27	68	
201	→	Traffic Management Plan		40 days	Mon 11/8/27	Fri 12/31/27	68	
202	→	Inspection Survey		20 days	Mon 11/8/27	Fri 12/3/27	68	
203	→	Noise and Vibration Control Plan		20 days	Mon 11/8/27	Fri 12/3/27	68	
204	→	Archaeological Monitoring Plan (AMP)		20 days	Mon 11/8/27	Fri 12/3/27	68	
205	→	Construction		36 emons	Fri 1/5/29	Sun 12/21/31	197,181,259	
206	→	Pre-leasing		3 emons	Mon 9/22/31	Sun 12/21/31	205FS-3 emons	
207	→	Certificate of Occupancy		14 days	Mon 12/22/31	Thu 1/8/32	205	
208	→	Faircloth/RAD Conversion		1225 days	Mon 5/3/27	Sun 1/11/32		
209	→	Request Notice of Anticipated RAD Rents (NARR) - Update		30 edays	Mon 5/3/27	Wed 6/2/27		
210	→	Issue NARR		0 days	Wed 6/2/27	Wed 6/2/27	209	
211	→	Request Preliminary Proposal Call		0 days	Mon 8/16/27	Mon 8/16/27	210,175,151	
212	→	Submit Mixed Financing Development Proposal (MFDP)		90 edays	Mon 8/16/27	Sun 11/14/27	211	
213	→	Submit RAD Financing Plan		90 edays	Mon 8/16/27	Sun 11/14/27	211	
214	→	Subsidy Layering Review		45 edays	Sun 11/14/27	Wed 12/29/27	213,212	
215	→	MFDP Approval		45 edays	Wed 12/29/27	Sat 2/12/28	214	
216	→	Finalization of Evidentiary Documents (MF Closing)		20 edays	Sat 2/12/28	Fri 3/3/28	215	
217	→	Receive RAD Conversion Conditional Approval (RCCA)		10 edays	Fri 3/3/28	Mon 3/13/28	216	
218	→	Notify HUD of Nearing Construction Completion (95% construction complet		0 days	Mon 9/22/31	Mon 9/22/31	205FF-3 emons	
219	→	Submit Construction Completion Update to confirm accuracy of RCCA		20 edays	Mon 9/22/31	Sun 10/12/31	218	
220	→	Units entered into PIC		20 edays	Mon 12/1/31	Sun 12/21/31	205FS-20 edays	
221	→	Submit RAD Closing Package to HUD		30 edays	Sun 10/12/31	Tue 11/11/31	219	
222	→	Enter Into HAP & RAD Conversion Commitment (RCC)		10 edays	Thu 1/1/32	Sun 1/11/32	221,207FF+3 edays	
223	→	RAD Closing		0 edays	Sun 1/11/32	Sun 1/11/32	222	Completes a few days after C of O
224	→	Permanent Loan Conversion		285 days	Mon 12/22/31	Fri 1/21/33		
225	→	Lease-up		12 emons	Thu 1/8/32	Sun 1/2/33	207	

ID	Task Mode	Task Name	Resource Names	Duration	Start	Finish	Predecessors	Notes
226		Stabilized occupancy		8 emons	Thu 1/8/32	Sat 9/4/32	207	
227		Review permanent loan documents		90 days	Mon 9/6/32	Fri 1/7/33	226	
228		ALTA Title policy is placed		85 days	Mon 9/6/32	Fri 12/31/32	226	
229		As-built ALTA survey finalized		90 days	Mon 9/6/32	Fri 1/7/33	226	
230		As-built plans finalized		120 days	Mon 12/22/31	Fri 6/4/32	205	
231		Prepare settlement statement		7 days	Mon 1/10/33	Tue 1/18/33	227	
232		Prepare escrow instructions		7 days	Mon 1/10/33	Tue 1/18/33	227	
233		Signed loan documents delivered to escrow		2 days	Wed 1/19/33	Thu 1/20/33	232	
234		Wires issued by lenders/investors		1 day	Fri 1/21/33	Fri 1/21/33	233	
235		All parties issue authorization to close		0 days	Fri 1/21/33	Fri 1/21/33	234	
236		Closing		0 days	Fri 1/21/33	Fri 1/21/33	235	
237		Phase II		2174 days	Thu 1/30/25	Fri 6/3/33		
238		Land & Development Agreements		767 days	Thu 1/30/25	Wed 1/12/28		
239		DLURC		35 emons	Thu 1/30/25	Thu 12/16/27	131	
240		Dept of Taxation Certificate of Exemption		20 days	Thu 12/16/27	Wed 1/12/28	239	
241		Development Agreement		13 mons	Thu 1/30/25	Mon 2/2/26	239SS	
242		Section 18 Application		495 days	Sun 2/14/27	Fri 1/5/29		
243		Procurement, Scoping, Planning		130 edays	Sun 2/14/27	Thu 6/24/27	11FS+12 emons	
244		Prepare Section 18 Application		60 edays	Thu 6/24/27	Mon 8/23/27	243	
245		Survey, Legal Description		20 edays	Thu 6/24/27	Wed 7/14/27	243	
246		Resident Offer of Sale Exemption		20 edays	Thu 6/24/27	Wed 7/14/27	243	
247		Evidence of Consultation with Mayor		10 edays	Wed 7/14/27	Sat 7/24/27	246	
248		Letter of Support from Mayor		10 edays	Sat 7/24/27	Tue 8/3/27	247	
249		Section 18 Resolution		90 edays	Mon 8/23/27	Sun 11/21/27	244,248	
250		HPHA Board Approval		30 edays	Sun 11/21/27	Tue 12/21/27	249	
251		Submit Application		30 days	Tue 12/21/27	Mon 1/31/28	250	
252		HUD 60-day review period		60 edays	Mon 1/31/28	Fri 3/31/28	251	
253		Section 18 Approved		0 days	Fri 3/31/28	Fri 3/31/28	252	
254		Resident Relocation		200 days	Fri 3/31/28	Fri 1/5/29		
255		General Information Notice (GIN)		10 edays	Fri 3/31/28	Mon 4/10/28	253	
256		Resident Relocation Interviews		60 edays	Mon 4/10/28	Fri 6/9/28	255	
257		90 Day Notice		90 edays	Fri 6/9/28	Thu 9/7/28	256,253FS+15 eday	
258		30 Day Notice		30 edays	Fri 6/9/28	Sun 7/9/28	256,253FS+45 eday	
259		Relocation		180 edays	Sun 7/9/28	Fri 1/5/29	258	
260		Construction Loan Closing		257 days	Mon 5/22/28	Tue 5/15/29		
261		Solicit Debt and Equity Commitments		45 days	Tue 8/15/28	Mon 10/16/28	158	
262		Stale reports reordered		2 mons	Mon 5/22/28	Fri 7/14/28	276FS-12 emons	
263		Update Construction Pricing		20 days	Fri 11/17/28	Thu 12/14/28	276FS-6 emons	
264		Review construction loan documents		120 days	Tue 9/26/28	Mon 3/12/29	269FS-121 days	
265		Finalize ALTA survey		3 mons	Tue 12/26/28	Mon 3/19/29	266FS-4 mons	
266		ALTA Title policy is placed		120 days	Tue 10/31/28	Mon 4/16/29	275FS-141 days	
267		Insurance policy is placed		120 days	Tue 10/31/28	Mon 4/16/29	275FS-141 days	
268		Bond Calls		114 days	Thu 12/7/28	Tue 5/15/29	261FS+1 day,275FF	
269		HHFDC Board Authorizes Closing		30 days	Wed 1/31/29	Tue 3/13/29	69FS+15 emons	2nd Thursday of each month
270		HPHA Board Approval of HUD Related Documents		0 days	Tue 3/20/29	Tue 3/20/29	269FS+5 days	

ID	Task Mode	Task Name	Resource Names	Duration	Start	Finish	Predecessors	Notes
271	→	Prepare settlement statement		12 days	Fri 4/27/29	Mon 5/14/29	275FS-13 days	
272	→	Prepare escrow instructions		12 days	Fri 4/27/29	Mon 5/14/29	275FS-13 days	
273	→	Signed loan documents delivered to escrow		3 days	Thu 5/10/29	Mon 5/14/29	275FS-4 days	
274	→	Wires issued by lenders/investors		2 days	Fri 5/11/29	Mon 5/14/29	275FS-3 days	
275	→	All parties issue authorization to close		45 days	Wed 3/14/29	Tue 5/15/29	269	
276	→	Closing		0 days	Tue 5/15/29	Tue 5/15/29	275	
277	→	Construction		1183 days	Mon 11/8/27	Wed 5/19/32		
278	→	Construction Management Plan		40 days	Mon 11/8/27	Fri 12/31/27	68	
279	→	Traffic Management Plan		40 days	Mon 11/8/27	Fri 12/31/27	68	
280	→	Inspection Survey		20 days	Mon 11/8/27	Fri 12/3/27	68	
281	→	Noise and Vibration Control Plan		20 days	Mon 11/8/27	Fri 12/3/27	68	
282	→	Archaeological Monitoring Plan (AMP)		20 days	Mon 11/8/27	Fri 12/3/27	68	
283	→	Construction		36 emons	Tue 5/15/29	Thu 4/29/32	275	
284	→	Pre-leasing		3 emons	Fri 1/30/32	Thu 4/29/32	283FS-3 emons	
285	→	Certificate of Occupancy		14 days	Fri 4/30/32	Wed 5/19/32	283	
286	→	Faircloth/RAD Conversion		1060 days	Mon 5/1/28	Sat 5/22/32		
287	→	Request Notice of Anticipated RAD Rents (NARR) - Update		30 edays	Mon 5/1/28	Wed 5/31/28		
288	→	Issue NARR		0 days	Wed 5/31/28	Wed 5/31/28	287	
289	→	Request Preliminary Proposal Call		0 days	Wed 5/31/28	Wed 5/31/28	253,288,151	
290	→	Submit Mixed Financing Development Proposal (MFDP)		90 edays	Wed 5/31/28	Tue 8/29/28	289	
291	→	Submit RAD Financing Plan		90 edays	Wed 5/31/28	Tue 8/29/28	289	
292	→	Subsidy Layering Review		45 edays	Tue 8/29/28	Fri 10/13/28	290,291	
293	→	MFDP Approval		45 edays	Fri 10/13/28	Mon 11/27/28	292	
294	→	Receive RAD Conversion Conditional Approval (RCCA)		10 edays	Mon 11/27/28	Thu 12/7/28	293	
295	→	Notify HUD of Nearing Construction Completion (95% construction complet		0 days	Fri 1/30/32	Fri 1/30/32	283FF-3 emons	
296	→	Submit Construction Completion Update to confirm accuracy of RCCA		20 edays	Fri 1/30/32	Thu 2/19/32	295	
297	→	Upload RAD Closing Documents		20 edays	Thu 2/19/32	Wed 3/10/32	296	
298	→	Units entered into PIC		20 edays	Fri 4/9/32	Thu 4/29/32	283FS-20 edays	
299	→	Submit RAD App to HUD		30 edays	Wed 3/10/32	Fri 4/9/32	297	
300	→	Enter Into HAP & RAD Conversion Commitment (RCC)		10 edays	Wed 5/12/32	Sat 5/22/32	285FF+3 edays,295	
301	→	RAD Closing		0 edays	Sat 5/22/32	Sat 5/22/32	300	Completes a few days after C of O
302	→	Permanent Loan Conversion		286 days	Fri 4/30/32	Fri 6/3/33		
303	→	Lease-up		12 emons	Wed 5/19/32	Sat 5/14/33	285	
304	→	Stabilized occupancy		8 emons	Wed 5/19/32	Fri 1/14/33	285	
305	→	Review permanent loan documents		90 days	Mon 1/17/33	Fri 5/20/33	304	
306	→	ALTA Title policy is placed		85 days	Mon 1/17/33	Fri 5/13/33	304	
307	→	As-built ALTA survey finalized		90 days	Mon 1/17/33	Fri 5/20/33	304	
308	→	As-built plans finalized		120 days	Fri 4/30/32	Thu 10/14/32	283	
309	→	Prepare settlement statement		7 days	Mon 5/23/33	Tue 5/31/33	305	
310	→	Prepare escrow instructions		7 days	Mon 5/23/33	Tue 5/31/33	305	
311	→	Signed loan documents delivered to escrow		2 days	Wed 6/1/33	Thu 6/2/33	310	
312	→	Wires issued by lenders/investors		1 day	Fri 6/3/33	Fri 6/3/33	311	
313	→	All parties issue authorization to close		0 days	Fri 6/3/33	Fri 6/3/33	312	
314	→	Closing		0 days	Fri 6/3/33	Fri 6/3/33	313	

FOR ACTION

SUBJECT: To: **(1)** Approve the Predevelopment Budget and Hawaii Public Housing Authority's ("HPHA" or "the Authority") Funding Relating to the Lanakila Homes Redevelopment located at Tax Map Key ("TMK") No. (3) 2-4-028:007; **(2)** Authorize the Executive Director to Undertake All Actions Necessary to Execute and Implement Loans to Highridge Costa Development Company, LLC ("HCDC" or the "Developer"), or its Affiliates, for Predevelopment Costs; and **(3)** Authorize the Executive Director to Amend the Budget, Subject to Availability of Funds, and Extend the Agreement, Subject to Review and Approval of the HPHA's Legal Counsel

(The Board may go into Executive Session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(3) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to this motion.)

I. FACTS

- A. On January 23, 2023, the HPHA issued "RFQ DEV-2023-03 Project: Ka Lei Momi ("KLM") Request for Qualifications for Master Developer" (the "RFQ"). The RFQ sought proposals from a single development entity that could implement redevelopment activities at several identified HPHA owned properties, including the public housing development currently known as Lanakila Homes on approximately 8.65 acres of land in the County of Hawaii.
- B. The HPHA determined that the proposal submitted by HCDC best met the needs of HPHA. The HPHA selected the Developer to serve as the Master Developer for the revitalization of the KLM redevelopment sites and entered into KLM Master Planning and Predevelopment Agreement ("MPPA") on June 28, 2023.
- C. In accordance with the Master Development Agreement for the Revitalization and Redevelopment of Lanakila Homes approved by the Board on January 16, 2025, the redevelopment will be undertaken in phases under the terms of phase-specific development and disposition agreements that will be entered into upon receipt of allocations of financing for each phase.

- D. It was further agreed that the HPHA will provide the Developer with loans to cover fifty percent (50%) or more (subject to the HPHA's discretion and availability of funding) of eligible predevelopment costs for KLM redevelopment, including Lanakila Homes. HPHA has the right to review and approve the predevelopment budget and schedule prior to executing any loan agreement.
- E. It is acknowledged that the HPHA's obligation to make any loan-related payments is contingent upon sufficient appropriations and authorization by the State and/or sufficient appropriations and authorization by the U.S. Department of Housing and Urban Development ("HUD") if HPHA intends to use any federal public housing funds to make any loan-related payments.

II. DISCUSSION

- A. Following the execution of the MPPA, the Developer has worked expeditiously to advance the redevelopment effort to secure entitlements and financing commitments. On January 28, 2025, the Developer, in coordination with HPHA staff, received approval from the Hawaii Housing Finance and Development Corporation ("HHFDC") for exemption from certain statutes, rules, and ordinances pursuant to Section 201H-38, Hawaii Revised Statutes, for a two (2) phase redevelopment of Lanakila Homes consisting of 258 new residential units.
- B. As a part of the initial planning process, the Developer has established an initial site plan of the redevelopment that is provided as Attachment A.
- C. The Developer has also worked with consultants and HPHA staff to prepare a predevelopment budget and redevelopment schedule for Lanakila Homes. The predevelopment budget is provided as Attachment B and the schedule is provided as Attachment C.
- D. The predevelopment budget for Lanakila Phase 1 and 2 is estimated to be \$17,258,328.
- E. In 2025, the Hawaii State Legislature provided through Act 250 that \$4,200,000 in general obligation bond funds be deposited in the Rental Housing Revolving Fund ("RHRF") managed by the HHFDC for fiscal year 2025-2026 to be utilized by the HPHA for the Lanakila Homes Redevelopment. The intent is to use these RHRF funds to fund a portion of the predevelopment loan to HCDC.
- F. In HPHA's 5 Year Action Plan and PHA Plan, HPHA envisioned and HUD approved the potential use of Capital Funding Program ("CFP") funds to

be used for KLM redevelopments, including Lanakila Homes. However, the amount of CFP funds available for KLM use is still to be determined but may be provided as a part of this predevelopment loan to the Developer.

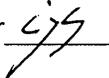
- G. HPHA may need to seek additional funding in order to meet its commitment to fund fifty percent (50%) of the predevelopment costs across the KLM portfolio. As such, the predevelopment loan may exceed the \$4,200,000 of currently available funds. The payment of predevelopment loan amounts in excess of \$4,200,000 will be subject to the availability of funds.
- H. The full amount of the predevelopment loan for each redevelopment phase shall be repaid upon the earlier of: (a) the financial closing of the construction loan for that phase, or (b) the stated loan maturity date. For predevelopment loans supporting multiple phases, a proportionate share of the loan attributable to each phase shall be repaid at the time of that phase's construction loan closing.
- I. The predevelopment schedule shows construction of Lanakila Homes starting in the Second Quarter of 2028 with the residential units coming online to rent in the First Quarter of 2030.

(End of Section)

III. RECOMMENDATION

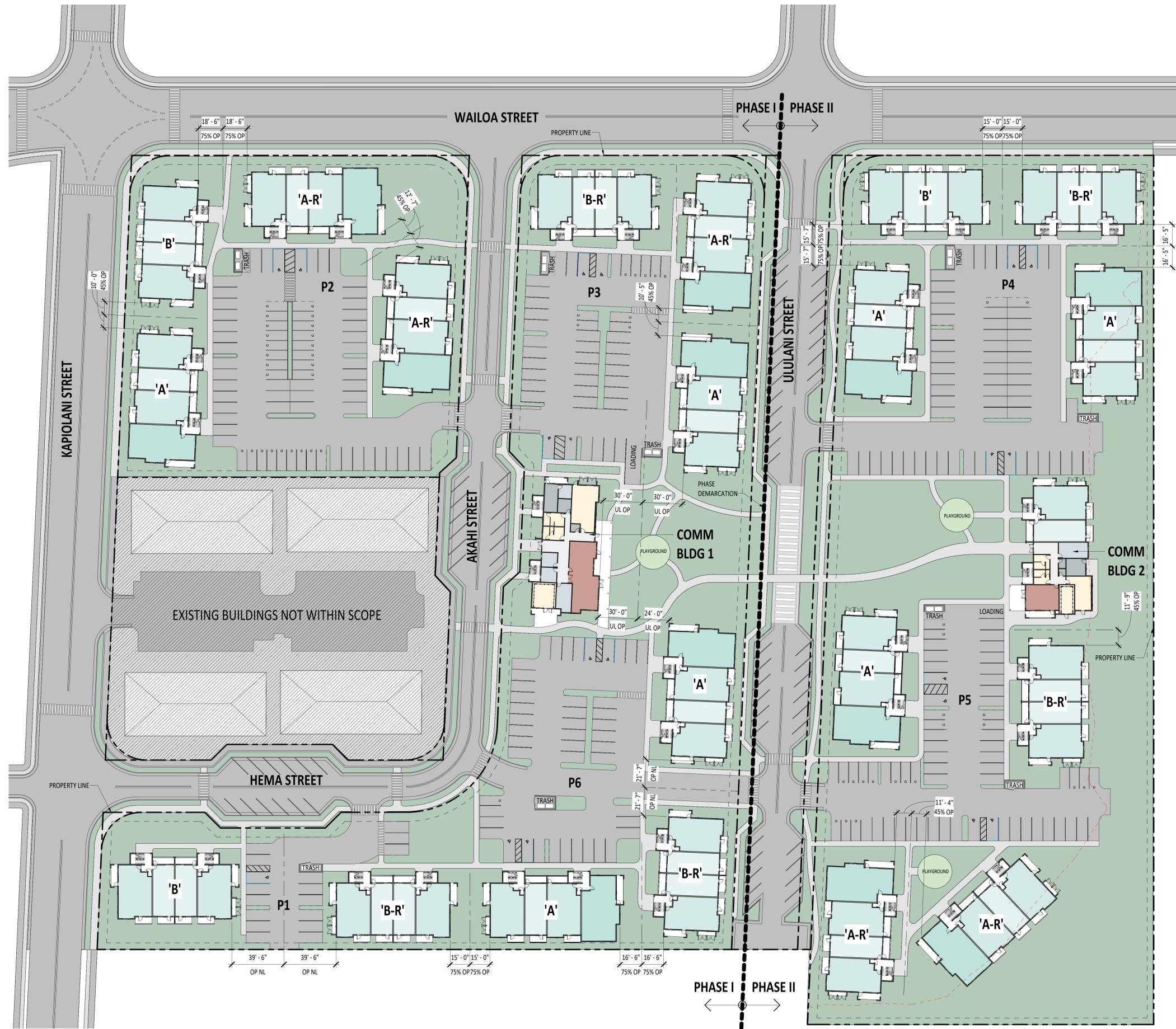
That the Board of Directors: **(1)** Approve the Predevelopment Budget and Hawaii Public Housing Authority's ("HPHA" or "the Authority") Funding Relating to the Lanakila Homes Redevelopment located at Tax Map Key ("TMK") No. (3) 2-4-028:007; **(2)** Authorize the Executive Director to Undertake All Actions Necessary to Execute and Implement Loans to Highridge Costa Development Company, LLC ("HCDC" or the "Developer"), or its Affiliates, for Predevelopment Costs; and **(3)** Authorize the Executive Director to Amend the Budget, Subject to Availability of Funds, and Extend the Agreement, Subject to Review and Approval of the HPHA's Legal Counsel

Attachment A: Lanakila Homes Redevelopment Site Plan
Attachment B: Proposed Predevelopment Budget
Attachment C: Proposed Redevelopment Schedule

Reviewed by: Carson Schultz, Development Officer 

Approved by the Board of Directors
on the date set forth above
 As Presented As Amended

Robert J. Hall
Chairperson



SHEET NOTES

1. ACCESSIBLE PATHS OF TRAVEL SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT.
2. ALL GROUND FLOOR UNITS AND COMMON SPACES ARE ACCESSIBLE PER IBC 2018, FHA, AND ADA.
3. KNOX BOXES ARE TO BE ADDED TO THE MAIN ENTRANCE AND ANY RESTRICTED ACCESS TO THE BUILDING PER BUILDING AND FIRE DEPARTMENT DIRECTIVES.



TEL: 808.759.6808 FAX: lowneyarch.com
532 waialeale avenue | suite 400 | lanakila, hawaii 96817

LANAKILA HOMES

60 HOLOMALIA ST, HILO, HI 96720
TMK: (3)2-4-028-007

DESCRIPTION: XXX

CONSULTANT LOGO

STAMP

NOT FOR CONSTRUCTION

KEY NOTES

#	NOTE

LEGEND

- NOT IN SCOPE
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- COMMUNITY
- AMENITY
- UTILITY
- OFFICE
- PROPERTY LINE
- SETBACK LINE
- GRADE CHANGE BOUNDARY
- INTERNAL IMAGINARY LOT LINES

#	DATE	ISSUES & REVISIONS
	08/15/2025	100% SCHEMATIC DESIGN



CHECKED BY: _____ Checker
PROJECT NUMBER: HNL25-MF-020
CONSULTANT PROJECT NO.: _____
SHEET TITLE: _____

CODE ANALYSIS - SITE PLAN

SHEET NUMBER **G201**



1 SITE PLAN
1" = 30'-0"

8/15/2025 2:45:11 PM

KA LEI MOMI - LANAKILA HOMES
PRELIMINARY PREDEVELOPMENT BUDGET
PREPARED (UPDATED) JAN 2026

HCDC LANAKILA MASTER PLANNING & ENTITLEMENT BUDGET	CONTRACTOR	BUDGET
Due Diligence and MP Refining		
Architectural Massing	DPI	8,901
Civil Engineer Prelim Assessment	SSFM	20,000
Prelim Entitlement Review	PBR	1,250
Prelim Market Study	Novogradac	5,000
Prelim Environmental Review	Partner	2,600
Prelim Geotech Area Review	NOVA	2,000
Prelim Archaeo Review	Pacific Legacy	6,450
Media/Public Relations	Bennett Group	3,310
Title	Title Guaranty	525
Electrical Engineer	Ron Ho	11,332
Legal	SettleMeyer	5,827
Insurance	Insurance Carrier	-
SUBTOTAL MASTER PLANNING EXPENSES		67,195
All Phase Entitlement (Emergency Proclamation) & LIHTC App		
Planner - 201H & Chapter 343	Munikeyo Hiraga	85,000
Traffic Update	SSFM	35,700
Architectual - All Phase Concept, Landscape, and Renderings	DPI	113,927
Preliminary Grading & Utility Plan	Wilson Okamoto	34,000
PER	David Bills/B+K	40,000
Planner - NEPA	PBR	65,000
Archaeology - 106 Consultation	Pacific Legacy	25,000
HECO Pre-Service Request	HECO	5,000
Structural Consultant	Allison Ide	6,806
SAC Consulting (NARR)	D3G	5,700
Topo Survey (Update)	Imata	50,000
Geotechnical Update	Geolabs	85,000
Environmental/Technical Consulting & Monitoring	TetraTech & MNA	116,000
Preconstruction Services	Maryl	50,000
6E - AIS Determination	TBD	10,000
SPHD - AIS Trenching	TBD	50,000
Website Development	TBD	5,000
Community Outreach	Various	65,000
Legal - Loan, Dev Agreement	SettleMeyer	50,000
SUBTOTAL ALL-PHASE ENTITLEMENT EXPENSES		897,133

Phase 1 [LIHTC]		
Market Study	Novogradac	17,000
LIHTC Application Fees	HHFDC	24,000
LIHTC Performance Deposit	TBD	700,000
HUD Consultant	D3G	90,000
HUD Appraisal	TBD	6,000
DD, CD Working Drawings	Lowney	2,700,000
Geotechnical/Soils	TBD	150,000
Environmental Testing & C-EHMP	TBD	500,000
Permitting/Third-party Review	TBD	100,000
Phase 1 Update	TBD	5,000
Impact Fees	TBD	1,600,000
Legal - Tax Credit Counsel	TBD	100,000
Legal - Lender Counsel	TBD	400,000
Legal - Borrower Counsel	TBD	1,200,000
Legal - Bond Counsel	TBD	150,000
Interior Design	TBD	90,000
Misc. (Title, printing, mailing, etc.)	TBD	15,000
HPHA 3rd-Party Administrative Expenses	TBD	300,000
Contingency 7.5%	TBD	611,025
SUBTOTAL PHASE 1 PREDEVELOPMENT EXPENSES		8,147,000
Phase 2 [LIHTC]		
Market Study	Novogradac	17,000
LIHTC Application Fees	HHFDC	24,000
LIHTC Performance Deposit	TBD	700,000
HUD Consultant	TBD	90,000
HUD Appraisal	TBD	6,000
DD, CD Working Drawings	Lowney	2,700,000
Environmental Testing & C-EHMP	TBD	500,000
Geotechnical/Soils	TBD	150,000
Permitting/Third-party Review	TBD	100,000
Phase 1 Update	TBD	5,000
Impact Fees	TBD	1,600,000
Legal - Tax Credit Counsel	TBD	100,000
Legal - Lender Counsel	TBD	400,000
Legal - Borrower Counsel	TBD	1,200,000
Legal - Bond Counsel	TBD	150,000
Interior Design	TBD	90,000
Misc. (Title, printing, mailing, etc.)	TBD	15,000
HPHA 3rd-Party Administrative Expenses	TBD	300,000
Contingency 7.5%	TBD	611,025
SUBTOTAL PHASE 2 PREDEVELOPMENT EXPENSES		8,147,000
TOTAL PREDEVELOPMENT FOR PHASE I & II		17,258,328



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 Hawaii Public Housing Authority (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 quarter 4 of calendar year 2025.

(End of Section)

Attachment A: Ka Lei Momi Q4 Quarterly Report

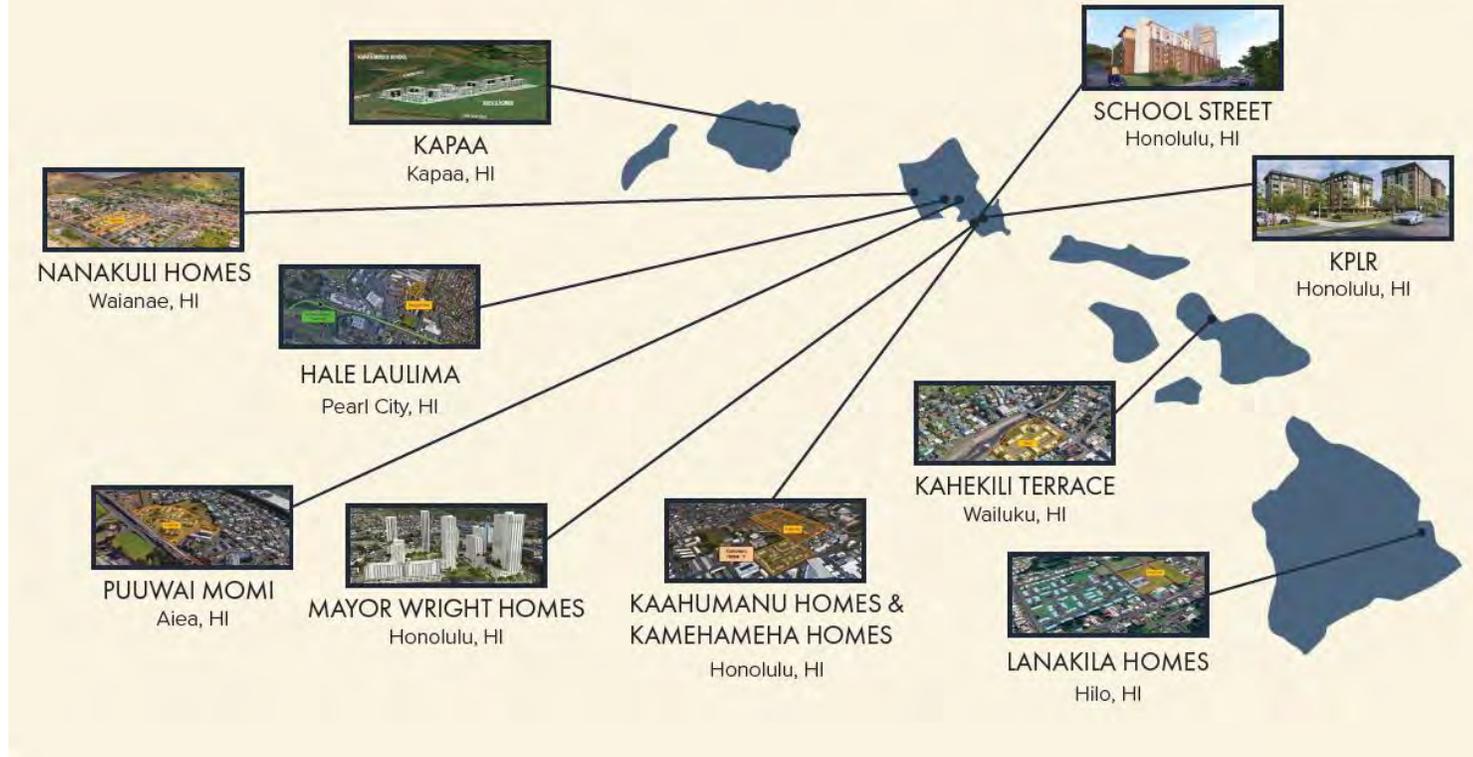
KA LEI MOMI

Q4 QUARTERLY REPORT

DECEMBER 2025

HPHA KA LEI MOMI

TARGETED SITES



CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA



KA LEI MOMI EXECUTIVE SUMMARY

ACHIEVEMENTS & MILESTONES

- KPLR Closed on 10/23/25, kicked off construction, and held a Ground Blessing on 12/19/25.
- Held Kaahumanu design charrette onsite with residents and stakeholders on 10/16/25.
- MWH 1A Section 18 disposition received its formal approval from the SAC office.
- Finalized 2026 HHFDC application strategy for KLM sites with applications going in for Kapa'a & MWHs 1B.
- Received NEPA EA FONSI for Lanakila Homes. Authority to Use Grant Funds (AUGF) to be delivered in Jan 2026.
- MWH Phase 1A & 1B Building Permits were submitted and accepted for review
- The Design Development set of plans for Kapa'a Homes was issued. HUD Form 7015.15, Request for Release of Funds, awaiting Governor's approval

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.
 - Alternate sites and / or additional density are required, which are now being evaluated

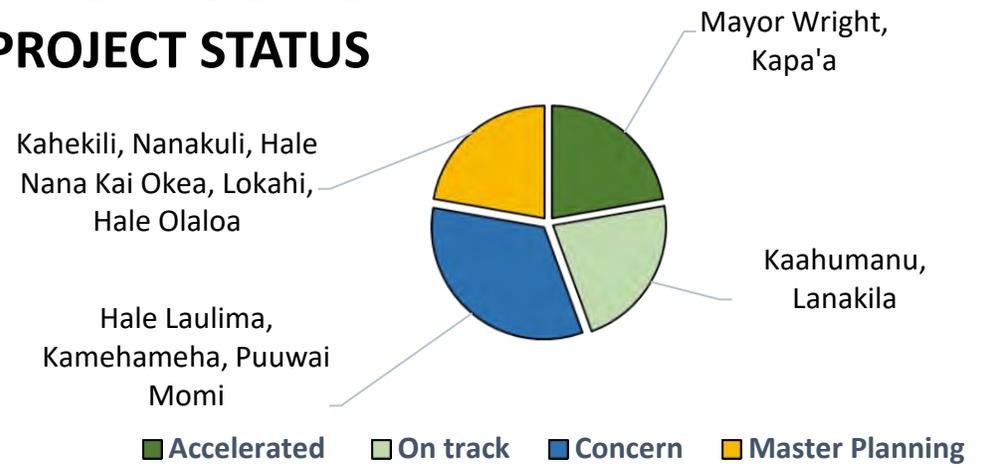
NEXT QUARTER ACTION ITEMS

- Enter MOA negotiations with SHPD on Ka'ahumanu Homes historic preservation.
- Execute predevelopment loans and launch design documents for Lanakila Homes, Ka'ahumanu Homes, Nanakuli, and Kapa'a .
- Kapa'a Homes
 - Complete 90% Construction Document (CD) set.
 - Publish NEPA FONSI.
 - Receive concurrence on Section 106 with SHPD.
 - Submit Section 18 application.
 - Submit Consolidated application to HHFDC Feb 2026.
- Mayor Wright Homes:
 - 1A: Apply for TPVs for eligible MWH households.
 - 1A: Issue 90-day relocation notices for impacted households.
 - 1A: Solicit proposals from investors and lenders.
 - 1B: Submit Consolidated Application to HHFDC Feb 2026.



KA LEI MOMI EXECUTIVE SUMMARY

TARGETED SITES PROJECT STATUS



KLM Highlights

Ka Lei Momi – Entitlement Status

- Current Homes Entitled - **4,380**

HHFDC Financing Awards

- MWH Building 1A (2025): **\$126.2 HMMF Bonds | \$80MM RHRF**

HHFDC Financing Requests (Preparing for applications)

- Kapa'a (2026): **TBD HMMF Bonds | TBD RHRF***
- MWH Building 1B (2026): **TBD HMMF Bonds | TBD RHRF***

**Financing requests to be determined in Jan 2026 & applications will be submitted in Feb 2026*

PROJECT MILESTONE CHART

Priority	Project	Due Diligence	Massing	Entitlement	Financing	Permitting	Construction	Notes	
1	Mayor Wright	[Green bar]							Phase 1A/1B submitted for building permit; Phase 1A received tax credit allocation Nov 2025.
2	Kapa'a Homes	[Green bar]							DD set complete; CDs in progress; Targeting mid-Feb permit submittal; reapplying for HHFDC financing in Feb 2026.
3	Lanakila Homes	[Light Green bar]							Full entitlements received on 1/28/25; NEPA complete; Arch SDs 90% complete; NFA letter on soil remediation pending HDOH.
4	Kaahumanu Homes	[Light Green bar]							Full entitlements received on 1/31/25; NEPA ongoing; Schematic Designs 90% complete.
5	Nanakuli Homes	[Yellow bar]							Unable to achieve desired unit count; finalize building typology and kickoff site plan development in Q3 2025.
6	Kahekili Terrace	[Yellow bar]							Kicking off density study & infrastructure analysis in Q4 2025.
7	Hale Laulima	[Blue bar]							Did not pass prelim obsolescence test; additional justification required.
8	Puuwai Momi	[Blue bar]							Significant sewer upgrades required for full build-out; only a 1:1 unit replacement is possible now.
9	Kamehameha Homes	[Blue bar]							Did not pass prelim obsolescence test; additional justification required and significant electrical upgrades may be required.
10	Hale Nana Kai Okea	[Yellow bar]							Kicked off density study & infrastructure analysis in Q4 2025; Master planning analysis will continue in Q1 2026
11	Kekaha Haaheo	[Yellow bar]							Kicked off density study & infrastructure analysis in Q4 2025; Master planning analysis will continue in Q1 2026
12	Lokahi	[Yellow bar]							Kicked off density study & infrastructure analysis in Q4 2025; Master planning analysis will continue in Q1 2026
13	Hale Olaloa	[Yellow bar]							Kicked off density study & infrastructure analysis in Q4 2025; Master planning analysis will continue in Q1 2026

O'AHU - MAYOR WRIGHT HOMES

MILESTONES

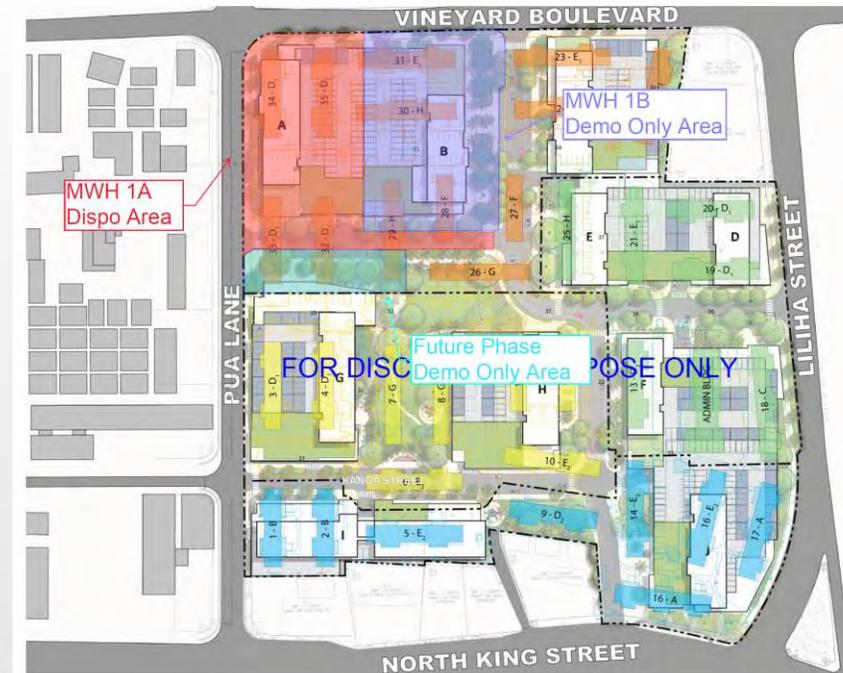
- Financing for Phase 1A was approved by HHFDC on 11/20/25
- Section 18 Application was approved by HUD on 12/16/25
- A general resident's meeting was held on 10/14/25
- Phase 1A/1B Subdivision application was submitted to DPP on 12/12/25
- Height clearance was recertified by the FAA in Dec 2025
- Initiated off-site electrical design to extend the HCDA electrical upgrades on King St to Mayor Wright Homes via Pua Lane (required for future phases) in Dec 2025.

RISKS

- Required regional electrical upgrades to support construction beyond 650 units that could delay phase 1C and future phases
- Availability of Tier 2 ("missing middle") 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 for 1A
- Distribute 2018 GIN with update letter and FAQ to all residents
- Submit financing application for phase 1B in Feb 2026
- Submit TPV application to HUD field office
- Resident's meeting on relocation to be held on 1/28/26, with monthly informational sessions to follow
- Neighborhood Board update on 1/21/26 (w/ Ka'ahumanu Homes)
- Kick off documentary movie and interpretive signage planning per SHPD MOA
- Relocation counseling and planning with residents

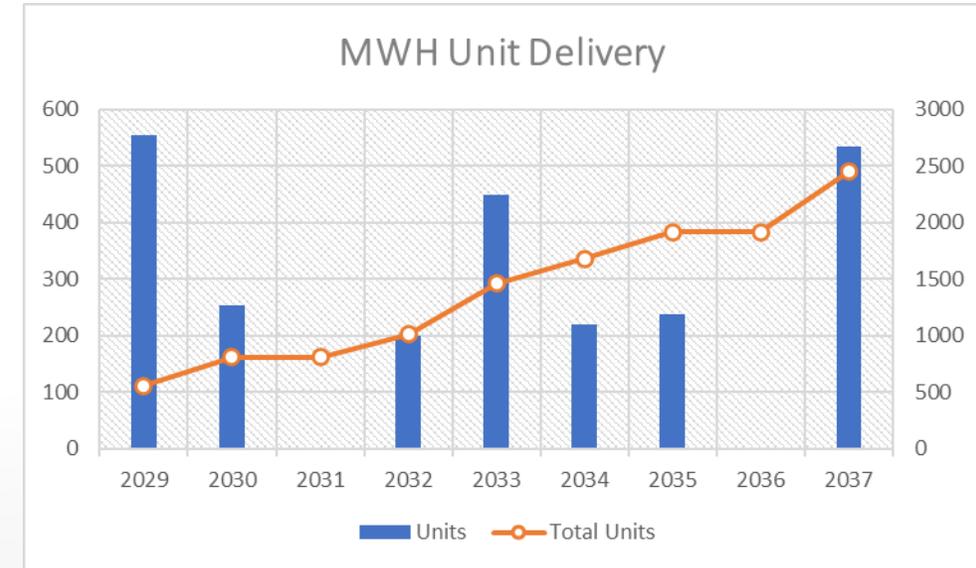


Phase 1A/1B Demo & Disposition *7/21/25*

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



DEVELOPMENT SCHEDULE (PHASE 1A & 1B)

Phase 1A & 1B	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	1H 2025	2H 2025	1H2026	2H 2026	2027	2028
Due Diligence	x	x										
Entitlements		x	x									
Working Drawings					x	x	x					
Allocation Award						x (1A)		x (1B)				
Permitting							x	x	x			
Closing								x				
Construction Start										x	x	
Construction End												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

- Did not receive a LIHTC award from HHFDC in 2024/2025.
- 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 in early 2026.
- Finalize resident relocation plan inclusive of resident interviews.
- Submit for Building Permits in Feb 2026.
- Reapply to HHFDC for LIHTC financing in Feb 2026.



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	Q2 2027	Q4 2028
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	x						
Section 18 Approval					x	x	x	x	x	x	x	x					
Relocation										x	x	x	x	x	x		
Closing															x	x	
Start Construction																x	
End Construction																	x

HAWAI'I – LANAKILA HOMES

MILESTONES COMPLETED

- Received NEPA FONSI. Authority to Use Grant Funds (AUGF) from HUD to be issued Jan 2026.
- Completed 100% schematic designs with Lowney Architects. Obtained all RFP responses for working drawing subconsultants and made selections; contract execution and design progress pending predevelopment loan execution.

RISKS

- Did not receive a LIHTC award in the 2025 funding round. Due to HHFDC's new emphasis on project readiness (submission of permit), team will be reapplying in Feb 2027.
- No Further Action (NFA) letter from 2021 soil remediation still pending acceptance of the LT-EHMP and revised RAR. Additional comments from HDOH were received in Dec 2025 and coordination continues to close out work completed for Phase IIIb & IV.
- To minimize soil disturbance beneath the geotextile layer, strategic grading and building foundation placement will be crucial to control construction costs.

NEXT STEPS

- Host a resident design charrette in Jan 2026, Town Hall meeting in Spring 2026, and continue consultation with public officials and stakeholders.
- Execute A&E contract for working drawings with architect and civil and launch design documents.
- Execute a Predevelopment Loan.
- 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.



Project Renderings



Site Plan

O'AHU – KA'AHUMANU HOMES

MILESTONES

- Held community design charrette onsite on 10/16/25.
- Received response from SHPD re: Section 106 consultation – they agree with our recommendations and MOA negotiations to begin in Q1 2026.
- Memorialized minor unit changes per building with DPP and HHFDC (master plan count unchanged).

RISKS

- Did not receive a LIHTC award in the 2025 funding round. Due to HHFDC's new emphasis on project readiness (submission of permit), team will be reapplying in Feb 2027.
- Potentially lengthy/difficult relocation process due to lack of housing supply.
- Timing of MWH lease-up could conflict with Kaahumanu Homes lease-up if execution overlaps.

NEXT STEPS

- Negotiate a Memorandum of Agreement with SHPD for historic preservation and complete a draft NEPA.
- Execute a Predevelopment Loan.
- Execute A&E contract for working drawings with architect and civil and launch design documents.
- Present to the Neighborhood Board Jan 2026.
- Reapply for HHFDC financing in Feb 2027.



Concept Plan Elevation View



Interior Street View from Waiakamilo

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.



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.



MAUI – KAHEKILI

UPDATE

- HPHA/HCDC is kicking off initial Master Plan efforts for Kahekili Terrace in Q1 2026
- Initial studies will include the following high-level studies; Architecture fit test, engineering assessment, entitlement study, archaeological review, geotechnical review, environmental, title review, and a utility/infrastructure assessment.

NEXT STEPS

- Kick off density & massing study in 2026
- Analyze infrastructure improvement needs
- HPHA/HCDC will continue to evaluate alternative sites on Maui to develop first as potential relocation housing for existing Kahekili tenants



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.
- Execute Master Development Agreement



KA LEI MOMI EXECUTION STRATEGY

- Subject to financing awards, the KLM execution anticipates 17 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	0	308	371	573	847	600	1029	873	992	816	792	828	714	850	910
Unit Delivery Schedule:			2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Mayor Wright Homes			-	308	247	-	-	200	454	-	485	572	-	182	-	-	-
Other Projects			-	-	124	573	847	400	575	873	507	244	792	646	714	850	910
Total Units Delivered			-	308	371	573	847	600	1,029	873	992	816	792	828	714	850	910
Running Total KLM Units			-	308	679	1,252	2,099	2,699	3,728	4,601	5,593	6,409	7,201	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
TOTAL			1,187	10,503	9,316

- 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 - KAUAI

UPDATE

- Initial fit tests have been completed for Hale Nana Kai Okea and Kekaha Haaheo.
- A high-level archaeology study has been completed for both Kauai sites and is under review.
- Completed yield studies confirmed Kekaha can support a redevelopment up to 276 units, with site density variations dependent on building type and layout.
- Completed yield studies confirmed Hale Nana Kai Okea can support a redevelopment up to 106 units, with site density variations dependent on building type, layout, and unit mix.

NEXT STEPS

- Refine and approve fit test & density
- Complete master planning studies



Hale Nana Kai Okea



Kekaha Haaheo



**Draft fit test, subject to refinement*



**Draft fit test, subject to refinement*

ALTERNATIVE SITES - HILO

UPDATE

- Initial fit test studies have been kicked off for Lokahi and Hale Olaloa by DPI Architects
- Initial high-level studies in process include; architecture fit test, engineering assessment, entitlement study, archaeological review, geotechnical review, environmental, title review, and a utility/infrastructure assessment.



Lokahi



Hale Olaloa

NEXT STEPS

- Refine and approve fit test & density
- Complete master planning of the four alternative KLM sites identified



ADDITIONAL HPHA
DEVELOPMENT
SITES

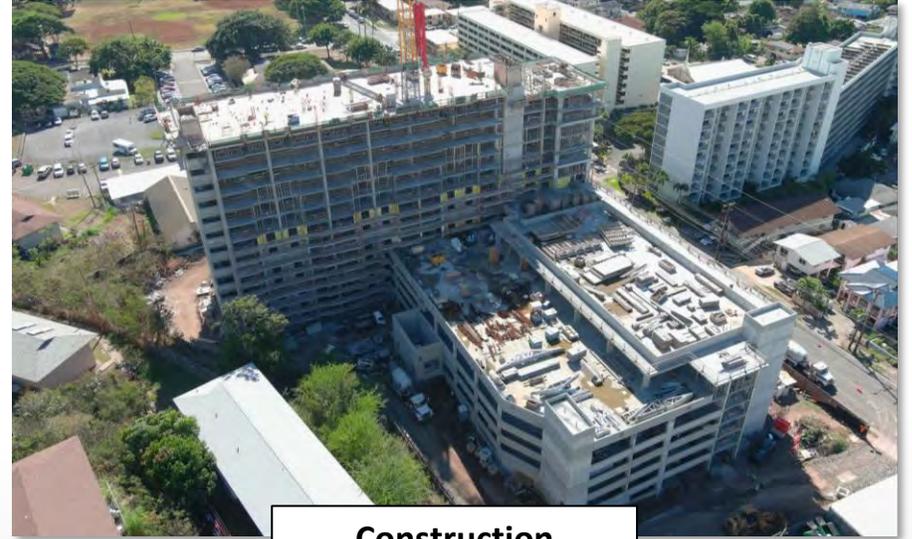
O'AHU – SCHOOL STREET PHASE 1

STATUS

- Construction is now 64.5% complete.
- On schedule and on budget, with no anticipated delays
- On track to top-off the building in Q1 2026

NEXT STEPS

- Unit lottery to prospective tenants anticipated July 2026.
- Construction substantial completion is expected in Q4 2026.
- Leasing to begin upon receipt of Certificate of Occupancy in Oct 2026.



Construction Progress Photos



O'AHU – KUHIO PARK LOW-RISES PHASE 1

MILESTONES

- Closing occurred on Oct 23, 2025, and the General Contractor (GC) received its Notice to Proceed (NTP) to start construction on 10/27/25.
- A Ground Blessing was held on 12/19/25.
- The GC has mobilized, kicked-off site fencing, utility work, and demolition with 8 buildings fully demoed.
- Construction is currently 2.5% complete

NEXT STEPS

- Continue coordination with utility companies as needed.
- Continue demolition and construction.
- Meet with KPLR low-rise residents in Oct 2026



MAHALO

CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA



**Executive Director's Report
Hawaii Public Housing Authority
January 2026**

I. Planning and Evaluation

- Opening Day of the 33rd Hawaii State Legislature's Supplemental Year, Regular Session of 2026 convened on January 21, 2026. HPHA budget briefings were held on January 14, 2026, with the Senate Ways and Means Committee, and on January 15, 2026, with the House Finance Committee. The last day for bill introductions by Representatives and Senators is January 28, 2026, and the HPHA will be reviewing and compiling a list of bills with status updates to share with the HPHA Board of Directors in February.
- On Friday, January 16, 2026, the HPHA participated in the Hawaii Interagency Council for Transit-Oriented Development (TOD) Meeting, where TOD-Related legislation and TOD-Related CIP budget requests were discussed, and the TOD Council was presented with two informational presentations.

Mass Timber in Hawaii – This presentation highlighted takeaways from the Future of Mass Timber in Hawaii panel discussion held in October 2025 and its potential for use in Hawaii housing projects.

Dynamic Infrastructure Coordination and Execution (DICE) Model for Iwilei – This presentation provided insight on the Hawaii Housing Finance and Development Corporation's (HHFDC) initiative to address regional infrastructure barriers to affordable housing development in Iwilei.

II. Fiscal Management

A. Variance Report for December 2025

1. Revenue for December 2025

- CFP Grant Income: \$109,567 over budget due to drawdowns from HUD's Capital Fund Program (CFP) for non-capitalized expenditures recorded as operating income. These non-capitalized amounts were not initially budgeted because they are difficult to predict.
- State CIP Fund: \$33,158 over budget due to expenditures below the \$100,000 capitalization threshold that were recognized as

operating income. These non-capitalized amounts were not initially budgeted due to their unpredictability.

- Grant Income: \$2,246,657 above budget, primarily attributable to the federal Emergency Rental Assistance (ERA2) subaward from the State.
- Other Income: \$1,099,798 below budget due to the non-receipt of anticipated development fee income and lower-than-expected front-line service fee revenue.

2. Expenses for December 2025

- Administration: \$282,644 below budget, mainly due to lower than anticipated HPHA administrative payroll expenses.
- Tenant Services: \$7,305 higher budget due to non-budgeted landlord incentive payments.
- Maintenance: \$523,294 below budget as a result of lower maintenance staff payroll expenses, reduced maintenance materials and supplies costs, decreased contract service expenditures, and lower front-line service charges.
- Protective Services: \$71,882 over budget due to higher-than-expected expenditure on outsourced security services.
- Insurance Expense: \$59,249 over budget due to higher-than-expected general liability premiums, including auto liability, billed by the private management company.
- Bad Debt Expense: \$403,615 higher than 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: \$2,594,402 over budget, primarily attributable to predevelopment activity costs and undistributed P-card purchase balance.

3. Year-to-Date Revenue

- CFP Grant Income: \$5,773,228 over budget due to timing differences between actual and budgeted HUD Capital Fund Program drawdowns for federal housing project operations and

COCC management fees, as well as non-capitalized expenditures reported as operating income.

- COCC Fee Income: \$1,332,211 above budget due to a timing difference between the budgeted and actual drawdown of CFP management fees.
- State CIP Fund: \$1,001,976 over budget due to expenditure on capital projects below the \$100,000 capitalization threshold that were recognized as operating income.
- Grant Income: \$3,627,806 over budget due to the federal Emergency Rental Assistance (ERA2) subaward and the timing differences between anticipated and actual allotment of state grants.
- Other Income: \$978,811 below budget due to the non-receipt of anticipated development fee income and lower-than-expected front-line service fee revenue.

4. Year-to-Date Expenses

- Administration: \$1,837,365 below budget, reflecting savings in payroll, front-line service fees, travel, legal services, and office supplies, partially offset by higher private management company payroll costs, management agent fees, consultant and other professional services, and miscellaneous expenses.
- Management Fees: \$1,375,994 above budget due to a timing difference between the budgeted and actual drawdown of CFP management fees.
- Tenant Services: \$16,871 under budget due to unspent allocations for tenant participation and other tenant services, partially offset by landlord incentive payments.
- Insurance Expense: \$215,862 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: \$654,208 above budget due to ongoing reconciliations, tenant account adjustments, and updates to the allowance for doubtful accounts.
- General Expenses: \$3,417,132 over budget, driven by higher undistributed P-card purchase balances, Port-In Voucher Housing

Assistance Payments (HAP), Port-Out Voucher administrative fees, HAP back payments, and predevelopment activity costs.

5. Overall Assessment

The December 2025 and year-to-date variances are primarily attributable to timing differences, accounting classification of non-capitalized capital expenditures, and operational cost fluctuations rather than budgetary noncompliance. Management will continue to monitor grant drawdowns, insurance costs, bad debt trends, and general expense activity to ensure continued fiscal stability and transparency.

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

	As of December 31, 2025	As of December 31, 2024	Increase (Decrease)
ASSETS:			
Cash	234,112,459	205,831,183	28,281,276
Accounts receivable (net of allowance)	5,304,393	2,355,668	2,948,725
Accrued Interest	519,063	341,913	177,150
Prepaid Expenses	670,806	586,123	84,683
Inventories	831,791	753,884	77,907
Total Current Assets	241,438,511	209,868,771	31,569,741
Property, Plant & Equipment:			
Land	25,518,054	25,518,054	-
Buildings	838,771,014	822,989,984	15,781,030
Furniture & Equipment	8,884,775	8,849,218	35,558
Motor vehicles	5,429,726	5,429,726	-
Construction in Progress	48,055,850	45,789,155	2,266,695
Less: Accumulated Depreciation	(595,249,428)	(570,257,934)	(24,991,494)
Notes, Loans & Mortgage Receivable-Non Current	16,727,961	9,814,772	6,913,188
Other Long Term Assets	-	-	-
Deferred Outflows of Resources	10,393,217	8,889,882	1,503,335
Total Assets & Deferred Outflow of Resources	\$ 599,969,680	\$ 566,891,627	\$ 33,078,053
LIABILITIES AND NET POSITION			
Accounts Payable	6,864,887	5,257,760	1,607,126
Accrued Salaries & Wages	2,383,894	4,155,714	(1,771,820)
Tenant Security Deposits	1,580,000	1,630,060	(50,061)
Other Liabilities & Deferred Income	7,853,705	9,584,580	(1,730,875)
Total Current Liabilities	18,682,485	20,628,116	(1,945,630)
Net Pension Liability	42,532,481	40,659,919	1,872,561
Net OPEB Liability	28,490,372	33,182,220	(4,691,848)
Other Long Term Liabilities	5,161,556	2,125,332	3,036,224
Deferred Inflows of Resources	9,085,132	6,698,590	2,386,542
Net Assets			
Investment in capital assets	331,409,991	338,318,202	(6,908,211)
Restricted Net Assets	395,129	247,664	147,465
Unrestricted Net Assets	173,189,710	144,355,422	28,834,288
Net Income Year to Date	(8,977,175)	(19,323,838)	10,346,663
Total Net Assets	496,017,655	463,597,450	32,420,205
Total Liabilities, Deferred Inflow of Resources & Net Position	\$ 599,969,680	566,891,627	33,078,053

HAWAII PUBLIC HOUSING AUTHORITY

Agency-Wide
Actual vs Budget

For the Month of December 2025, and the 6 Months ended December 31, 2025

(Amounts in Full Dollars)

	Month of December 2025				Year To Date ended December 31 ,2025			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
REVENUES								
Dwelling Rental Income	2,444,369	2,427,509	16,860	1%	14,528,591	14,551,647	(23,056)	0%
HUD Operating Grants	11,613,477	12,642,804	(1,029,328)	-8%	75,896,308	75,856,826	39,481	0%
CFP Grant Income	109,567	-	109,567	100%	5,773,228	-	5,773,228	100%
COCC Fee Income	479,011	519,885	(40,874)	-8%	4,459,792	3,127,581	1,332,211	43%
State CIP Fund	33,158	-	33,158	100%	1,001,976	-	1,001,976	100%
Grant Income	2,372,660	126,003	2,246,657	>100%	6,499,589	2,871,783	3,627,806	>100%
Other Income	602,917	1,702,715	(1,099,798)	-65%	4,288,475	5,267,286	(978,811)	-19%
Total Revenues	\$ 17,655,159	17,418,917	236,242	1%	\$ 112,447,957	101,675,123	10,772,834	11%
EXPENSES								
Administrative	2,315,402	2,598,046	(282,644)	-11%	13,682,976	15,520,341	(1,837,365)	-12%
Management Fees	416,593	449,711	(33,118)	-7%	4,081,827	2,705,833	1,375,994	51%
Bookkeeping Fees	62,418	67,197	(4,779)	-7%	377,964	403,886	(25,922)	-6%
Housing Assistance Payments	9,940,873	9,757,764	183,109	2%	59,399,638	58,546,586	853,052	1%
Tenant Services	25,170	17,865	7,305	41%	90,299	107,171	(16,871)	-16%
Utilities	1,327,773	1,300,905	26,868	2%	7,470,349	7,805,429	(335,081)	-4%
Maintenance	2,252,934	2,776,228	(523,294)	-19%	15,901,857	17,061,576	(1,159,719)	-7%
Protective Services	433,767	361,884	71,882	20%	2,294,235	2,171,304	122,931	6%
Insurance	157,980	98,730	59,249	60%	947,882	732,020	215,862	29%
Depreciation Expense	2,005,927	2,005,927	-	0%	12,057,353	12,057,353	-	0%
Bad Debt Expense	498,694	95,079	403,615	>100%	1,340,558	686,350	654,208	95%
General Expenses	2,654,913	60,510	2,594,402	>100%	3,780,194	363,062	3,417,132	>100%
Total Expenses	22,092,442	19,589,847	2,502,595	13%	121,425,132	118,160,911	3,264,221	-3%
Net Income(Loss)	\$ (4,437,283)	(2,170,930)	(2,266,353)	<-100%	\$ (8,977,175)	(16,485,788)	7,508,613	46%

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

Actual vs Budget

For the Month of December 2025, and the 6 Months ended December 31, 2025

(Amounts in Full Dollars)

	Month of December 2025				Year To Date ended December 31, 2025			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
REVENUES								
Dwelling Rental Income	2,031,829	2,008,158	23,671	1%	11,943,819	12,040,392	(96,573)	-1%
HUD Operating Grants	2,495,756	2,360,084	135,672	6%	15,521,710	14,160,504	1,361,206	10%
CFP Grant Income	109,567	-	109,567	100%	5,236,591	-	5,236,591	100%
COCC Fee Income	-	-	-	0%	-	-	-	0%
State CIP Fund	33,158	-	33,158	100%	959,787	-	959,787	100%
Grant Income	-	6,173	(6,173)	-100%	2,338,721	74,084	2,264,637	>100%
Other Income	332,337	54,415	277,922	>100%	1,016,117	328,624	687,493	>100%
Total Revenues	\$ 5,002,648	4,428,830	573,818	13%	37,016,745	26,603,604	10,413,141	39%
EXPENSES								
Administrative	968,430	976,798	(8,368)	-1%	5,166,972	5,865,989	(699,017)	-12%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	313,553	322,715	(9,162)	-3%	3,310,059	1,944,754	1,365,305	70%
Bookkeeping Fees	31,245	34,363	(3,118)	-9%	189,795	206,973	(17,178)	-8%
Housing Assistance Payments	897	-	897	100%	5,825	-	5,825	100%
Tenant Services	4,064	16,091	(12,027)	-75%	37,848	96,529	(58,681)	-61%
Utilities	1,109,818	1,042,033	67,785	7%	6,164,399	6,252,198	(87,799)	-1%
Maintenance	1,753,770	2,200,064	(446,294)	-20%	12,918,720	13,543,116	(624,396)	-5%
Protective Services	386,415	345,990	40,425	12%	2,159,965	2,075,940	84,025	4%
Insurance	121,451	78,941	42,510	54%	728,711	565,968	162,743	29%
Depreciation Expense	1,658,665	1,658,665	-	0%	9,990,291	9,990,291	-	0%
Bad Debt Expense	455,099	89,168	365,931	>100%	1,144,485	649,822	494,663	76%
General Expenses	82,954	-	82,954	100%	213,284	-	213,284	100%
Total Expenses	6,886,361	6,764,828	121,533	2%	42,030,355	41,191,580	838,775	-2%
Net Income(Loss)	\$ (1,883,713)	(2,335,998)	452,285	19%	(5,013,610)	(14,587,976)	9,574,366	66%

HAWAII PUBLIC HOUSING AUTHORITY
State Low Rent and Elderly Housing Projects

Actual vs Budget

For the Month of December 2025, and the 6 Months ended December 31, 2025

(Amounts in Full Dollars)

	Month of December 2025				Year To Date ended December 31 ,2025			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
REVENUES								
Dwelling Rental Income	357,176	345,298	11,878	3%	2,176,611	2,066,938	109,673	5%
HUD Operating Grants	-	-	-	0%	-	-	-	0%
CFP Grant Income	-	-	-	0%	-	-	-	0%
COCC Fee Income	-	-	-	0%	-	-	-	0%
State CIP Fund	-	-	-	0%	42,188	-	42,188	100%
Grant Income	341,695	119,830	221,865	>100%	2,822,011	1,978,536	843,475	43%
Other Income	199,190	27,158	172,032	>100%	292,587	162,948	129,639	80%
Total Revenues	\$ 898,061	492,286	405,775	82%	5,333,397	4,208,422	1,124,975	27%
EXPENSES								
Administrative	131,992	127,852	4,140	3%	724,341	754,347	(30,006)	-4%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	35,533	36,753	(1,220)	-3%	217,216	219,639	(2,423)	-1%
Bookkeeping Fees	6,197	6,478	(281)	-4%	37,789	38,788	(999)	-3%
Housing Assistance Payments	-	-	-	0%	-	-	-	0%
Tenant Services	-	442	(442)	-100%	26	2,652	(2,626)	-99%
Utilities	193,692	229,030	(35,338)	-15%	1,151,780	1,374,180	(222,400)	-16%
Maintenance	275,338	271,852	3,486	1%	1,569,664	1,698,716	(129,052)	-8%
Protective Services	43,763	8,162	35,601	>100%	109,846	48,972	60,874	>100%
Insurance	30,272	12,716	17,556	>100%	181,633	123,612	58,021	47%
Depreciation Expense	270,935	270,935	-	0%	1,609,324	1,609,324	-	0%
Bad Debt Expense	43,594	5,911	37,683	>100%	196,073	36,528	159,545	>100%
General Expenses	-	-	-	0%	-	-	-	0%
Total Expenses	1,031,317	970,131	61,186	6%	5,797,692	5,906,758	(109,066)	2%
Net Income(Loss)	\$ (133,256)	(477,845)	344,589	72%	(464,294)	(1,698,336)	1,234,042	73%

HAWAII PUBLIC HOUSING AUTHORITY

Housing Rental Assistance Programs

Actual vs Budget

For the Month of December 2025, and the 6 Months ended December 31, 2025

(Amounts in Full Dollars)

	Month of December 2025				Year To Date ended December 31 ,2025			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
REVENUES								
Dwelling Rental Income	-	-	-	0%	-	-	-	0%
HUD Operating Grants	9,117,721	10,282,720	(1,165,000)	-11%	60,374,598	61,696,322	(1,321,725)	-2%
CFP Grant Income	0	-	0	100%	536,638	-	536,638	100%
COCC Fee Income	-	-	-	0%	-	-	-	0%
State CIP Fund	-	-	-	0%	-	-	-	0%
Grant Income	-	-	-	0%	704,063	588,067	115,996	20%
Other Income	20,766	22,321	(1,555)	-7%	223,427	133,927	89,501	67%
Total Revenues	\$ 9,138,487	10,305,042	(1,166,555)	-11%	61,838,726	62,418,316	(579,590)	-1%
EXPENSES								
Administrative	353,093	399,251	(46,158)	-12%	2,340,487	2,364,074	(23,587)	-1%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	67,506	90,243	(22,737)	-25%	554,552	541,440	13,112	2%
Bookkeeping Fees	24,976	26,356	(1,380)	-5%	150,380	158,125	(7,744)	-5%
Housing Assistance Payments	9,939,976	9,757,764	182,212	2%	59,465,813	58,546,586	919,227	2%
Tenant Services	21,106	111	20,995	>100%	51,350	663	50,687	>100%
Utilities	3,682	3,962	(280)	-7%	25,714	23,775	1,939	8%
Maintenance	1,538	1,479	59	4%	8,086	8,875	(788)	-9%
Protective Services	361	680	(319)	-47%	5,136	4,079	1,057	26%
Insurance	1,592	2,426	(834)	-34%	9,550	14,557	(5,007)	-34%
Depreciation Expense	4,309	4,309	-	0%	25,854	25,854	-	0%
Bad Debt Expense	-	-	-	0%	-	-	-	0%
General Expenses	40,356	60,357	(20,001)	-33%	990,013	362,142	627,871	>100%
Total Expenses	10,458,495	10,346,939	111,556	1%	63,626,937	62,050,169	1,576,767	-3%
Net Income(Loss)	\$ (1,320,008)	(41,897)	(1,278,111)	<-100%	(1,788,211)	368,146	(2,156,357)	<-100%

HAWAII PUBLIC HOUSING AUTHORITY

Central Office Cost Center

Actual vs Budget

For the Month of December 2025, and the 6 Months ended December 31, 2025

(Amounts in Full Dollars)

	Month of December 2025				Year To Date ended December 31, 2025			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
REVENUES								
Dwelling Rental Income	-	-	-	0%	-	-	-	0%
HUD Operating Grants	-	-	-	0%	-	-	-	0%
CFP Grant Income	-	-	-	0%	-	-	-	0%
COCC Fee Income	479,011	519,885	(40,874)	-8%	4,459,792	3,127,581	1,332,211	43%
State CIP Fund	-	-	-	0%	-	-	-	0%
Grant Income	33,897	-	33,897	100%	2,290,924	231,096	2,059,828	>100%
Other Income	59,756	1,598,813	(1,539,057)	-96%	1,579,345	4,641,736	(3,062,390)	-66%
Total Revenues	\$ 572,664	2,118,698	(1,546,034)	-73%	8,330,061	8,000,412	329,649	4%
EXPENSES								
Administrative	837,583	1,073,222	(235,639)	-22%	5,293,734	6,412,768	(1,119,034)	-17%
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%	1,076	7,327	(6,251)	-85%
Utilities	8,249	11,841	(3,592)	-30%	53,108	71,047	(17,939)	-25%
Maintenance	213,008	286,423	(73,415)	-26%	1,348,361	1,712,407	(364,045)	-21%
Protective Services	3,228	3,052	176	6%	19,288	18,313	975	5%
Insurance	2,873	3,149	(276)	-9%	17,237	18,892	(1,655)	-9%
Depreciation Expense	12,595	12,595	-	0%	75,341	75,341	-	0%
Bad Debt Expense	-	-	-	0%	-	-	-	0%
General Expenses	24,846	153	24,693	>100%	70,140	920	69,220	>100%
Total Expenses	1,102,382	1,391,656	(289,274)	-21%	6,878,284	8,317,013	(1,438,729)	17%
Net Income(Loss)	\$ (529,718)	727,042	(1,256,761)	<-100%	1,451,777	(316,601)	1,768,378	>100%

Hawaii Public Housing Authority
Summary of Capital Funds

As of 12/31/25

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	7,751,179	56%
HI08P001501-21	13,912,038	13,912,038	13,912,038	7,926,696	57%
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	11,454,048	5,384,603	35%
HI08P001501-25	15,407,155	15,407,155	0	0	0%
CFP Totals	88,431,946	88,431,946	69,094,260	32,767,918	37%

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	3,946,823	79%
FY 16-17	B/G	35,710,000	35,477,313	34,703,929	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	21,583,663	83%
FY 19-20	B	20,000,000	20,000,000	18,216,661	13,589,736	68%
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	1,495,121	256,266	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	3,587,508	18%
FY 23-24	B/G	24,400,000	24,400,000	16,536,399	10,225,526	42%
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	1,111,154	4%
FY 25-26	G	10,000,000	0	0	0	0%
CIP Totals		293,545,000	281,770,469	233,066,692	193,201,867	66%

III. Procurement

A. **Solicitation(s) Issued in January 2026**

RFQ-PMB-06-2026 for roof anchor replacement and shingle repair services for Kauhale Nani (AMP 49) on Oahu; *Quote Due Date*: February 20, 2026

B. **Contract(s) Executed in January 2026**

- StarCom Builders, Inc. (Contract # CMS 25-33-SC02) for \$1,526,770.00 to provide additional labor, material, and equipment for emergency spall repair at Mayor Wright Homes (AMP 32) on Oahu, through August 5, 2026.
- Bowers + Kubota Consulting, Inc. (Contract # CMS 25-16-SC02) for \$100,526.00 to increase the scope of services and compensation and payment schedule for the 2025 Environmental Reviews, through May 1, 2027.
- Artistic Builders Corp. (Contract # CMS 25-01-SC04) for a no-cost time extension for continued labor, material, and equipment for repair of 15 vacant units at Hale Hoonanea, Kekaha Haaheo, Eleele Homes, Kawailehua – State, Kawailehua – Federal, Kapaa, and Hale Nana Kai O Kea (AMP 38) on Kauai, through May 16, 2026.
- Colliers International HI Holdings, LLC dba Colliers International Real Estate Management Services (HI), LLC (Contract # PMB 26-01) for \$213,182.61 for property management and maintenance services at the Ka Hale O Kamehaikana Community Resource Center, through December 1, 2026.
- Alii Security Systems, Inc. (Contract # PMB 24-08-SC01) for \$631,349.88 to continue security services at Puuwai Momi (AMP 30), Kamehameha Homes, and Kaahumanu Homes (AMP 33) on Oahu, through April 30, 2026.

C. **Planned Solicitation and Contract Activities for February/March 2026**

Upcoming Solicitations

- RFQ for asbestos and soot removal services at AMP 34 on Oahu.
- IFB for security services at AMP 30 and AMP 33 on Oahu.
- IFB for landscape and grounds maintenance services at AMP 38 on Kauai.
- IFB for preventive maintenance and repair services to fire prevention systems at properties under AMP 30, AMP 34, AMP 35, and MU 42 on

- Oahu.
- IFB for laundry services at AMP 34, AMP 35, AMP 44, and AMP 49 on Oahu.

IV. Development

- A. School Street Elderly Housing Redevelopment is progressing without delay, with vertical construction approximately 69.5% complete as of January 2026. The building is topped off and the tower crane is anticipated to be demobilized in late February.
- B. Kūhiō Park Terrace Low-Rises and Kūhiō Homes Redevelopment construction is approximately 3.1% complete, with perimeter fencing 90% installed, demolition activities completed, and soil testing in its final stages.
- C. Ka Lei Momi Redevelopment Updates:
 - Mayor Wright Homes continues to advance, with 90% Construction Documents issued for Phase 1A and Phase 1B, civil and building permits submitted and accepted under a superstructure permit strategy, with superstructure permit submittal expected in February 2026 for Phase 1B, and the structural code review approved for Phase 1A. The Housing and Urban Development's (HUD) Section 18 approval was received in December 2025, and the Tenant Protection Voucher application for HUD was submitted in January 2026. The team is preparing to submit a financing application to HHFDC in February 2026 for Phase 1B.
 - Ka Lei Momi – Kapaa Homes continues to progress as we are preparing to submit an updated financing application to HHFDC in February 2026 as well as expecting 80% Construction Drawings and building permit submittal in February. The Section 18 application is on track to be submitted in Q1 2026 pending the completion of the National Environmental Policy Act (NEPA) Finding of No Significant Impact (FONSI) and publication of the Notice of Intent to Request a Release of Funds (NOI/RROF) after receiving The State Historic Preservation Division's (SHPD) No Adverse Effect determination in January 2026.
 - Ka Lei Momi – Ka'ahumanu Homes Phase 1 remains on track, with Section 106 concurrence received in January 2026, which recommended archaeological monitoring. A Section 106 historic property Memorandum of Agreement (MOA) between HPHA, HCDC, and SHPD is being drafted. In Q1 2026, the FONSI completion is anticipated along with the completion of 100% Architectural Schematic

Designs.

- Ka Lei Momi – Lānakila Homes completed the NEPA Environmental Assessment process with the FONSI and NOI/RROF published in November 2025. The team received the Governor’s signature on the RROF, which was submitted to HUD in late December 2025. The 100% Architectural Schematic Designs set is complete with the Design Development drawings starting in February.
- Ka Lei Momi – Alternate Sites completed initial fit tests for Hale Nana Kai Okea and Kekaha Haaheo. Initial fit tests for Lokahi and Hale Olaloa have kicked off, master planning analysis for all four sites will continue to progress in Q1 2026, with additional master planning underway.

V. Property Management and Maintenance Services Branch

In January 2026, HPHA processed 26 move-ins, 33 move-outs, completed 261 annual reexaminations, 143 interim reexaminations, and facilitated 12 new admissions, ensuring compliance with occupancy standards.

- A. Contract Monitoring: HPHA conducted 25 site visits, including 21 refuse collections, and 4 elevator inspections, and continues to strengthen on-site monitoring to supplement AMP oversight of contracted services.
- B. Vacant Unit Contracts: HPHA completed 87 vacant units as of January 2026.
- C. Tenant Accounts Receivable: Approximately \$3.9 million is owed by former tenants, primarily for unpaid rent and tenant-related charges, with delinquent accounts actively referred to the Department of the Attorney General for collection actions, including tax intercepts and wage garnishments.
- D. Hearings: HPHA held 12 federal eviction hearings (10 for rent delinquency, 2 for non-rent violations) resulting in 2 evictions, 5 evictions with a ten-business day cure, 2 rent delinquencies paid in full, and 3 continuances, held no State eviction hearings; and held 1 Section 8 informal hearing, with Section 8’s decision affirmed.

VI. Construction Management

A. Vacant Unit Repairs

- As of January 30, 2025, HPHA is managing 240 vacant units under the Construction Management Branch (42 state units and 198 federal units), including 146 units under modernization and 94 units under the Emergency Proclamation, with units distributed across Oahu (126 units, 52 EP), Kaua'i (24 units, all EP), Maui (69 units, including 9 EP and 60 demolition), and Hawai'i Island (21 units, including 7 EP).
- Vacant units are actively under construction across Oahu, Kauai, Molokai, Maui, and Hawaii. The contracts all have a 90-day period of performance unless there is something out of the ordinary requiring an additional month to 120 days. Vacant units in AMPs 31, 32, and 33 are being prioritized to prepare units for relocation for the first phase of the upcoming Mayor Wright Homes development.
- Multi-Site Projects advanced with 2025 Environmental Reviews. The consultant met with the State Hawaii Historic Preservation Division to begin discussions on creating a Programmatic Agreement for consultation to establish a more streamlined historic review process.

B. Capital Improvements

- For State Elderly Projects (MU 42) the Hale Poai – Site and Building Improvements Phase 9 is 60% complete. The Laiola Reroofing, Repairs, and Site Improvements held a bid opening on December 1, 2025. The award letter and contract have been sent to the contractor for execution.
- Oahu Emergency Proclamation Phase 5 Vacant Units have commenced at AMP 31, 32, 33, 34, and 35. Work continues at Mayor Wright Homes, Waipahu I, Hale Laulima, Kamehameha Homes, Kaahumanu Homes and Kalihi Valley Homes.
- The Waipahu I & II and Puuwai Momi Building Improvements and Security Upgrades project has scheduled the pre-construction meeting February 2, 2026.
- At Salt Lake Apartments, the ADA Title II & Building and Site Improvements cost proposal has been received and is currently under review.
- At Kalihi Valley Homes (KVH) the specification books for the demolition of the Community Center and for the Perimeter Fence and Site

Improvements are routing internally for review. The projects are estimated to go out to bid in February 2026. The reroofing project of buildings 25, 28, 29, 33, 38 is progressing on schedule and is expected to be completed by June 2026. The roof replacement of the existing deteriorated metal roofs of the buildings of the phase 1 construction is being negotiated.

- For plumbing and building repairs at Makua Alii, a consultant has been selected, and fee negotiations have started.
- The Palolo Valley Homes Phase 4 (Buildings 1, 2, 7, 8, and 9), 29 units of the major modernization, are ongoing. The contractor is waiting for the installation of the new transformer by HECO to be able to energize the buildings. The underground plumbing has also passed inspection.
- On Hawai'i Island, Hale Aloha O Puna and Pomaika'i Improvements continue to advance with the turnover of Phase 2 units (Buildings 4 and 5) on January 20, 2026. The tenants from Building 8 (Phase 3) have been relocated to Building 5 (Phase 2). At Kaimalino, construction of wooden framing in buildings 1 and 2 has been completed along with trenching for new electrical light poles. Site and accessibility upgrades, which include sitework, perimeter fencing, and landscaping, are ongoing.
- On Maui County Projects (AMP 39), the Maui Building Department is working with the State Historic Preservation Division (SHPD) for confirmation of approval of their environmental review for the demolition of the remaining standing buildings at Piilani Homes and weed mitigation for the two Lahaina sites consumed by the fire, David Malo Circle and Piilani Homes. The Kahekili Terrace utility improvements design/build project is in permitting.
- On Kauai (AMP 38), design/build contract to replace the roofs at Buildings A, B, C, and D at Kawailehua is being executed.
- For the State Capital Improvement Projects (CIP) the HPHA is on track to meet the encumbrance deadline of June 30, 2026. While the delays of the awards to get construction moving and billed, installing the long lead electronic components and the delayed HECO inspection and approvals have jeopardized meeting the expenditure deadlines for the 2020 and 2021 Federal Capital Fund Program (CFP) deadlines (CFP 730 and 731) of February and March 2026. HPHA is actively working with HUD on alternative solutions to meet the tight deadline.

VII. Section 8 Subsidy Program

- 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 \$5,054,141 in Housing Assistance Payments (HAP) to private landlords on behalf of 3,219 voucher holders, including 455 VASH families assisted with \$500,156 in HAP.

HPHA leased a total of 65 vouchers for Mainstream and Port-ins and paid \$71,901 in HAP for these programs.

- B. Inspections update:

January 2026	
National Standards for the Physical Inspection of Real Estate (NSPIRE) Inspections	23
NSPIRE Inspections Failed	8
Quality Control Inspections	0
Total Inspections Completed From 1/1/2026 to 1/27/2026	23
Total Rent Comparable Requests Received	67
Approved	63
Denied	4

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. Rent Supplement Program (RSP)

Under the State Rent Supplement Program (RSP), HPHA paid \$80,261 to 188 families, including \$6,503 for new lease-ups and late ARs, with \$74,997 paid to 178 families for January. Catholic Charities administered Kupuna and Family RSP and paid \$248,335 to 601 families, including 300 Kupuna households.

D. Family Self-Sufficiency Program (FSS)

The Family Self Sufficiency (FSS) program served 29 active participants with 1 new enrollment for January 2026, 162 Section 8 graduates, and 32 LIPH graduates. Since inception, 10 of 24 Section 8 participants and 1 of 4 LIPH participants are currently eligible for escrow credits, and \$4,557.00 in total escrow deposits were made in January 2026.

VIII. Compliance Office

- In January 2026, HPHA continued active program reviews to ensure compliance with Federal and State requirements and agency and Board policies, processed 62 reasonable accommodation/modification requests (58 new and 4 reactivated), issued 52 decisions, and carried 84 outstanding requests as of January 30, 2026.
- HPHA responded to Fair Housing inquiries and complaints from tenants and non-tenants, directing tenant matters internally for resolution and referring non-tenant inquiries to appropriate external agencies.
- Construction report reviews continued to identify and address ADA and compliance-related issues.
- HPHA completed its Declaration of Trust and Declaration of Restrictive Covenants (DOT/DORC) update initiative, and all filings with the Bureau of Conveyances are now current.

IX. Human Resources

Staffing Summary

Filled Positions (FTW):	309
Tenant Aide Program:	11
Vacancies:	70

A. Recruitment

HPHA conducted interviews and made hiring decisions across multiple positions, including, Housing Development Specialist, Housing Public Housing Supervisor IV, Housing Social Service Assistant IV, Office Assistant IV and III (Wiki Wiki), Account Clerk III and II, Housing Building Inspector II, Building Maintenance Worker II and I.

Received Governor's approval to fill and establish exempt positions for Hearings Administrator, Grievance Officer and Housing Development Specialist.

Identified fifteen (15) positions that have been currently vacant for over five (5) years that could possibly be abolished during this legislative session. Efforts to work with managers in filling the positions.

B. Career Development

HPHA will participate in the Star Advertiser Career Expo 2026 at the Neal Blaisdell Center Exhibition Hall on January 28, 2026.

Continue to work with Hilo and Kauai JobAmerican workforce for various recruitment for both islands.

C. Training Programs

HPHA conducted various training sessions for staff, including 2026 Hawaii Transportation Forum, Procurement (various courses), Aloha eBUYS, PHADA 2026 Commissioner's Conference.

D. Workers' Compensation/Safety

HPHA received one (1) injury incident from AMP 31 for "Medical Records Only" and one (1) injury claim received from AMP 31 with eight (8) working days lost time.

Seven (7) employees were on TTD for the entire month of January. Each employee was out for 20 working days (not including the two holidays).

DHRD did not authorize TTD for the month of January for one (1) employee from AMP 30.

One (1) employee was on TPD for the entire month of January.

Continue to work with HGEA and UPW on our union consultation relating to upcoming redevelopment projects that may affect staffing and/or change of baseyard for Mayor Wright and Kapaa.