

## Public Testimony 12.10.25

Update to original testimony submitted for 11.20.25, which was canceled.

So my issue has been addressed and resolved but, as I don't submit testimony only for personal issues (involves other tenants). Other tenants have it worst then i did, although 11 rats is nothing



to sneeze at, I was the example.

But since the next rescheduled meeting was for 20 days later, I did inform maintenance (Joe) about the severity of the problem in Bldg. 16, with the residents permission. The bathroom photo's i included with my original testimony, belong to 16A. Behind the metal plate covering the hole, they could see into the neighbors bathroom. The 3 and 4 bedroom units all have back to back drywall, 16A bathroom - 16B bathroom, 16B kitchen - 16C kitchen, 16 C bathroom - 16 D bathroom. The kitchen cabinets were recently replaced in buildings 16 and 17 due to termites. The rats have made holes in at least 1 of the units that backs to the next unit. And yes, residents have told management about the rats, they were provided with rat traps upon request.

Ive included the AUI Inspection Schedule, which was pretty impressive, but for buildings #10 - #20, never happened. Had the inspections been conducted as planned, this problem could have been

ref: Executive Directors Report, V. Property Management and Maintenance Services Branch, A.  
Contract Monitoring

**addressed much sooner, with less damage to the units and residents personal belongings.**

**Also we've never had a rat problem in our units in all the years that I've lived here, so we were totally clueless about how to deal with this.**

**Mahalo,**

**Desiree Kihano**

**Palolo Valley Homes Resident**

**Hawaii Affordable Properties, Inc.**  
 Contracted Agent For:  
**STATE OF HAWAII**  
**HAWAII PUBLIC HOUSING AUTHORITY (HPHA)**  
 2129 Ahe Street, #18E  
 Honolulu, HI 96816  
 Phone: (808) 733-9113 Fax: (808) 733-9112  
 Email: [palolovalleyhomes@gmail.com](mailto:palolovalleyhomes@gmail.com)

July 10, 2025

~ **UPDATE** ~  
**2025 ANNUAL UNIT INSPECTION**

Aloha Residents,

**\*UPDATE - Please be aware that buildings 12 and 13 dates of service are now on October 20, 2025 to October 31, 2025.\***

Management will be starting Annual Unit Inspection for 2025 beginning **Monday, June 2, 2025 through Friday, October 17, 2025 from 8:00 AM to 4:00 PM each day (excluding weekends and holidays).** Inspections will be conducted during the first week and repairs will be completed the following week. The chart below will tell you when your unit will be inspected.

**Unit Inspections & Repairs Schedule**

<b>Building No.</b>	<b>Inspection Date</b>		<b>Building No.</b>	<b>Inspection Date</b>
3	Monday, 06/02/25 through Friday, 06/13/25		14	Monday, 07/28/25 through Friday, 08/08/25
4	Monday, 06/02/25 through Friday, 06/13/25		15	Monday, 08/11/25 through Friday, 08/22/25
5	Monday, 06/16/25 through Friday, 06/27/25		16	Monday, 08/25/25 through Friday, 09/05/25
6	Monday, 06/16/25 through Friday, 06/27/25		17	Monday, 09/08/25 through Friday, 09/19/25
10	Monday, 06/30/25 through Friday, 07/11/25		18	Monday, 09/22/25 through Friday, 10/03/25
11	Monday, 06/30/25 through Friday, 07/11/25		19	Monday, 09/22/25 through Friday, 10/03/25
12	Monday, 10/20//25 through Friday, 10/31//25		20	Monday, 10/06/25 through Friday, 10/17/25
13	Monday, 10/20/25 through Friday, 10/31/25	ç		

Management will be inspecting the units for Maintenance deficiencies and also for **HOUSEKEEPING**. Every tenant of Palolo Valley Homes is responsible for keeping the unit and areas assigned to them in a clean, safe and sanitary manner. Failure to do so is a violation of Sections 13 (j) and 13(k) of your Rental Agreement. The Annual Inspection also includes the exterior of your unit, such as your yard, laundry room and storage areas.

If you have any pets such as dogs, please keep them away from Management and staff. All pets occupying units must be approved and registered under your unit. If you haven't done so, please remove the animal or add them to the unit.

**Asset Management Project (AMP) 50**  
 2129-E Ahe Street, Honolulu, HI 96816  
 (808) 733-9113 phone / (808) 528-8486 after hours / (808) 733-9112 fax  
[Palolovalleyhomes50@gmail.com](mailto:Palolovalleyhomes50@gmail.com)

We ask that one responsible adult member be present at the time of your Unit inspection. If no responsible adult member is home or if no one is home at all, then Management has the authorization to enter your Unit in accordance to Sections 17 (a) & (c) of the Rental Agreement which states the following:

**17. ENTRY OF DWELLING UNIT DURING TENANCY:** Management shall upon reasonable advance notification to the Tenant be permitted to enter the dwelling unit during regular business hours to inspect the condition, or to make necessary improvements or repairs or to show the dwelling unit for re-leasing:

(a) A written statement specifying the purpose of the entry delivered to the dwelling unit at least 48 hours before such entry shall be considered reasonable advance notification;...

(c) In the event that the Tenant and all adult members of Tenant's household are absent from the dwelling unit at the time of entry, Management shall leave in the dwelling unit a written statement specifying the date, time and purpose of entry prior to leaving the dwelling unit.

Maintenance may conduct repairs as required. As a reminder:

- a. Section 14(c) (ii) of your rental agreement states, "In the event the dwelling unit is damaged to the extent that conditions are created which are hazardous to the life, health, or safety of Tenant...Management shall be responsible for repair of the unit within 48 hours, provided that if the damage was caused by Tenant, or Tenant's household members and/or guests and/or visitors; reasonable cost of repairs shall be charged to Tenant."
- b. Section 14(c) (iii) of your rental agreement states. "Management shall offer standard alternative accommodations, if available, in circumstances where necessary repairs cannot be made within 48 hours."

Please make sure you take the time to prepare your unit prior to our arrival. **If your unit fails our inspection due to poor housekeeping or fails to comply with any of the inspection guidelines set out by HPHA, you may be referred for eviction.**

If you have any questions, please contact our office at (808) 733-9113.

Sincerely,

Palolo Valley Homes Management, AMP 50

**WRITTEN TESTIMONY**

by Laurie Thorson

**12.10.25 HPHA BOARD MEETING**

**DEAR HPHA BOARD OF DIRECTORS:**

**COPY TO:**

**Hawaii State Attorney General Anne Lopez,  
Assistant AG Chase Suzomoto, Klemen Urbanc, and Linda Chow**  
*(who attends the monthly HPHA board meetings)*

**DEAR STATE ATTORNEYS:**

I am requesting that at the beginning of the 12.10.25 board meeting, that you would please address the Board of Directors and request confirmation that each board member received my written testimonies for this board meeting, and for the last two board meetings on 10.16.25 and 11.20.25, which were subsequently cancelled immediately after I submitted my written testimonies.

My reasoning for this request is simple; I do not believe that my written testimonies are being forwarded to the HPHA Board of Directors. This is confirmed in today's agenda, which includes the minutes for the board meeting held on 08.28.25, which does not include the written testimonies I submitted to the HPHA Board of Directors. I am only assuming that the HPHA staff is intentionally not forwarding my written testimonies to the HPHA Board of Directors, intentionally depriving the Board of Directors the right to supervise Executive Director Hakim Ouansafi and his management staff.

It is unfortunate that the state attorney's office has chosen to remain silent on my fraud claims against the state employees, despite having received a voluminous amount of evidence to prove state employees are diverting federal funds from the Section 8 HCV Program. It is important to know that Hakim Ouansafi is again introducing to the board a new set of illegal policies in hopes the board will approve the new illegal policies, which serve no purpose other than accruing 'surplus grant funds' which will also inevitably disappear. This is identical to FRAUD SCHEME #1.

**DEAR HPHA BOARD OF DIRECTORS:**

Since October 2024, I've been attending the board meetings every month and have consistently informed the HPHA Board of Directors of the fraud schemes being implemented by Hakim Ouansafi and his staff, which evidence proves that the Hawaii Public Housing Authority, in addition to two other PHAs in Hawaii, falsely report to HUD that they used 100% of the subsidy, but only issued approximately 70% of the vouchers they received from HUD. This is FRAUD SCHEME #2.

FRAUD SCHEME #1 is already confirmed by Hakim Ouansafi as being illegal policies he enforces as a result of the illegal policies being approved by the HPHA Board of Directors. FRAUD SCHEME #1 is to use illegal policies - to use one low comp against the contract rent in all rent reasonableness determinations – to accumulate ‘surplus grant funds’ from each and every Section 8 voucher, which federal funds disappear (confirmed in HPHA reporting to HUD that it used 100% of the subsidy, then repeating those false figures in monthly financial statements (and to the auditors for annual audits), then Hakim Ouansafi confirms those false figures in his ‘Executive Director’s Report’. Note: HUD confirms that HPHA reported it has only \$44 in Reserves.

For today’s board meeting, Hakim Ouansafi has added to the agenda his illegal attempt to introduce the new illegal policies which he previously introduced in the agendas for the 10.16.25 and 11.20.25 board meetings, but the board meetings were cancelled immediately after I submitted my written testimonies objecting to the illegal policies being presented in the MTW PHA PLAN and Board Resolution No. 25-05. I submitted written testimonies objecting to the new illegal policies, but the new illegal policies are again being reintroduced by Hakim Ouansafi in today’s agenda, being camouflaged by a slew of other items on the agenda that were not on the agenda for the previous board meetings scheduled on 10.16.25 and 11.20.25. It is important to note that the new illegal policies being introduced by Hakim Ouansafi are not in compliance with federal rules and/or HUD Regulations.

**The federal rules that govern the Section 8 HCV Program reads as follows:**

**24 CFR §982.52**

“...HUD Requirements.

“...(a) The PHA must comply with HUD regulations and other HUD requirements for the program. HUD requirements are issued by HUD headquarters, as regulations, Federal Register notices, or other binding program directives...”

**24 CFR §982.53 (d)**

“...State and local law.

“...Nothing in part 982 is intended to pre-empt operation of State and local laws that prohibit discrimination against a Section 8 voucher holder because of status as a Section 8 voucher holder. However, such State and local laws shall not change or affect any requirement of this part, or any other HUD requirements for administration or operation of the program...”

**24 CFR §982.54**

“...HUD Requirements.

“...(a) The PHA **must** comply with HUD regulations and other HUD requirements for the program. HUD requirements are issued by HUD headquarters, as regulations, Federal Register notices or other binding program directives.

(b) The PHA **must** comply with the consolidated ACC and the PHA’s HUD-approved applications for program funding...”

**24 CFR §982.54**

“...ADMINISTRATION PLAN.

“...(a) The PHA **must** adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements...”

**“...(b) The administrative plan must be in accordance with HUD regulations and requirements...”**

**“...The PHA must revise the administrative plan if needed to comply with HUD requirements...”**

“...(c) The PHA **must** administer the program in accordance with the PHA administrative plan...”

“...(d) The PHA administrative plan **must** cover PHA policies on these subjects:

(15) The **method** of determining that rent to owner is a reasonable rent (initially and during the term of a HAP contract)...”

**24 CFR §982.153**

“...PHA RESPONSIBILITIES.

“...The PHA **must** comply with the consolidated ACC, the application, HUD regulations and other requirements, and the PHA administrative plan [which is required to be in compliance with HUD regulations per 24 CFR §982.52 and 24 CFR §982.54]...”

- ***All HPHA Board of Directors should be required to read (and comply with) 24 CFR 982, which are the federal rules that govern how the Section 8 Housing Choice Voucher Program is to be implemented by all Public Housing Authorities, including the Hawaii Public Housing Authority.***

## **FRAUD SCHEMES**

*DECLARATION BY HAKIM OUANSAFI CONFIRMS THAT ILLEGAL POLICIES ARE*

- *APPROVED BY THE HPHA BOARD OF DIRECTORS*
- *ENFORCED BY HAKIM OUANSAFI*
- *IMPLEMENTED BY HPHA STAFF*

### **FRAUD SCHEME #1**

is based on illegal policies that Hakim Ouansafi (Executive Director of Hawaii Public Housing Authority) admits in his Declaration he enforces; however he imputes liability to his staff for implementing the illegal policies, and he imputes liability to the HPHA Board of Directors for approving the illegal policies. The illegal policies are not in compliance with HUD Regulations which mandates the legal methodology to be used in gathering comparables to determine rent reasonableness. HPHA is currently enforcing the illegal policies – to use low comparables against the contract rent in all rent reasonableness determinations – for the purpose of illegally accumulating ‘surplus grant funds’ from every voucher (which funds are diverted from Section 8 Program, which is against the law according to 18 U.S.C. §666.

The **illegal policy** approved by the HPHA Board of Directors – to use low comparables – is **HPHA Admin Plan 8-III.D**, which reads:

“...At least **three** comparable units will be used for each rent determination and of which at least **two** must have a gross rent that exceeds the subject gross contract rent, and the total average gross rent of the comparable units exceeds the subject gross rent...”

The legal policy (noted below) proves that the illegal policy (noted above) is not in compliance with HUD Regulations, which reads:

#### **HUD Regulations: HUD Section 8 Housing Choice Voucher Guidebook, Chapter 3, Section 3.1.2, page 8:**

“...3.1.2 Ensure method represents entire market, not only units within the PHA’s Payment Standard...”

“...PHAs need to be careful not to limit their rent reasonableness analysis to only mid-range units or only units in certain more affordable neighborhoods. Voucher families may choose to rent units above the payment standard. As a rule of thumb, the PHA should collect data on units with gross rents at least 20-25 percent above the greater of the payment standard or the FMR, including any HUD approved exception payment standards...”

**FRAUD SCHEME #2**

is based on falsely reporting to HUD that 100% subsidy was used to issue approximately 70-75% of the vouchers. Revenue v. Expenditures are the same, which does not add up if applying just FRAUD SCHEME#1. However, FRAUD SCHEME #2 is enforced by three of the five PHAs in Hawaii, including the Hawaii Public Housing Authority (PHA: H1901).

**FRAUD SCHEME #3**

is based on the reduced utility allowances (UA), which figures are drastically reduced in comparison from the other PHA (City and County of Honolulu) who uses the same utility companies to cover the same addresses. By reducing the UA figures, this increases the amount of ‘surplus grant funds’ that HPHA accumulates from every voucher, and increases the recipient’s portion of rent.

Not only does FRAUD SCHEME #3 create a hardship for recipients to pay their utility bills, and increases their portion of rent, this fraud scheme decreases the amount of subsidy the HPHA expend for every voucher).

This is why the new illegal policies being introduced by Hakim Ouansafi in today’s agenda (to reduce the UA reimbursement checks from \$100 to \$50) must **not** be approved. The Section 8 program is not to be used by HPHA as a source of income, as they claim is their intent in their agenda.

***Result of fraud schemes...***

Evidence proves the following 3 PHAs enforce FRAUD SCHEME #2 to steal a combined total of approximately \$254,202,356 (since January 2015) from the Section 8 Housing Choice Voucher Program, and continue to steal a combined total of approximately \$2,330,000 every month.

<b>PHA: H1901 ~ HAWAII PUBLIC HOUSING AUTHORITY</b>	<b>= \$117,796,916</b>
PHA: H1003 ~ CITY AND COUNTY OF HONOLULU	= \$109,428,860
PHA: H1005 ~ KAUAI COUNTY HOUSING AGENCY	= <u>\$32,376,580</u>
	= \$254,202,356

Evidence proves the combined gross total of federal funds diverted from the Section 8 HCV Program by the three (3) PHAs is approximately: **\$896,741,636**

- FRAUD SCHEME #1 = \$486,539,280
- FRAUD SCHEME #2 = \$254,202,356
- FRAUD SCHEME #3 = \$156,000,000

**WRITTEN TESTIMONIES 1 – 5  
by Laurie Thorson**

**12.10.25 HPHA BOARD MEETING**

**ATTACHED TO THIS DOCUMENT IS A COPY OF THE 12.10.25 AGENDA, WHICH INCLUDES HIGHLIGHTS AND COMMENTS ON THE AGENDA THAT DETAILS MY OBJECTIONS.**

**The following are my written testimonies, especially objecting to the new illegal policies being proposed by Hakim Ouansafi for approval by the HPHA Board of Directors. This is just another fraud scheme being introduced by Hakim Ouansafi to accumulate ‘surplus grant funds’, that will inevitably have devastating ramifications for all recipients (including, losing their housing vouchers for noncompliance of the illegal policies).**

**WRITTEN TESTIMONY #1**

**I object to the board approving the minutes for the 08.28.25 board meeting, since the minutes do not include a copy of my written testimonies** that I submitted to the HPHA Board of Directors (*Chair Robert Hall confirmed board received*).

**WRITTEN TESTIMONY #2**

**I object to the false figures in the audit** (performed by the contract auditors, Plante and Moran). HUD evidence proves that the HPHA reports false figures to HUD (to hide the steal of ‘surplus grant funds’ from the Section 8 program), then repeats the false figures in their monthly financial statements and repeats those false figures to the auditors, and then Hakim Ouansafi confirms those false figures in his ‘Executive Director’s Report’.

Since I started attending the monthly board meetings in October 2024, I have provided a substantial amount of evidence to prove to the HPHA Board of Directors that the figures being reported to HUD are false, and the same false figures are being documented in the financial statements.

*I pray that the HPHA Board of Directors will stop the steal of federal funds from the Section 8 Housing Choice Voucher Program.*

### **WRITTEN TESTIMONY #3**

**a. I object to the new illegal policies in Board Resolution No. 25-05.**

In Board Resolution No. 25-05, Hakim Ouansafi is introducing new illegal policies, and is seeking approval from the Board of Directors so he can enforce the new illegal policies. If approved, this will allow 'surplus grant funds' to be accumulated from the Section 8 HCV Program and the MTW Programs (which are separate federal programs, have separate federal rules that govern the programs. Example: minimum rent for Section 8 is **\$0**, minimum rent for MTW is \$50, yet Hakim Ouansafi intentionally is combining the new illegal policy to increase the minimum for *both* programs to \$100, requiring all recipients to comply with the new illegal policy to pay a minimum rent of **\$100**.

18 U.S.C. §666 specifically mandates that federal funds are not to be diverted or misappropriated, or comingled with other federal funds and programs.

**b. I object to the illegal policies to amend the MTW PHA PLAN**

The new illegal policies are not in compliance with federal rules or HUD Regulations. The new illegal policies is an attempt to comingle federal funds between two programs (Section 8 and MTW programs). This is illegal according to 18 USC §666 and DOJ Criminal Code 1002 – 1012, which confirms that federal funds allocated to fund a specific program must not be diverted or misappropriated to fund another federal program.

The MTW program and the Section 8 HCV program are two separate programs, receiving separate funding, and are governed by separate federal rules. I object to the new illegal policies being approved by the HPHA Board of Directors, and if they do approve the new illegal policies, then it only proves they are indeed complicit in the fraud schemes that allow federal funds to be diverted from the federal programs they were allocated to. If the illegal policies are again approved by the HPHA Board of Directors, this would constitute a lawsuit against the HPHA Board of Directors.

Hakim Ouansafi's Declaration confirms that the HPHA Board of Directors already approved the illegal policies he now enforces -to use low cmops – which is the basis of FRAUD SCHEME #1. Approval of the new illegal policies would only prove the HPHA Board of Directors are complicit in diverting and/or misappropriating federal funds from federal programs they were allocated to.

**Evidence proves the illegal policies (new & old) do not comply with 24 CFR 982 and HUD Regulations that govern how the Section 8 Housing Choice Voucher Program is to be implemented.**

*I pray that the HPHA Board of Directors will stop the steal of federal funds from the Section 8 Housing Choice Voucher Program.*

#### **WRITTEN TESTIMONY #4**

**I object to the new payment standards** being introduced by Hakim Ouansafi. As long as Hakim Ouansafi is allowed to continue to enforce the illegal policies – to use low comps - outlined in FRAUD SCHEME #1, increasing the payment standard only increases the amount of subsidy that the HPHA receives from HUD, and any increase in the amount of subsidy the HPHA receives for the vouchers is of no benefit to the recipients and/or landlords who participate in the Section 8 HCV Program.

**Unless the HPHA is willing to renege on enforcing the illegal policies – to use low comps – increasing the payment standard is of no benefit to the recipients and only benefits the HPHA accumulating additional subsidy, which evidence proves is diverted (another word for “disappears”).**

*I pray that the HPHA Board of Directors will stop the steal of federal funds from the Section 8 Housing Choice Voucher Program.*

#### **WRITTEN TESTIMONY #5**

**I object to Hakim Ouansafi’s “Executive Director Report”**

*(begins on page 288 of the 12.10.25 Agenda)*

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**I object to the false figures documented in this financial statement as “HAP” expenditures**, proving the false figures of 100% subsidy “used” does not align with HUD data that only 70-75% of vouchers are actually issued to the public. Example: HPHA/PHA ANNUAL PLAN confirms that HUD issues the HPHA 4,397 vouchers each month. HUD data confirms that only a fraction of the vouchers are actually used, which I have provided this evidence to the HPHA Board of Directors almost on a monthly basis. But if the board will not listen to me, then pay attention to Hakim Ouansafi’s ‘Executive Director’s Report’, which he confirms he only issued 3,098 vouchers this last month.

So the big question is, where are the federal funds for the balance of **1,299 unused vouchers**? Just based on FRAUD SCHEME #1, which is enforced by Hakim Ouansafi (which he admitted in his Declaration), there should always be 'surplus grant funds'. HUD confirms HPHA reported only **\$44** are in Reserves.

Evidence proves that the HPHA falsely reports to HUD and to the auditors (and in the 'Executive Director's Report') that **100% of subsidy received from HUD (to issue 4,397 vouchers)** was used to issue only **3,098** vouchers. This is FRAUD SCHEME #2.

HUD data and HPHA financial statements prove that Hakim Ouansafi has been enforcing the fraud schemes since he was hired in January 2012, which has allowed him to accumulate 'surplus grant funds' from every voucher (*federal funds that are diverted and/or misappropriated - aka: disappears*).

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I object to the false claim by Hakim Ouansafi that he used 100% subsidy (which HUD provided to HPHA to pay for the issuance of 4,397 vouchers for the Section 8 HCV Program only, excluding VASH vouchers and other federal programs.

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Since the vouchers belong to HUD, there is no way that Hakim Ouansafi can hide the amount of vouchers he received from HUD, and the amount of vouchers he actually issued to the public. However, Hakim Ouansafi has intentionally and purposefully attempted to hide the steal by reporting to HUD and to the auditors that he used 100% of the subsidy. Reporting these false figures to HUD guarantees that the same amount of subsidy will be provided to the PHA the following year. The only oversight is knowing the actual amount of HAP expenditures per each 3,098 voucher, which the HPHA refuses to disclose.

VII. Section 8 Subsidy Program Branch

A. "...**3,098** S8 vouchers used..."

HUD confirms **4,397** vouchers are issued each month to HPHA.

A. "...**477** VASH vouchers used,,,"

HUD confirms **697** vouchers are issued each month to HPHA.

*I pray that the HPHA Board of Directors will stop the steal of federal funds from the Section 8 Housing Choice Voucher Program.*

**HAWAII PUBLIC HOUSING AUTHORITY  
NOTICE OF  
BOARD OF DIRECTORS MEETING  
1002 North School Street, Building A  
Honolulu, Hawaii 96817  
Wednesday, December 10, 2025  
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](mailto: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](mailto:rochelle.k.kepaa@hawaii.gov) no later than Monday, December 8, 2025, 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

WRITTEN TESTIMONY #1

08.28.25 MINUTES  
DOES NOT INCLUDE  
A COPY OF MY  
WRITTEN TESTIMONIES

Annual Meeting Minutes, August 28, 2025  
Regular Meeting Minutes, August 28, 2025  
Regular Meeting Minutes, September 11, 2025

### III. DISCUSSION AND/OR DECISION MAKING

REFER TO PAGE 30  
WRITTEN TESTIMONY #2

- OBJECT TO FINANCIAL STMTS PROVIDING FALSE FIGURES, AS A RESULT OF BOARD APPROVING ILLEGAL POLIICES TO USE LOW COMPS TO DECREASE EXPENDIGURES

**A. To: (1) Accept the Audited Financial Statements of the Hawaii Public Housing Authority for the Fiscal Year from July 1, 2024 to June 30, 2025;**

December 10, 2025, 9:00 am–HPHA Board Meeting  
Tel: (808) 832-4694

2

- OBJECT TO BOARD AUTHORIZING HPHA TO PROVIDE FALSE FIGURES TO HUD AND OTHERS

and **(2) Authorize** the Executive Director to Submit the Audited Financial Statements to the Office of the Governor, the Hawaii State Legislature, the U.S. Department of Housing and Urban Development, and Other Entities as May Be Required

REFER TO PAGE 117

**B.** To: **(1) Approve the Hawaii Public Housing Authority’s Amended Moving to Work Supplement for Fiscal Year 2026; (2) Approve Board Resolution No. 25-05 Approving the Hawaii Public Housing Authority’s Amended Public Housing Agency Plan for Fiscal Year 2026 and Amended Moving To Work Supplement for Fiscal Year 2026; and (3) Authorize the Executive Director to Take the Required Actions to Submit the Amended Moving to Work Supplement for Fiscal Year 2026 and Board Resolution No. 25-05 to the U.S. Department of Housing and Urban Development**

WRITTEN TESTIMONY #3

- OBJECT TO NEW ILLEGAL POLICIES

- OBJECT TO BOARD RESOLUTION NO. 25-05

- OBJECT TO BOARD APPROVING PHA PLAN

- OBJECT TO BOARD APPROVING MTW AMENDMENTS (AKA: NEW ILLEGAL POLICIES)

- OBJECT TO BOARD AUTHORIZING NEW ILLEGAL POLICIES BE SUBMITTED TO HUD

**C.** To: Approve Resolution No. 25-06 Authorizing the Executive Director or His Designee to Prepare, Execute, and Submit a Disposition Application (HUD Forms 52860 and 52860-A) to the U.S. Department of Housing and Urban Development’s (HUD) Special Applications Center (SAC) for the Kapaa Homes Redevelopment (Redevelopment), Located in Kapaa, Hawaii, (TMK Nos. (4) 4-5-015:007, (4) 4-5-015-038 and (4) 4-5-015-042)

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

**D.** To: Approve the Second Amendment to the Master Planning and Predevelopment Agreement for Ka Lei Momi Redevelopment (“MPPA”) Between the Hawaii Public Housing Authority (“HPHA”) and HCDC Hawaii Development LLC (“Master Developer” or “HCDC”) Extending the MPPA Term

**E.** To: **(1) Adopt Payment Standards for the Hawaii Public Housing Authority’s (HPHA) Section 8 Housing Choice Voucher Program for Oahu Zip Codes Where the U.S. Department of Housing and Urban Development (HUD) Has Required the Use of Small Area Fair Market Rent (SAFMR) Effective January 1, 2026; and (2) Authorize the Executive Director to Implement the Payment Standards, Including Making Adjustments to the Payment Standards Between 90% and 110% Based on Projected Housing Assistance Funding Shortfall and Allowable HUD Waivers with Adequate Notice to Program Participants and Subject to HUD Approval**

WRITTEN TESTIMONY #4

- OBJECT TO NEW PAYMENT STANDARDS, UNLESS ILLEGAL POLICIES (TO USE LOW COMPS) ARE CONSIDERED NULL AND VOID; THEREBY ALLOWING ALL RECIPIENTS AND/OR LANDLORDS TO BENEFIT FROM INCREASE IN THE PAYMENT STANDARDS

- OBJECT TO AUTHORIZING HPHA TO INCREASE PAYMENT STANDARDS, UNLESS INCREASE APPLIES TO ALL RECIPIENTS AND LANDLORDS (NULLIFYING ILLEGAL POLICIES 'TO USE LOW COMPS' WHICH INTENTIONALLY

**F.** 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

- OBJECT TO FALSE FIGURES IN FINANCIAL STATEMENTS (REVENUE v. EXPENDITURES DO NOT = 100% REVENUE USED)
- OBJECT TO 70% OF S8 VOUCHERS ISSUED (SEE HUD DATA v. PHA PLAN)
- OBJECT TO FRAUD SCHEMES BEING APPROVED BY BOARD, TO ALLOW HPHA TO ENFORCE AND IMPLEMENT ILLEGAL POLICIES

#### **IV. REPORTS**

##### **A. Executive Director's Report:**

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

- 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. Kanoe Kepaa by telephone at (808) 832-4694 or by email at [rochelle.k.kepaa@hawaii.gov](mailto: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 Monday, December 8, 2025, 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 ANNUAL MEETING**  
HELD AT 1002 N. SCHOOL STREET, BUILDING A,  
HONOLULU, HAWAII 96817  
ON THURSDAY, **AUGUST 28, 2025**  
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority held their Annual Board Meeting at 1002 North School Street, on Thursday, August 28, 2025. 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.

At approximately 9:06 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:**  
(Via Zoom) Director Robert Hall, Chairperson  
Director Betty Lou Larson, Vice Chairperson  
Director Susan Kunz, Secretary  
Designee Joseph H. Campos, II  
Director Lisa Anne Darcy  
Director Christyl Nagao  
Director Todd Taniguchi

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

**EXCUSED:**  
Director Roy Katsuda  
Director Scott Glenn

**STAFF PRESENT:**  
(Via Zoom) Hakim Ouansafi, Executive Director  
Barbara Arashiro, Executive Assistant  
Bennett Liu, Chief Financial Officer  
Ryan Akamine, Chief Compliance Officer  
Rick Sogawa, Contracts and Procurement Officer  
Benjamin Park, Chief Planner

Carson Schultz, Redevelopment Officer  
Dale Fujimoto, Property Mgt & Maint Services Branch Chief  
Jennifer Weber, Section 8 Subsidy Program Chief  
Shirley Befitel, Human Resources & Safety Officer  
Nelson Lee, Systems Analyst Supervisor  
Dallis Ontiveros, Housing Information Officer  
Angela Nabua, Secretary  
Kanoë Kepaa, Secretary

**OTHERS PRESENT** (via Zoom/teleconference):

Anna Matsunaga, Senator Hashimoto's Office  
Casey Shoji, Senator Chang's Office  
Laurie Thorson, Section 8 Participant  
Lenda Tominiko, Kuhio Park Terrace Low-Rise Resident  
Shontel Jones, Ho'oponopono  
Des

**Public Testimony**

Individuals were allowed to submit written testimony no later than 48 hours prior to the scheduled meeting, which would be distributed to the Board members. The public was instructed to submit written testimony via email to [rochelle.k.kepaa@hawaii.gov](mailto:rochelle.k.kepaa@hawaii.gov) or by U.S. mail to P.O. Box 17907, Honolulu, HI 96817. The public was also allowed to participate via Zoom or teleconference by using the "Raise Hand" feature in Zoom, or by simply announcing/identifying themselves and the item they want to testify about during the public testimony portion of the meeting. Individuals were also allowed to 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 the camera on.

Chairperson Hall stated that the Board would accept public testimony on any item relevant to the agenda at this time or at the time the agenda item is called for discussion. 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.

**There was no written public testimony submitted or given.**

SEE MINUTES FOR 'REGULAR MEETING' (NOTED BELOW) - CONFIRMS HPHA RECEIVED THORSON'S WRITTEN TESTIMONIES 'REGULAR' AND 'ANNUAL' BOARD MEETINGS HELD SAME MEETING - THORSON'S WRITTEN TESTIMONIES WERE RECEIVED BY HP

**Election of Chairperson**

Chairperson Hall stated that the Board would accept public testimony on the election of the Chairperson.

Laurie Thorson, Section 8 participant, stated that the Board of Directors is missing a member who should be a recipient of the Section 8 program and inquired if this would be considered at today's meeting.

Chairperson Hall noted Ms. Thorson's comment.

Chairperson Hall requested nominations for Chairperson for the Board of Directors.

Director Campos nominated Director Robert Hall as Chairperson, noting that given the ongoing development projects, it would benefit the Board to maintain continuity in leadership.

Director Taniguchi expressed support for the principle of continuity. He noted his appreciation for Director Hall's experience and the calm presence he brings to meetings, which he felt was valuable to both the Board and staff. He seconded the nomination, citing both technical and leadership capabilities.

Director Darcy concurred with the comments of Directors Campos and Taniguchi. She added that Director Hall has demonstrated strong leadership and expressed strong support for his nomination.

Chairperson Hall accepted the nomination. Nominations were closed.

**Director Robert Hall was unanimously elected as Chairperson.**

### **Election of Vice Chairperson**

Chairperson Hall stated that the Board would accept public testimony on the election of the Vice Chairperson. No public testimony was given.

Chairperson Hall requested nominations for Vice Chairperson for the Board of Directors.

Director Darcy nominated Director Larson as Vice Chairperson. She noted that Director Larson is highly knowledgeable, thoughtful, and possesses an exceptional skill set, which would be valuable should the Chairperson be unable to perform their duties.

Director Campos concurred with Director Darcy.

Director Taniguchi expressed support for the nomination, noting that Director Larson has demonstrated both the capability and capacity required for the role. He also highlighted her consistent consideration of residents' perspectives when evaluating programs, which he viewed as a strong complement to her leadership approach.

Director Hall stated that Director Larson has been a long-time advocate for housing. He expressed appreciation for her sincerity and dedication to a challenging cause. He

commended her for consistently bringing valuable perspective to the Board's discussions and noted that she brings balance to any Board.

Director Larson accepted the nomination. Nominations were closed.

**Director Betty Lou Larson was unanimously elected as Vice Chairperson.**

### **Election of Secretary**

Chairperson Hall stated that the Board would accept public testimony on the election of the Secretary. No public testimony was given.

Chairperson Hall requested nominations for Secretary for the Board of Directors.

Director Larson nominated Director Kunz as Secretary. Director Kunz accepted the nomination. Nominations were closed.

Director Larson stated that it is beneficial to have representation from the neighbor islands in Board leadership. She noted that Director Kunz has demonstrated a strong commitment to addressing issues on her island and provides valuable input from the neighbor island perspective.

Director Hall concurred with Director Larson. He added that Director Kunz brings a sense of calm that has been helpful to him and other Board members. He also thanked her for her many years of service to HPHA and other agencies.

**Director Susan Kunz was unanimously elected as Secretary.**

(End of Section)

**Director Darcy moved,**

**To Adjourn the Meeting**

**The motion was unanimously approved.**

The meeting was adjourned at approximately 9:20 a.m.

**MINUTES CERTIFICATION FOR AUGUST 28, 2025**

Minutes Prepared by:

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Rochelle Kanoë Kepaa  
Secretary to the Board

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on November 20, 2025 [ ] As Presented [ ] As Amended

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Director Susan Kunz  
Board Secretary

Date

HAWAII PUBLIC HOUSING AUTHORITY  
**MINUTES OF THE REGULAR MEETING**  
HELD AT 1002 NORTH SCHOOL STREET, BUILDING A  
HONOLULU, HAWAII 96817  
ON THURSDAY, **AUGUST 28, 2025**  
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 Thursday, August 28, 2025. 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.

At approximately 9:33 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  
Designee Joseph H. Campos, II  
Director Lisa Anne Darcy  
Director Christyl Nagao  
Director Todd Taniguchi

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

EXCUSED: Director Roy Katsuda  
Director Scott Glenn

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 & Procurement Officer  
Becky Choi, State Housing Development Administrator  
Carson Schultz, Redevelopment Officer  
Dale Fujimoto, Property Mgt & Maint Services Branch Chief  
Shirley Befitel, Human Resources & Safety Officer  
Jennifer Weber, Section 8 Subsidy Program Chief  
Nelson Lee, Systems Analyst Supervisor  
Dallis Ontiveros, Housing Information Officer  
Angela Nabua, Secretary  
Kanoë Kepaa, Secretary

OTHERS PRESENT (via Zoom/teleconference):

Anna Matsunaga, Senator Hashimoto's Office  
Casey Shoji, Senator Chang's Office  
David Donald  
George Stibbard  
Laurie Thorson, Section 8 Participant  
Lenda Tominiko, Kuhio Park Terrace Low-Rise Resident  
Shontel Jones, Ho'opono Services for the Blind  
Des

**Approval of Minutes**

**Director Campos moved,**

**To Approve the Regular Meeting Minutes of June 19, 2025**

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

Laurie Thorson, Section 8 Participant asked if the Board members received her written testimony and read her testimony as submitted.

Chairperson Hall confirmed that the Board members received Ms. Thorson's written testimony.

Deputy Attorney General Klemen Urbanc asked Ms. Thorson to identify how her testimony was related to the approval of the minutes of the June 19, 2025, Board meeting.

Ms. Thorson stated that the minutes cannot be approved until the Board knows the status of HPHA. She informed the Board that all she was doing was providing an update.

Chairperson Hall allowed Ms. Thorson to continue.

Chairperson Hall requested an update from the Attorney General's office regarding the legal matters related to Ms. Thorson's complaint.

Attorney General Chase Suzumoto reported that in Ms. Thorson's appeal to the Ninth Circuit, all briefs have been filed. The Board was informed that the case is awaiting a decision from the Ninth Circuit. **The briefs are available as part of Ms. Thorson's August 28, 2025, written testimony for reference.**

Director Darcy expressed her appreciation for the quality of the minutes.

No questions or comments were made by the Board.

**The minutes were approved as presented.**

### **Discussion and Decision Making**

**Director Taniguchi moved,**

**To: (1) Reappoint Mr. Earl Mente to the Hawaii Public Housing Authority's (HPHA) Federal Eviction Board as a Board Member, for a Four-Year Term Beginning August 1, 2025, and Ending July 31, 2029; and (2) Reappoint Ms. Joyce Nakamura to the HPHA Federal Eviction Board as a Board Member, for a Four-Year Term Beginning August 1, 2025, and Ending July 31, 2029**

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

Executive Director Ouansafi reported that HPHA is requesting Board approval to reappoint two (2) long-serving members of the Federal Eviction Board for four-year terms, beginning August 1, 2025 through July 31, 2029. He provided a brief background of both appointees. Executive Director Ouansafi stated that both Mr. Mente and Ms. Nakamura have been instrumental in ensuring due process for tenants during eviction hearings and bring decades of professional and board experience. Their continued service will help HPHA maintain consistency, fairness, and efficiency in the hearing process. Key details were included in the Board packet.

Chairperson Hall thanked the members for their continued volunteer service, acknowledging their time, dedication, and contributions to the Board.

**The motion was unanimously approved.**

**Director Darcy moved,**

**To Appoint: (1) Mr. David Donald; Ms. Kasandra Shriver, Ms. Suzanne Burnett, Ms. Lisa Nakamura, Ms. Charmaine Doran, Ms. Ebonee Barbadillo, Ms. Sybil Stevenson, and Ms. Sandra Young to the Hawaii Public Housing Authority’s (HPHA) Federal Eviction Board as new Board Members, for a Four-Year Term Beginning September 1, 2025, and Ending August 31, 2029; and (2) Mr. William Wynhoff, Mr. George Stibbard, Ms. Sylvia “Elsie” Foster, and Ms. Erin Jong to the HPHA’s State Eviction Board as new Board Members, for a Four-Year Term Beginning September 1, 2025, and Ending August 31, 2029**

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

Chairperson Hall and Executive Director Ouansafi acknowledged that nominees, Mr. David Donald and Mr. George Stibbard, were participating in the Zoom meeting.

Executive Director Ouansafi reported that HPHA is requesting Board approval to appoint twelve (12) new members to its Eviction Boards for four-year terms from September 1, 2025 through August 31, 2029. Executive Director Ouansafi provided a brief background on each appointee. He stated that the Eviction Boards provide fair and impartial due process hearings for tenants facing lease termination. Recruiting new members ensures HPHA maintains quorum, avoids cancelled hearings, and brings in diverse expertise from law, real estate, finance, and public administration. Key details were included in the Board packet. Executive Director Ouansafi expressed his gratitude to the new appointees for their support of HPHA and the community.

Director Darcy asked the nominees to share why they accepted the nomination.

Mr. Donnell stated that his experience mediating eviction proceedings and his background as a lawyer and law professor have highlighted the importance of fair decision-making in housing matters. He expressed that serving on the Eviction Board would be a valuable opportunity to contribute his expertise to this critical issue.

Mr. Stibbert stated that his experience as a property owner and his understanding of diverse tenant-landlord perspectives motivated him to seek a role on the Eviction Board to help ensure fair treatment in eviction cases.

Chairperson Hall thanked the new Eviction Board nominees for their time, effort, and expertise. He acknowledged the seriousness of eviction decisions and expressed reassurance that their expertise will help ensure fair and responsible outcomes aligned with the agency’s mission to provide housing. He welcomed their guidance and commitment to this important and challenging role.

**The motion was unanimously approved.**

## **Executive Director's Report**

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

Laurie Thorson shared her interpretation of HPHA financials and HUD data. She raised concerns about inconsistencies in reported balances.

Lenda Tominiko, Kuhio Park Terrace Low-Rise resident inquired about fumigation prior to building demolition to prevent infestation of rats and roaches in neighboring units. She also clarified that she and June Talia are not involved in a lawsuit filed by KPLR tenants against HPHA. Additionally, she inquired whether the curfew enforcement at KPT would be reinstated due to late-night loitering and disturbances.

Shontel Jones, Ho'opono Services for the Blind (Ho'opono), Blind Vendor in the KPT Resource Center raised concerns regarding the kitchen located downstairs, which she has been inquiring about for the past five years. She has received mixed responses about opening the kitchen, which has been unused for over 10 years, despite discussions with HPHA and her work with Ho'opono. She also stated that Ho'opono would provide funding for renovations to the part of the kitchen she would use. She mentioned ongoing issues with Michaels, the current property manager, not cooperating on the management of soda machines, as they claim not to be governed by the Randolph-Shepherd law.

Chairperson Hall acknowledged their comments and stated that this forum is not intended for immediate responses. He continued to state that the HPHA administration has received the concerns, and the Board will rely on them to address the specific questions related to operations.

Executive Director Ouansafi reported on the following:

- HPHA and Hawaiian Telcom launched broadband upgrades at all public housing properties under the State's Connect Kakou initiative.
- With regards to Kuhio Park Low Rises, building permits have been issued; all tenants have been relocated as of August 5, 2025. Contracts are being finalized, and financial closing is targeted for mid-September.
- The School Street Elderly Housing's vertical construction is over 37% complete and is scheduled to finish on budget and on time.
- Mayor Wright Homes Tower 1A financing application was resubmitted, and the Section 18 application is under HUD review. Phase 1A permits have been submitted to the City and Phase 1B permits are scheduled for October. With regards to Kapaa Homes, the design work is 50% complete, civil permits are expected in October with full permits by year-end.
- Kaahumanu Homes and Lanakila Homes Phase 1 financing applications have been submitted. The federal NEPA reviews are on track for Q4 2025 and Q1 2026. Additionally, master planning was launched for additional sites at Kekaha Haaheo, Hale Nana Kai Okea, Lokahi, and Hale Olaola.

- Executive Director Ouansafi reported that there are 373 units under modernization, including 226 EP units a large number of which are being retrofitted with grab bars and accessible shower to support aging in place.
- HPHA will start combining two- and three-bedroom units in some state properties to create larger units to better serve our tenants by providing housing options.
- Property Management had 17 move-ins, 31 move-outs, completed 421 annual re-examinations, and over 1,000 interim re-examinations, and 9 new admissions processed. There were 18 site visits conducted.
- Executive Director Ouansafi encouraged the public to review the HUD presentation by Mr. Jesse Wu, highlighting the distinction between voucher authority and budget authority. As explained in the presentation, not all vouchers are fully funded by HUD. Reviewing the presentation may help clarify any confusion regarding the program.
- Executive Director Ouansafi reported expenditures of approximately \$5 million in housing assistance, covering about 3,100 vouchers. He continued to state that 229 inspections were completed and HPHA has assisted 196 families through the Rent Supplement Program (RSP). Executive Director Ouansafi added that all this work continues to get accomplished even with over 90 staff vacancies.

Director Larson inquired if there were any potential federal funding impacts on programs due to activity on the federal level.

Executive Director Ouansafi expressed concern over a recent Washington Post article reporting that HUD may soon require all public housing agencies to submit information on non-citizen residents within 30 days. He stated no formal notice has been received, but the situation is being monitored closely. All tenants continue to receive assistance. There is also concern about a potential two-year limit on subsidies for public housing, but nothing official has been issued.

Director Larson asked about the high per-unit renovation cost for long-term housing projects on the neighbor islands.

HPHA is currently \$800,000,000 in the hole for neglecting to provide "...safe, decent, and sanitary housing for all tenants..." HUD INSPECTION SCORES PROVE THAT ALL PUBLIC HOUSING HAVE DECREASED - NOT INCREASED - SINCE HAKIM OUANSAFI WAS HIRED IN JANUARY 2012)

Director Ouansafi emphasized HPHA's obligation is to provide safe, decent, and sanitary housing for all tenants, which requires ongoing renovation and remodeling. Renovation costs typically start around \$90,000 per unit but can be higher, especially for ADA conversions, which also require accessible routes and parking. Costs vary based on the scope of work, unit type, and whether units are being combined to create larger spaces not available in the market. He continued to explain that construction costs are generally high statewide, with slightly higher expenses on the neighbor islands. An increase in accessibility features is also being prioritized to accommodate an aging tenant population.

Chairperson Hall acknowledged and thanked staff across all programs for their continued dedication despite increasing challenges and limited resources. The Board appreciates their efforts and remains committed to supporting them.

Chairperson Hall announced that due to an easement needed for the School Street project, the next Board meeting will be moved to Thursday, September 11th, ahead of the originally scheduled date of September 18th. It was also noted that a housing conference is scheduled for September 10–11.

**Director Larson moved,**

**To Adjourn the Meeting**

**The motion was unanimously approved.**

The meeting adjourned at 10:17 a.m.

**MINUTES CERTIFICATION FOR AUGUST 28, 2025**

Minutes Prepared by:

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Rochelle Kanoë Kepaa  
Secretary

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on November 20, 2025 [  ] As Presented [  ] As Amended

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Director Susan Kunz  
Board Secretary

Date

HAWAII PUBLIC HOUSING AUTHORITY  
MINUTES OF THE REGULAR MEETING  
HELD AT 1002 NORTH SCHOOL STREET, BUILDING A  
HONOLULU, HAWAII 96817  
ON THURSDAY, **SEPTEMBER 11, 2025**  
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 Thursday, September 11, 2025. 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.**

At approximately 8:03 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  
                                  Designee Joseph H. Campos, II  
                                  Director Scott Glenn  
                                  Director Lisa Anne Darcy  
                                  Director Roy Katsuda  
                                  Director Christyl Nagao  
                                  Director Todd Taniguchi

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

STAFF PRESENT: Hakim Ouansafi, Executive Director  
(Via Zoom) Barbara Arashiro, Executive Assistant  
Ryan Akamine, Chief Compliance Officer  
Benjamin Park, Chief Planner  
Rick Sogawa, Contracts and Procurement Officer  
Carson Schultz, Redevelopment Officer  
Dale Fujimoto, Property Mgt & Maint Services Branch Chief  
Nicolas Ayabe, Housing Planner  
Jennifer Weber, Section 8 Subsidy Program Branch Chief  
Shirley Befitel, Human Resources & Safety Officer  
Nelson Lee, Systems Analyst Supervisor  
Kanoë Kepaa, Secretary

OTHERS PRESENT (via Zoom/teleconference):  
Casey Shoji, Senator Chang's Office  
Caitlin Barrow, Highridge Costa  
Wendy  
8082225885

### **Amend the Agenda**

Chairperson Hall stated that a correction needed to be made to Item B on the agenda. The correction should state Kuhio Park Low Rises Redevelopment Project. Thus, eliminating the word Terrace and changing the word Rise to Rises.

**Director Katsuda moved,**

**To: Amend Item B of the Agenda as follows:**

**To: (1) Declare the Hawaii Public Housing Authority's ("Authority") Participation in the Partnership Agreement, the Disposition and Development Agreement, and Phase 1 of the Kuhio Park [~~Terrace~~] Low Rises~~u~~ Redevelopment Project ("Project") all Fulfill a Public Purpose as Required by HRS § 356D-12.5(a)(1); (2) Approve the Form of the Amended and Restated Agreement of Limited Partnership for the Project, Submitted to the Authority on August 25, 2025, with Modifications Limited to Typographical or Clerical Corrections, or Non-Substantive Changes that Will Not Affect the Rights of the Authority or Impact the Affordability of the Project Subject to Approval by the Executive Director; and (3) Authorize and Direct the Executive Director to Approve the Final Plans and Specifications for the Kuhio Park Low Rises~~u~~ Redevelopment Project Phase 1 on Behalf of the Board**

**The motion was unanimously approved.**

## **Discussion and Decision Making**

Director Nagao moved,

**To: (1) Authorize the Executive Director to Execute Rights of Entry for Access and Improvements for All Phases of the School Street Redevelopment Located at 1002 North School Street, Honolulu, Hawai'i 96817, Tax Map Key No. (1) 1-6-009-011 ("Property"); and (2) Authorize the Executive Director to Execute a Grant of Easement with the Hawaiian Electric Company ("HECO") on a Portion of the Property**

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

Executive Director Ouansafi reported that Phase 1A of the School Street Redevelopment project at 1002 North School Street closed financing in June 2024, and construction began immediately. The project remains on schedule for completion in 2026. To keep construction on track, contractors and utility providers need temporary access to HPHA's adjacent property to complete off-site improvements that support the development. As a result, HPHA is requesting Board approval of rights of entry for contractors, subcontractors, and utility providers to access HPHA's property for improvements. A grant of easement to HECO for the installation and maintenance of utility supports on a portion of the adjacent property. These approvals will ensure that construction continues without delay and that necessary utility safety upgrades are in place.

Director Darcy asked if there is any reason why the Board would not grant this today.

Executive Director Ouansafi stated that there is absolutely no reason. The action would support the current project.

**The motion was unanimously approved.**

Director Kunz moved,

**To: (1) Declare the Hawaii Public Housing Authority's ("Authority") Participation in the Partnership Agreement, the Disposition and Development Agreement, and Phase 1 of the Kuhio Park Low Rises Redevelopment Project ("Project") all Fulfill a Public Purpose as Required by HRS § 356D-12.5(a)(1); (2) Approve the Form of the Amended and Restated Agreement of Limited Partnership for the Project, Submitted to the Authority on August 25, 2025, with Modifications Limited to Typographical or Clerical Corrections, or Non-Substantive Changes that Will Not Affect the Rights of the Authority or Impact the Affordability of the Project Subject to Approval by the Executive Director; and (3) Authorize**

**and Direct the Executive Director to Approve the Final Plans and Specifications for the Kuhio Park Low Rises Redevelopment Project Phase 1 on Behalf of the Board**

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

Executive Director Ouansafi reported on the highlights of Disposition and Development Agreement with the developer for Phase 1 of the Kuhio Park Low Rises (KPLR) Redevelopment Project. He stated that the purpose of the redevelopment is to carry out the Master Development Agreement and revitalize KPLR. Phase 1 will result in 302 new affordable rent-restricted units, of which 65 are reserved for families who were relocated when the original low-rise buildings were demolished. Key details were included in the Board packet.

Executive Director Ouansafi stated that during the preparation of documents and legal opinions, it was identified that the specific requirements of State law had not been explicitly addressed in earlier Board actions. In particular, the public purpose declaration and the formal approval of the partnership agreement had not been completed. This action will bring the approvals into compliance.

Executive Director Ouansafi reported that the Final Plans and Specifications for Phase 1 have been submitted and reviewed by staff. They are consistent with the presentations and renderings previously shown to the Board.

Chairperson Hall requested that the Board be kept informed of any substantive changes. Given the active nature of these projects, special meetings may need to be convened to ensure timely decision-making.

**The motion was unanimously approved.**

**Director Katsuda moved,**

**To: (1) Adopt Proposed Changes to the Hawaii Public Housing Authority's (HPHA) Chapter 17-2021, Hawaii Administrative Rules, Entitled "Grievance Procedure", As Follows:**

- (A) Add a New Subchapter 1.1, Consisting of Sections 17-2021-4 and 17-2025;**
- (B) Amend Section 17-2021-4 to Clarify that Rental Agreements Shall be Terminated Pursuant to Chapter 17-2020, Hawaii Administrative Rules;**
- (C) Adopt Section 17-2021-5 Which (i) Sets Forth the Informal Settlement Process for Grievances Related to a Notice of Proposed Termination of Rental Agreement, (ii) and the Situations in Which it is Not Applicable;**

- (D) **Amend Section 17-2021-10 to Clarify a Project Management Office Shall Schedule a Date and Time to Meet with a Tenant to Discuss the Informal Settlement of a Grievance;**
  - (E) **Delete Section 17-2021-21(d) Which Prohibits the HPHA from Commencing a New Eviction Proceeding Against a Complainant if the Complaint Involves a Notice of Proposed Termination;**
  - (F) **Repeal Subchapter 4, Entitled “Expedited Grievance Procedures”, Which Includes Sections 17-2021-30 to 17-2021-35; and**
  - (G) **Make Technical, Non-Substantive Changes to Sections 17-2021-2, 17-2021-3, 17-2021-10, 17-2021-11, 17-2021-12, 17-2021-13, 17-2021-20, and 17-2021-21; and**
- (2) Authorize the Executive Director to Conduct a Public Hearing and Undertake All Other Actions Necessary Under Chapter 91, Hawaii Revised Statutes, and Administrative Directive No. 18-02 to Implement the Revision of Chapter 17-2021, Hawaii Administrative Rules, Including Making Non-Substantive Revisions to Formatting as May Be Required**

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

Executive Director Ouansafi reported that the proposed amendments are intended to streamline the process, reduce duplication, and clarify the relationship between grievance procedures and eviction proceedings. HPHA is required under federal law to provide tenants with a fair process to challenge agency actions. The HPHA’s grievance procedure has long been in place, both in the administrative rules and in our Admissions and Continued Occupancy Policy. Key amendment changes and next steps were included in the Board Packet.

Director Larson asked whether proposed changes would be discussed with the Resident Advisory Board (RAB) to gather input.

Executive Director Ouansafi confirmed.

**The motion was unanimously approved.**

**Director Kunz moved,**

**To: (1) Rescind the Hawaii Public Housing Authority’s (HPHA) Admissions & Continued Occupancy Policy (ACOP) Chapter 13 – Complaints, Grievances, and Appeals, Dated August 24, 2000; (2) Affirm that Chapters 17-2020, 17-2021, and 17-2028, Hawaii Administrative Rules (HAR), Provide All of the HPHA’s Grievance Procedures for its Federal Public Housing Projects; (3) Approve the**

**New ACOP Chapter 13 which Provides that the HPHA’s Grievance Procedures can be Found at Chapters 17-2020, 17-2021, and 17-2028, HAR; (4) Correct References to ACOP Chapter 13 Found in ACOP Chapters 2 and 4; and (5) Authorize the Executive Director to Conduct a Public Hearing and Undertake All Other Actions Necessary to Implement the Changes, Including Distributing the Information to the Resident Advisory Board and Residents in Federal Public Housing**

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

Executive Director Ouansafi reported that this action is to rescind HPHA’s grievance policy found in Admissions & Continued Occupancy Policy (ACOP) Chapter 13, adopted in August 2000, confirm that all grievance procedures are governed solely by Chapters 17-2020, 17-2021, and 17-2028 of the Hawaii Administrative Rules, adopt a new streamlined ACOP Chapter 13 to reflect this, correct related references in other ACOP chapters, and authorize the Executive Director to move the process forward through the required public hearings and tenant notification. Key details were included in the Board packet.

Director Darcy asked what are the most important changes that will help individuals to understand or alleviate more grievances going forward.

Executive Director Ouansafi stated by streamlining the information it will eliminate any confusion, misunderstanding, or miscommunication for both tenants and staff.

Director Larson inquired whether the same Hawaii Administrative Rule process applies to State public housing as it does to federal public housing, and whether any distinctions between the two need to be addressed separately to avoid confusion or conflict.

Executive Director Ouansafi stated that the State public housing does not have a grievance process.

Director Larson supports the informal addition, noting it promotes communication and is more tenant friendly. She suggested this method could be considered for State public housing, depending on the nature of recurring issues.

Chairperson Hall thanked the HPHA staff, the Development team, and the AG’s for their continued hard work.

**The motion was unanimously approved.**

**Director Katsuda moved,**

**To Adjourn the Meeting**

**The motion was unanimously approved.**

The meeting adjourned at 8:32 a.m.

**MINUTES CERTIFICATION FOR SEPTEMBER 11, 2025**

Minutes Prepared by:

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Rochelle Kanoë Kepaa  
Secretary

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on November 20, 2025 [ ] As Presented [ ] As Amended

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Director Susan Kunz  
Board Secretary

Date

## SEE WRITTEN TESTIMONY #2

Approved by the Executive Director 

December 10, 2025

### FOR ACTION

**MOTION:** To: (1) Accept the Audited Financial Statements of the Hawaii Public Housing Authority for the Fiscal Year from July 1, 2024 to June 30, 2025; and (2) Authorize the Executive Director to Submit the Audited Financial Statements to the Office of the Governor, the Hawaii State Legislature, the U.S. Department of Housing and Urban Development, and Other Entities as May Be Required

#### I. FACTS

##### A. Financial Statement Preparation

The Hawaii Public Housing Authority (HPHA) is required to prepare annual comprehensive financial statements for each fiscal year to comply with generally accepted accounting principles (GAAP). These financial statements serve to ensure transparency, accountability, and accuracy in reporting the financial position and activities of the agency.

##### B. Independent Audit

To provide an independent evaluation of HPHA's financial statements, the Office of the Auditor contracts a certified public accounting firm to conduct an annual audit. For the fiscal year ending June 30, 2025, the independent auditor performed extensive audit procedures to assess the accuracy and reliability of the financial statements. The goal of the audit is to express an opinion on whether the financial statements fairly present the financial position of HPHA's funds, ensuring they are free from material misstatements and prepared in compliance with GAAP.

##### C. Programs Administered by HPHA in FY 2025

During the fiscal year spanning July 1, 2024, to June 30, 2025, HPHA administered several key programs:

- Federal Public Housing Programs

HPHA managed 4,731 federal public housing units across the state of Hawaii, with funding and oversight provided by the U.S. Department of Housing and Urban Development (HUD). These units are organized into 16 Asset Management Projects (AMPs), under HUD guidelines,

and further divided into 72 housing projects managed directly by HPHA.

- State Public Housing Programs

HPHA oversaw the operation and maintenance of 864 state-funded public housing units. This portfolio includes six family housing projects and four elderly housing projects, aimed at providing affordable housing to low-income families and seniors.

- Federal and State Rent Subsidy Programs

HPHA provided rent subsidies to eligible households through a variety of federally and state funded programs. These include:

- The Section 8 Housing Choice Voucher Program,
- The Veterans Affairs Supportive Housing (VASH) Program,
- The Non-Elderly Disabled (NED) Voucher Program,
- The Mainstream Voucher Program,
- The Emergency Housing Voucher Program, and
- The state-funded rental assistance program that provided monthly subsidies to qualified households to help them meet their rental obligations.

- Federal Rental Assistance Program

HPHA managed a Special Allocation Program, the Performance-Based Contract Administration program. This program, executed under a federal government contract, was facilitated through a subcontract with Du & Associates to oversee compliance and performance metrics.

#### D. Financial Audit

For FY 2025, the independent auditor, Plante Moran, PLLC, conducted the financial audit during the months of September through November. Following a detailed review of HPHA's financial records, the auditor issued a "clean" opinion, indicating that the financial statements are fairly presented and adhere to GAAP. The clean opinion reflects HPHA's commitment to maintaining accurate financial records and compliance with reporting standards.

#### E. Financial Statements Overview

The HPHA's final draft audited financial statements are comprehensive and consist of the following key components:

1. Government-wide financial statements – These statements provide an overall view of HPHA’s financial activities, integrating all funds and functions into a single report. The government-wide financial statements include:

- Statement of Net Position

This statement reports all HPHA’s assets, deferred outflows of resources, liabilities, and deferred inflows of resources. The difference between these elements is reported as “net position,” which represents HPHA’s financial health at a specific point in time. Changes in net position over time can indicate whether HPHA’s financial situation is improving or deteriorating.

- Statement of Activities

This statement shows the changes in HPHA’s net position as a result of its operations during the fiscal year. It uses the accrual basis of accounting, meaning all revenues and expenses are recorded when earned or incurred, regardless of when cash is received or paid. The statement identifies the revenue and expenses associated with specific programs or activities.

2. Governmental fund financial statements – These statements focus on the specific activities and funding streams of HPHA’s governmental funds.

Governmental activities are primarily funded by state appropriations and HUD contributions. The governmental fund statements, including the Balance Sheet and the Statement of Revenues, Expenditures, and Changes in Fund Balances, are prepared using the modified accrual basis of accounting. These statements provide a detailed view of short-term financial resources and obligations. However, to provide a comprehensive understanding, the statements also include reconciliations to the government-wide financial statements, which present a longer-term perspective.

Governmental Funds include:

- State General Funds
- Pre-development Funds
- State Capital Funds
- Housing Assistance Vouchers – MTW
- Section 8 Contract Administration

3. Proprietary fund financial statements – These statements report on business-type activities and operations, presented similarly to private-sector enterprises. Business-type activities, also referred to as proprietary funds, are funded and operated in a manner similar to private enterprises. They generate service charges to recover partial costs and are reported using the accrual basis of accounting.

Proprietary Funds include:

- Federal Low Rent Program
- Housing Revolving Fund (State Family Public Housing)
- Housing for Elderly Revolving Fund (State Elderly Public Housing)
- Central Office Cost Center
- Other Enterprise Funds
- Internal Service Funds

Supplementary information accompanies these basic financial statements to provide additional details and insights into HPHA's financial position and operations.

F. Notes to the Financial Statements

The notes to the financial statements offer additional context and explanations necessary to fully understand the data presented in the government-wide and fund financial statements. These notes provide detailed information on significant accounting policies, program operations, and financial disclosures.

## II. DISCUSSION

A. Financial Statement Preparation and Accountability

The Hawaii Public Housing Authority (HPHA) prepares its financial statements in-house, ensuring they are compliant with Generally Accepted Accounting Principles (GAAP). Over the years, HPHA has implemented significant improvements to its accounting functions to maintain high standards of accuracy and transparency.

B. FY25 Operational Overview

In financial terms, fiscal year 2025 experienced no significant operational events that negatively impacted HPHA's financial position. This stability demonstrates the agency's effective management of its resources and operational risks throughout the year.

C. Net Position at Fiscal Year-End

As of June 30, 2025, HPHA's assets exceeded its liabilities by \$471.34 million. Of this total, \$334.95 million represents investments in capital assets, such as land, buildings, and equipment, essential for the agency's operations. This data is detailed in the Government-Wide Statement of Net Position, illustrating the agency's strong financial foundation.

D. Financial Statement Accuracy

The final audited financial statements incorporate all known adjustments, ensuring their accuracy and reliability. The comprehensive audit process reflects HPHA's dedication to maintaining precise financial records and complying with established accounting standards.

E. Audit Finding

Two housing projects in Maui were damaged by the wildfire in August 2023. While the depreciable assets associated with these projects were properly recorded as disposals in fiscal year 2024, two construction in progress (CIP) assets were not identified and written off until fiscal year 2025, when the CIP closing forms were submitted to the Fiscal Management Office.

This timing difference in reporting resulted in the net position as of June 30, 2024 being temporarily overstated by \$7,809,321. The auditor identified this as a material weakness based on the criterion that "accounting records for capital assets, including construction in progress (CIP), should reflect timely adjustments for any disposals or impairment activity in the proper reporting period."

The reporting timing difference arose from a documentation delay between the Construction Management Branch and the Fiscal Management Office during the extraordinary circumstances following the Maui wildfires. HPHA has since strengthened coordination and documentation protocols between the Construction Management Branch, the Fiscal Management Office, and other branches to ensure that all construction in progress activity, including impairments or disposals, is promptly communicated and recorded in the appropriate reporting period.

F. Submission to the Statewide Annual Report

The audited financial statements will be submitted to the Department of Accounting and General Services (DAGS) for inclusion in Hawaii's Annual Comprehensive Financial Report (ACFR). The ACFR consolidates the financial data of all state agencies and provides a detailed overview of

Hawaii's financial position. It is typically published by the end of December and is available to the public at:  
<https://ags.hawaii.gov/accounting/annual-financial-reports/>.

G. Distribution of Audited Financial Statements

A copy of the finalized audited financial statements will be distributed to the Department of Budget and Finance and the U.S. Department of Housing and Urban Development (HUD) Honolulu Office using its electronic financial submission system for compliance with federal requirements.

**III. RECOMMENDATION**

That the Board of Directors: **(1)** Accept the Audited Financial Statements of the Hawaii Public Housing Authority for the Fiscal Year from July 1, 2024 to June 30, 2025; and **(2)** Authorize the Executive Director to Submit the Audited Financial Statements to the Office of the Governor, the Hawaii State Legislature, the U.S. Department of Housing and Urban Development, and Other Entities as May Be Required

Attachment A: Audited Financial Statements (final draft) for Fiscal Year 2025: July 1, 2024 through June 30, 2025

Prepared by: Bennett Liu, Chief Financial Officer 

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

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Robert J. Hall  
Chairperson

December 10, 2025

The Auditor  
State of Hawai'i

To the Board of Directors  
Hawai'i Public Housing Authority

We have audited the financial statements of Hawai'i Public Housing Authority (the "Authority") as of and for the year ended June 30, 2025 and have issued our report thereon dated December 10, 2025. Professional standards require that we provide you with the following information related to our audit.

**Our Responsibility Under U.S. Generally Accepted Auditing Standards**

As stated in our engagement letter dated June 18, 2024, our responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities. Our responsibility is to plan and perform the audit to obtain reasonable, but not absolute, assurance that the financial statements are free of material misstatement.

As part of our audit, we considered the internal control of the Authority. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures specifically to identify such matters.

Our audit of the Authority's financial statements has also been conducted in accordance with *Government Auditing Standards*, issued by the Comptroller General of the United States. Under *Government Auditing Standards*, we are obligated to communicate certain matters that come to our attention related to our audit to those responsible for the governance of the Authority, including compliance with certain provisions of laws, regulations, contracts, and grant agreements; certain instances of error or fraud; illegal acts applicable to government agencies; and significant deficiencies in internal control that we identify during our audit. Toward this end, we issued a separate letter dated December 10, 2025 regarding our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements.

**Planned Scope and Timing of the Audit**

We performed the audit according to the planned scope and timing previously communicated to you in our meeting about planning matters on October 2, 2025.

**Significant Audit Findings**

***Qualitative Aspects of Accounting Practices***

Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we will advise management about the appropriateness of accounting policies and their application. The significant accounting policies used by the Authority are described in Note 1 to the financial statements.

As described in Note 2, the Authority changed accounting policies related to the adoption of GASB Statement No. 101, *Compensated Absences*. Accordingly, the accounting change has been retrospectively applied to prior periods presented.

We noted no transactions entered into by the Authority during the year for which there is a lack of authoritative guidance or consensus.

We noted no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The most sensitive estimates affecting the financial statements were management's estimate of the pension and OPEB liabilities, the valuation of allowance for tenant receivables and note receivable allowance under the cost recovery method, and the compensated absences liability. Management's estimate of the pension and OPEB liabilities is based on actuarial valuations, the valuation of the allowance for tenant receivables is based on tenant collection experience, the note receivable allowance under the cost recovery method is based on the note receivable agreement and collections to date for the recovery of the cost, and the compensated absences liability is based on employee pay rates and leave balances with estimated usage of leave balances in the future. We evaluated the key factors and assumptions used to develop the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The disclosures in the financial statements are neutral, consistent, and clear. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements was:

The disclosure of a correction of an error in previously issued financial statements as described in Note 2 to the financial statements regarding impairment of construction in progress related to the Maui fires in the amount of \$7.8 million, which was identified by the Authority.

#### ***Difficulties Encountered in Performing the Audit***

We encountered no significant difficulties in performing and completing our audit.

#### ***Disagreements with Management***

For the purpose of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

#### ***Corrected and Uncorrected Misstatements***

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. We did not detect any misstatements as a result of audit procedures.

#### ***Significant Findings or Issues***

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, business conditions affecting the Authority, and business plans and strategies that may affect the risks of material misstatement, with management each year prior to our retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship, and our responses were not a condition of our retention.

***Management Representations***

We have requested certain representations from management that are included in the management representation letter dated December 10, 2025.

***Management Consultations with Other Independent Accountants***

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a second opinion on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of the board of directors and management of the Authority and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

**Plante & Moran, PLLC**

Jean Young, CPA  
Partner

Draft

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# Hawaii Public Housing Authority

(a Component Unit of the State of Hawaii)

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**Financial Report  
with Supplemental Information  
June 30, 2025**

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## Independent Auditor's Report

To the Auditor  
State of Hawaii

To the Board of Directors  
Hawaii Public Housing Authority

### Report on the Audit of the Financial Statements

#### **Opinions**

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Hawaii Public Housing Authority (the "Authority"), a component unit of the State of Hawaii, as of and for the year ended June 30, 2025 and the related notes to the financial statements, which collectively comprise Hawaii Public Housing Authority's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Hawaii Public Housing Authority as of June 30, 2025 and the changes in its financial position and, where applicable, its cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Emphasis of Matters**

As described in Note 1 to the financial statements, the financial statements present only the Hawaii Public Housing Authority and do not purport to, and do not, present fairly the financial position of the State of Hawaii as of June 30, 2025 and the changes in its financial position and its cash flows, where applicable, for the year then ended in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

As described in Note 2 to the financial statements, the Authority adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*, as of June 30, 2025. The adoption of this standard has been applied retrospectively, resulting in the restatement of the financial statements for the year ended June 30, 2024. The restatement was accounted for in accordance with GASB Statement No. 100, *Accounting Changes and Error Corrections*. Our opinion is not modified with respect to this matter.

As described in Note 2 to the financial statements, the Authority identified a correction of an error in previously issued financial statements, resulting in a restatement of the financial statements for the year ended June 30, 2024. The restatement was accounted for in accordance with GASB Statement No. 100, *Accounting Changes and Error Corrections*. Our opinion is not modified with respect to this matter.

To the Board of Directors  
Board of Directors  
Hawaii Public Housing Authority

### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

To the Board of Directors  
Board of Directors  
Hawaii Public Housing Authority

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison schedules, schedule of the Authority's proportionate share of the net pension liability, schedule of the Authority's pension contributions, schedule of the Authority's proportionate share of the changes in net OPEB liability and related ratios, and schedule of the Authority's OPEB contributions be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Hawaii Public Housing Authority's basic financial statements. The supplementary information, as identified in the table of contents, is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects in relation to the basic financial statements as a whole.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 10, 2025 on our consideration of Hawaii Public Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Hawaii Public Housing Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Hawaii Public Housing Authority's internal control over financial reporting and compliance.

December 10, 2025

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2025

The Management’s Discussion and Analysis (MD&A) provides an overview of the Hawaii Public Housing Authority’s (HPHA) financial performance for the fiscal year ended June 30, 2025. This section is intended to:

1. Highlight significant financial issues;
2. Review HPHA’s financial activities;
3. Identify changes in HPHA’s financial position, including its capacity to address future challenges; and
4. Present issues or concerns related to individual funds.

Readers are encouraged to review the MD&A in conjunction with the accompanying financial statements for a comprehensive understanding of HPHA’s financial performance.

## INTRODUCTION

HPHA is a full-service agency attached to the State’s Department of Human Services for administrative purposes only. Its Board of Directors consists of eleven members: nine public members appointed by the Governor and two ex officio voting members—the Director of the Department of Human Services and the Governor’s designee.

Public members represent the counties of Honolulu, Hawaii, Maui, and Kauai. One public member must advocate for low-income or homeless individuals, and another must either have a disability or advocate for persons with disabilities. In compliance with federal requirements, at least one Board member must be a tenant of federal low-rent public housing or a recipient of federal Housing Choice Voucher (Section 8) assistance during their service on the Board. Board actions require an affirmative vote of at least six members.

During the audited period from July 1, 2024, through June 30, 2025, HPHA administered the following programs:

### • Federal Public Housing Programs

HPHA managed 4,731 federal public housing units statewide, funded by the U.S. Department of Housing and Urban Development (HUD). These units are grouped into 16 HUD-designated Asset Management Projects (AMPs) and 72 housing projects managed by HPHA.

### • State Public Housing Programs

HPHA operated 864 state-funded public housing units, including six family housing projects and four elderly housing projects.

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2025

## • Federal and State Rent Subsidy Programs

HPHA administered multiple federally funded rental assistance programs, including the Section 8 Housing Choice Voucher (HCV) Program, Veterans Affairs Supportive Housing (VASH) Program, Non-Elderly Disabled (NED) Voucher Program, Foster Youth to Independence Program, Mainstream Voucher Program, and Emergency Housing Voucher (EHV) Program. HPHA also administered a state-funded rental assistance program that provides monthly rent subsidies to eligible households.

## • Federal Rental Assistance Program

HPHA administered the Section 8 Housing Assistance Payments – Special Allocation Program, a Performance-Based Contract Administration program, under a federal contract facilitated through its subcontractor, Du & Associates.

## FINANCIAL HIGHLIGHTS

- At the end of fiscal year 2025, HPHA’s total assets and deferred outflows of resources exceeded its total liabilities and deferred inflows of resources by \$471.34 million. Of this amount, \$334.95 million was invested in capital assets, as reported in the Government-Wide Statement of Net Position.
- The beginning net positions as of June 30, 2024, were restated to reflect the two adjustments. These restatements ensure that beginning balances are reported in accordance with applicable accounting standards and accurately reflect asset impairments resulting from the wildfire. Additional details are provided in the notes to the financial statements.
  - 3.02 million decrease was recorded to implement GASB 101 for the accrual of compensated absences.
  - \$7.81 million write-off of construction in progress (CIP) assets related to two Maui housing developments destroyed by the August 2023 wildfire was recorded. The documentation necessary to finalize the CIP closure was received in fiscal year 2025.
- HPHA’s government-wide net position increased by \$0.14 million, resulting from the following activities:
  - **Governmental Activities**  
The net position increased by \$9.06 million, primarily due to State appropriations of \$23.82 million (net of \$7.51 million in lapsed funds) and \$11.62 million in net transfers out. Details are presented in the Government-Wide Statement of Activities.

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2025

- **Business-Type Activities**

The net position decreased by \$8.92 million, largely due to a \$20.53 million loss before transfers, partially offset by \$11.62 million in net transfers from Governmental Activities. Additional information is provided in the Government-Wide Statement of Activities.

## OVERVIEW OF FINANCIAL STATEMENTS

The HPHA's financial statements consist of three primary components:

1. Government-wide Financial Statements
2. Governmental Fund Financial Statements
3. Proprietary Fund Financial Statements

Supplementary information is also included to provide a comprehensive overview of HPHA's financial activities for FY 2025.

### Government-wide Financial Statements

The government-wide financial statements provide a broad overview of HPHA's financial condition, similar to financial reports issued by private-sector entities. These statements include:

- **Statement of Net Position**

This statement presents HPHA's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position, offering a snapshot of its financial standing at year-end. Changes in net position over time help assess whether HPHA's overall financial health is improving or declining.

- **Statement of Activities**

This statement reports how HPHA's net position changed during the fiscal year as a result of financial activities. Prepared using the accrual basis of accounting, it recognizes transactions when they occur, regardless of when cash is received or disbursed.

The government-wide statements report two types of activities:

#### 1. Governmental Activities

These activities are primarily supported by State appropriations and HUD contributions. They emphasize the flow of financial resources and year-end balances. The governmental fund financial statements consist of:

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2025

- Balance Sheet
- Statement of Revenues, Expenditures, and Changes in Fund Balances

These statements are prepared using the current financial resources measurement focus and the modified accrual basis of accounting, providing a short-term perspective on available financial resources. Reconciliation schedules are included to relate governmental fund information to the long-term perspective of the government-wide statements.

## 2. Business-Type Activities (Proprietary Funds)

These activities are financed and operated similarly to private-sector enterprises, with costs recovered through user charges. The proprietary fund financial statements include:

- Statement of Net Position
- Statement of Revenues, Expenses, and Changes in Net Position

These statements use the economic resources measurement focus and the accrual basis of accounting.

### Fund Financial Statements

HPHA uses fund accounting to segregate financial transactions by purpose and to ensure compliance with legal and contractual requirements. Each fund functions as a separate accounting entity with its own self-balancing set of accounts.

Funds are classified as major or non-major in accordance with GASB Statement No. 34. Major funds are presented individually within the financial statements, while non-major funds are combined into aggregated totals. Details of non-major funds are provided in the Supplementary Information section.

### Notes to the Financial Statements

The notes offer essential explanatory information that supports the government-wide and fund financial statements. They provide additional detail, context, and disclosure necessary for a full understanding of HPHA's financial data.

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2025

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

The following table is derived from the government-wide statement of net position.

HAWAII PUBLIC HOUSING AUTHORITY						
Condensed Statements of Net Position						
June 30, 2025 and June 30, 2024						
(In thousands of dollars)						
	Governmental Activities		Business Activities		Total	
	2025	2024	2025	2024	2025	2024
<b>Assets</b>						
Current and other assets	106,970	103,104	117,643	116,363	224,613	219,467
Capital assets	7,257	3,608	327,855	340,776	335,112	344,383
Other assets	1,256	-	7,988	9,662	9,244	9,662
<b>Total Assets</b>	<b>115,483</b>	<b>106,712</b>	<b>453,486</b>	<b>466,801</b>	<b>568,969</b>	<b>573,513</b>
Deferred Outflows of Resources	732	617	9,661	8,273	10,393	8,890
<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>116,216</b>	<b>107,329</b>	<b>463,146</b>	<b>475,074</b>	<b>579,362</b>	<b>582,403</b>
<b>Liabilities</b>						
Current and other liabilities	8,034	8,067	14,753	17,468	22,787	25,535
Long-term liabilities	5,285	5,504	70,869	73,468	76,155	78,972
<b>Total Liabilities</b>	<b>13,319</b>	<b>13,571</b>	<b>85,622</b>	<b>90,935</b>	<b>98,942</b>	<b>104,506</b>
Deferred Inflows of Resources	534	452	8,551	6,247	9,085	6,699
<b>Net position</b>						
Investment in capital assets	7,257	3,608	327,695	348,421	334,952	352,028
Restricted	395	248	-	-	395	248
Unrestricted	94,710	89,451	41,278	29,471	135,988	118,922
<b>Total Net Position</b>	<b>102,362</b>	<b>93,306</b>	<b>368,973</b>	<b>377,892</b>	<b>471,336</b>	<b>471,198</b>
<b>Total Liabilities, Deferred Inflows of Resources and Net Position</b>	<b>116,216</b>	<b>107,329</b>	<b>463,146</b>	<b>475,074</b>	<b>579,362</b>	<b>582,403</b>

## Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2025

### Statement of Net Position

Net position is a key measure of HPHA's overall financial health. At the end of the fiscal year, HPHA's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$471.34 million, of which \$334.95 million was invested in capital assets. As noted in the financial highlights, HPHA's net position increased by \$0.14 million during the fiscal year (see the Government-Wide Statement of Net Position and the Statement of Activities).

Of HPHA's total \$579.36 million in assets and deferred outflows of resources:

- \$334.95 million (58%) represents capital assets.
- \$217.60 million (38%) consists of cash and amounts due from the State of Hawaii.
- \$26.81 million (4%) consists of receivables and deferred outflows of resources.

This asset composition is consistent with the prior fiscal year, during which capital assets also represented the majority of total assets.

Accounts payable and accrued current liabilities totaled \$20.30 million, representing 89% of HPHA's total current liabilities (as reported in the Government-Wide Statement of Net Position).

Long-term liabilities increased slightly by \$0.20 million compared to the prior year. Total long-term liabilities and deferred inflows of resources amounted to \$85.24 million (79%) of total liabilities and deferred inflows, compared to \$82.65 million (76%) in FY 2024.

# Hawaii Public Housing Authority

## Management Discussion and Analysis June 30, 2025

The following financial information is derived from the government-wide statement of activities.

HAWAII PUBLIC HOUSING AUTHORITY								
Government-Wide Statements of Activities								
June 30, 2025 and June 30, 2024								
(In thousands of dollars)								
	Governmental Activities		Business Activities		Elimination		Total	
	2025	2024	2025	2024	2025	2024	2025	2024
<b>Revenues</b>								
<b>Program Revenues:</b>								
Charges for services	488	113	32,489	31,320	(2,099)	(1,630)	30,879	29,803
Operating grants and contributions	120,300	116,297	45,531	37,287			165,831	153,584
Capital grants and contributions	-	-	5,713	4,963			5,713	4,963
Other income	2	2	870	885			871	887
<b>General Revenues:</b>								
State allotted appropriations, net of lapsed funds	23,823	38,635	-	-			23,823	38,635
<b>Total revenues</b>	<b>144,613</b>	<b>155,047</b>	<b>84,603</b>	<b>74,455</b>	<b>(2,099)</b>	<b>(1,630)</b>	<b>227,117</b>	<b>227,871</b>
<b>Expenses</b>								
<b>Governmental Activities</b>								
Rental housing assistance program	123,942	117,560			(2,099)	(1,630)	121,843	115,930
<b>Business-type activities</b>								
Federal low rent housing program			89,485	84,950			89,485	84,950
State and other housing program			13,134	11,921			13,134	11,921
Other program			2,519	5,701			2,519	5,701
<b>Total government-wide expenses</b>	<b>123,942</b>	<b>117,560</b>	<b>105,137</b>	<b>102,573</b>	<b>(2,099)</b>	<b>(1,630)</b>	<b>226,981</b>	<b>218,503</b>
Excess (deficiency) of revenues over (under) expenses	20,671	37,487	(20,534)	(28,118)	-	-	137	9,369
Capital contributions	-	-					-	-
Net transfers	(11,615)	(22,226)	11,615	22,226			0	0
Changes in net position	9,056	15,261	(8,919)	(5,892)	-	-	137	9,369
Net position, 6/30/24, as previously reported	93,574		388,450				482,024	
Change in accounting principal (GASB 101)	(268)		(2,749)				(3,017)	
Error correction			(7,809)				(7,809)	
Net position, 6/30/24, as restated	93,306	78,313	377,892	394,342			471,198	472,655
Net position, 6/30/25	102,362	93,574	368,973	388,450	-	-	471,335	482,024

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2025

## Statement of Activities

Government-wide expenses increased by \$8.48 million, rising from \$218.50 million in FY 2024 to \$226.98 million in the current fiscal year after eliminating the internal transactions. This includes a \$5.91 million increase in governmental activities expenses, primarily driven by higher housing assistance payments, and a \$2.57 million increase in business-type activities expenses, mainly due to higher repair and maintenance costs and personnel services.

Government-wide charges for services and other revenues increased by \$1.55 million, from \$31.43 million in the prior fiscal year to \$32.98 million in the current year. Federal operating grants and contributions increased by \$12.25 million, rising from \$153.58 million to \$165.83 million. HUD capital grants increased by \$0.75 million, from \$4.96 million to \$5.71 million.

The loss from business-type activities decreased by \$7.60 million, improving from \$29.00 million in the prior year to \$21.40 million in the current year. This loss was partially offset by \$11.62 million in transfers from governmental activities and \$0.87 million in interest and investment revenue. As a result, net position for business-type activities decreased by \$8.92 million (see the Government-Wide Statement of Activities for additional details).

The net position for governmental activities increased by \$9.06 million, rising from \$93.31 million in the prior fiscal year to \$102.36 million in the current year. This increase reflects:

- \$23.82 million in State-allocated appropriations, net of lapsed funds
- \$11.62 million in net transfers out to business-type activities
- \$3.15 million deficit of revenues under expenditures
- \$0.01 million in interest and investment revenue

(Refer to the Government-Wide Statement of Activities for further details.)

## FINANCIAL ANALYSIS OF THE HPHA'S FUNDS

### Governmental funds

The focus of HPHA's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. This information is useful for assessing HPHA's ability to meet its financial obligations. Unreserved fund balances serve as a key indicator of the net resources available for spending at year-end (see the *Governmental Funds – Statement of Revenues, Expenditures, and Changes in Fund Balances*).

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2025

## • **Governmental Fund Balance**

At the end of the fiscal year, HPHA's governmental fund balance was \$98.94 million, an increase of \$3.90 million from \$95.04 million at the end of FY 2024. Of the \$98.94 million, \$69.94 million (71%) consisted of capital funds (as shown in the Governmental Funds – Balance Sheet and the Statement of Revenues, Expenditures, and Changes in Fund Balances).

## • **General Fund**

The General Fund reported an excess of revenues over expenditures of \$13.18 million. During the year, \$10.60 million was transferred out to support HPHA's business-type activities (see the Governmental Funds – Statement of Revenues, Expenditures, and Changes in Fund Balances).

## • **Redevelopment Fund**

The Redevelopment Fund was established in FY 2025 to track funds granted and expended for redevelopment projects. HPHA and its master developer (HCDC) are working on the Kuhio Park Low-Rises Phase 1 project, as well as the broader Ka Lei Momi portfolio encompassing nine sites statewide. These projects are expected to receive and utilize redevelopment funds over multiple years.

At the end of FY 2025, the fund reported a balance of \$5.42 million, comprised of \$10.25 million in net transfers from other funds to the redevelopment fund, netted against a \$4.83 million excess of expenditures over revenues.

## • **Capital Fund**

The Capital Fund balance decreased by \$3.57 million, from \$73.51 million in the prior year to \$69.94 million. This decrease reflects the receipt of \$8.66 million in allotted appropriations (net of \$4.54 million in lapsed funds) and \$12.23 million in net transfers out.

## • **Housing Assistance Voucher Programs**

The fund balance for the Housing Assistance Voucher Programs decreased by \$0.53 million, ending the fiscal year at \$6.73 million, due to an excess of expenditures over revenues.

## • **Section 8 Contract Administration**

The fund balance for the Section 8 Contract Administration Program remained unchanged at \$4.97 million.

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2025

## Proprietary funds

HPHA's proprietary funds provide detailed financial information that aligns closely with the government-wide financial statements.

### • Proprietary Fund Balance

The loss before transfers for the Proprietary Funds totaled \$20.54 million, as reported in the Proprietary Funds – Statement of Revenues, Expenses, and Changes in Net Position. This reflects an improvement of \$7.58 million compared to the prior year's loss of \$28.12 million. Key factors contributing to this change include:

- \$3.23 million higher operating loss, driven by increased repairs and maintenance costs and personnel services
- \$7.76 million increase in HUD operating subsidies and capital grants
- \$1.23 million increase in other federal grants
- \$1.82 million decrease in other expenses

### • Central Office Cost Center (COCC)

With HUD's implementation of Asset Management and Project-Based Budgeting, HPHA established the COCC to account for costs associated with general program oversight and administrative support. The COCC charges fees to HPHA housing programs for administrative and management services.

The COCC reported income before transfers of \$0.38 million, compared to a loss of \$2.54 million in the prior year. The fund transferred out \$5.37 million during the fiscal year, resulting in a \$4.99 million decrease in net position, from -\$9.26 million to -\$14.25 million.

### • Federal Low Rent Program

The Federal Low Rent Program reported a loss before transfers of \$13.65 million. The loss was primarily due to higher operating expenses—including repairs and maintenance, administrative and personnel costs, and depreciation—partially offset by increased federal grant revenue.

### • State Family Housing Program

The State Family Housing Program incurred a loss before transfers of \$3.87 million, an increase of \$0.72 million over the prior year's loss of \$3.15 million, primarily due to higher operational expenditures. The program received \$5.06 million in net transfers from other funds, resulting in a \$1.19 million increase in net position to \$17.35 million.

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2025

## • State Elderly Housing Program

The State Elderly Housing Program reported a loss before transfers of \$3.14 million, reflecting rental income insufficient to cover operational costs. However, due to net transfers from governmental activities, the program’s net position increased by \$2.16 million to \$42.46 million.

## • Other Enterprise Funds

Other enterprise funds reported a loss before transfers of \$0.29 million, an improvement compared to the prior fiscal year’s loss of \$0.58 million.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

The HPHA’s investment in capital assets as of June 30, 2025 is \$334.95 million (*net of related debt*). This investment includes land, buildings and improvements, equipment, furniture and fixtures, construction in progress, and right of use assets (as detailed in *Notes to the Financial Statements, Note 5*).

Hawaii Public Housing Authority Capital Assets  
June 30, 2025 and June 30, 2024  
(In thousand of dollars)

	Governmental Activities		Business Activities		Total	
	2025	2024	2025	2024	2025	2024
Land	\$ 2,373	\$ 2,373	\$ 22,966	\$ 22,966	\$ 25,339	\$ 25,339
Buildings and improvements	15,614	15,614	821,525	792,064	837,139	807,678
Equipment	1,492	1,492	12,804	12,771	14,296	14,263
Construction in progress	3,818	-	37,534	62,344	41,352	62,344
Right of use assets	-	-	19	14	19	14
Total	23,296	19,478	894,847	890,159	918,143	909,637
Accumulated depreciation	(16,039)	(15,870)	(567,152)	(541,739)	(583,191)	(557,609)
Total Capital Assets, Net	7,257	\$ 3,608	\$ 327,695	\$ 348,421	\$ 334,952	\$ 352,028

## CURRENTLY KNOWN FACTS, DECISIONS OR CONDITIONS

**1. Title to State-Owned Shelter Facilities (Homeless Program).** HPHA continues to hold title to the State-owned shelter facilities associated with the Homeless Program. During the 2009 legislative session, S.B. No. 910 was enacted, transferring the program’s functions and duties to the Department of Human Services effective July 1, 2010. At that time, approximately \$22,000,000 of net assets were transferred.

# Hawaii Public Housing Authority

Management Discussion and Analysis  
June 30, 2025

- 2. Litigation and Claims.** As a statewide housing provider, HPHA is involved in certain legal matters typical for an agency of its size. These matters are disclosed in the notes to the financial statements and are not expected, at this time, to materially impair HPHA's overall financial position.
- 3. Large, Multi-Year Redevelopment Pipeline.** HPHA and its master developer (HCDC) continue work on Kuhio Park Low-Rises and Homes Phase 1 (targeting financial closing in Q4 CY 2025) and the broader Ka Lei Momi portfolio (nine sites statewide). These projects are expected to draw down capital fund resources over multiple years.
- 4. Dependence on State and Federal Funding.** Continuation of current service levels and capital activity depends on the level and timing of State appropriations and HUD operating/capital grants. Changes in either could affect future fund balances and transfers.

## CONTACT INFORMATION

This financial report is designed to provide a general overview of the HPHA's finances for all those with an interest in the HPHA's finances. If you have any questions about this report or need additional financial information, contact the Office of the Executive Director, Hawaii Public Housing Authority 1002 North School Street, Honolulu, HI 96817.

Hawaii Public Housing Authority

GOVERNMENT-WIDE  
STATEMENT OF NET POSITION  
06/30/2025

	Governmental Activities	Business-Type Activities	Total
ASSETS AND DEFERRED OUTFLOWS			
Current Assets			
Cash	\$ 13,968,783	\$ 111,460,141	\$ 125,428,924
Restricted cash	2,989,323	1,693,547	4,682,870
Due from State of Hawaii	87,487,391	-	87,487,391
Receivables:			-
Interest receivable	-	302,530	302,530
Tenant receivables, less allowance for doubtful receivables of \$7,514,545	-	1,494,435	1,494,435
Other receivable	2,794,048	72,721	2,866,768
	<u>107,239,545</u>	<u>115,023,374</u>	<u>222,262,919</u>
Due from other state agencies	-	-	-
Due from HUD	315,602	1,202,951	1,518,553
Internal balance	(584,940)	584,940	(0)
Inventories	-	831,337	831,337
	<u>106,970,208</u>	<u>117,642,601</u>	<u>224,612,809</u>
Noncurrent Assets			
Notes receivable	1,256,322	6,585,173	7,841,495
Lease receivable	-	1,402,626	1,402,626
Capital assets:			
Capital assets not being depreciated	6,191,456	60,499,855	66,691,311
Capital assets being depreciated	17,105,544	834,507,217	851,612,762
Less: accumulated depreciation	(16,040,111)	(567,151,964)	(583,192,075)
Total noncurrent assets	<u>8,513,212</u>	<u>335,842,907</u>	<u>344,356,118</u>
Total assets	<u>115,483,419</u>	<u>453,485,508</u>	<u>568,968,927</u>
Deferred outflows of resources	<u>732,325</u>	<u>9,660,892</u>	<u>10,393,217</u>
	<u>\$ 116,215,744</u>	<u>\$ 463,146,400</u>	<u>\$ 579,362,144</u>

Hawaii Public Housing Authority

GOVERNMENT-WIDE  
STATEMENT OF NET POSITION  
06/30/2025

	Governmental Activities	Business-Type Activities	Total
LIABILITIES			
Current Liabilities			
Accounts payable	\$ 5,436,985	\$ 5,323,595	\$ 10,760,580
Accrued liabilities	2,254,420	7,281,958	9,536,378
Security deposits	-	1,599,899	1,599,899
Unearned revenue	342,321	547,830	890,151
Total current liabilities	<u>8,033,726</u>	<u>14,753,282</u>	<u>22,787,008</u>
Noncurrent Liabilities			
Net OPEB Liability	1,800,269	26,690,103	28,490,372
Net pension liability	3,024,569	39,507,912	42,532,481
Accrued other liabilities	460,549	4,671,099	5,131,648
Commitments and Contingencies	-	-	-
Total noncurrent liabilities	<u>5,285,387</u>	<u>70,869,113</u>	<u>76,154,500</u>
Total Liabilities	<u>13,319,113</u>	<u>85,622,395</u>	<u>98,941,508</u>
Deferred inflows of resources	<u>534,171</u>	<u>8,550,961</u>	<u>9,085,132</u>
Net position:			
Net investment in capital assets	7,256,889	327,695,189	334,952,078
Restricted by legislation and contractual agreements	395,129	-	395,129
Unrestricted net position	<u>94,710,442</u>	<u>41,277,855</u>	<u>135,988,297</u>
Total net position	<u>102,362,460</u>	<u>368,973,044</u>	<u>471,335,504</u>
Total Liabilities, deferred inflows of resources and net position	<u>\$ 116,215,744</u>	<u>\$ 463,146,400</u>	<u>\$ 579,362,144</u>

Hawaii Public Housing Authority

GOVERNMENT-WIDE  
STATEMENT OF ACTIVITIES  
Fiscal Year ended 06/30/2025

Functions/Programs:	Expenses	Program Revenues			Net (Expense) Revenues and Changes in Net Position			
		Charges for services and other revenues	Operating grants and contributions	Capital grants and contributions	Governmental activities	Business-type activities	Elimination	Total
Governmental activities								
Rental Housing and Assistance Program	\$ 123,941,992	\$ 488,347	\$ 120,300,536	\$ -	\$ (3,153,110)		\$ 2,098,537	\$ (1,054,572)
Total governmental activities	123,941,992	488,347	120,300,536	-	(3,153,110)		2,098,537	(1,054,572)
Business-type activities								
Federal low rent housing program	89,484,674	24,529,172	45,531,253	5,713,010		(13,711,239)		(13,711,239)
State and other housing program	13,133,991	5,728,525	-	-		(7,405,466)		(7,405,466)
Other programs	2,518,762	2,231,497				(287,265)	(2,098,537)	(2,385,802)
Total business-type activities	105,137,426	32,489,193	45,531,253	5,713,010		(21,403,970)	(2,098,537)	(23,502,507)
Total government-wide	\$ 229,079,418	\$ 32,977,540	\$ 165,831,789	\$ 5,713,010	(3,153,110)	(21,403,970)	-	(24,557,080)
State Allotted Appropriations, net of lapsed funds of \$7,511,482					23,823,331	-		23,823,331
Interest and investment revenue					1,578	869,789		871,367
Net Transfers					(11,615,369)	11,615,369		-
Total general revenues and transfers					12,209,540	12,485,158		24,694,698
Changes in net position					9,056,430	(8,918,812)	-	137,619
Net position (deficit), 6/30/24, as previously reported					93,574,100	388,450,090	-	482,024,190
Change in accounting principal (GASB 101)					(268,070)	(2,748,914)		(3,016,984)
Error correction					-	(7,809,321)		(7,809,321)
Net position, 6/30/24, as restated					93,306,030	377,891,855	-	471,197,885
Net position (deficit), 6/30/25					\$ 102,362,461	\$ 368,973,044	\$ -	\$ 471,335,504

Hawaii Public Housing Authority

GOVERNMENTAL FUNDS  
BALANCE SHEET

06/30/2025

	General	Redevelopment Funds	Capital Funds	Housing Assistance Vouchers - MTW	Section 8 Contract Administration	Total Governmental Funds
<b>ASSETS</b>						
Cash	\$ 74,216	\$ 2,744,432	\$ -	\$ 5,542,737	\$ 5,607,398	\$ 13,968,783
Restricted cash	-	-	-	2,988,358	965	2,989,323
Due from State of Hawaii	15,342,689	-	72,144,702	-	-	87,487,391
Due from HUD	-	-	-	-	315,602	315,602
Due from other funds	-	-	-	27,183	-	27,183
Receivables, net	-	2,674,531	-	119,516	-	2,794,048
Other assets	-	-	-	-	-	-
Total assets	15,416,905	5,418,963	72,144,702	8,677,794	5,923,966	107,582,330
Deferred outflows of resources				-		-
Total assets & deferred outflows of resources	\$ 15,416,905	\$ 5,418,963	\$ 72,144,702	\$ 8,677,794	\$ 5,923,966	\$ 107,582,330
<b>LIABILITIES</b>						
Accounts payable	3,207,690	-	612,927	1,275,029	341,340	5,436,985
Accrued liabilities	251,937	-	1,594,176	408,306	-	2,254,420
Due to other funds	917	-	-	0	611,205	612,123
Unearned revenue	74,216	-	-	268,105	-	342,321
Total liabilities	3,534,761	-	2,207,103	1,951,440	952,545	8,645,849
<b>FUND BALANCE</b>						
Restricted by legislation and contractual agreements				395,129		395,129
Committed - obligations of contracts/agreements	11,884,373	-	46,466,951	-		58,351,324
Assigned - appropriation less encumbrance	-	5,418,963	23,470,648	-		28,889,611
Assigned - program administrative fees	-	-	-	6,331,225	4,971,421	11,302,646
Unassigned	(2,229)	-	-	-	-	(2,229)
Total fund balances	11,882,144	5,418,963	69,937,599	6,726,354	4,971,421	98,936,481
Total liabilities and fund balance	\$ 15,416,905	\$ 5,418,963	\$ 72,144,702	\$ 8,677,794	\$ 5,923,966	\$ 107,582,330

Hawaii Public Housing Authority

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET  
TO THE STATEMENT OF NET POSITION

06/30/2025

Total fund balance - governmental funds		\$ 98,936,481
Amount reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds	7,256,889	
Loans to developer are not financial resources and not reported in the funds	1,256,322	
Other long-term liabilities are not due and payable current period and therefore are not reported in the funds	(104,091)	
Long-term compensated absences are not due and payable in the current period and therefore are not reported in the funds	(356,458)	
Other post-employment employee benefit are not due and payable in the current period and therefore are not reported in the funds	(1,800,269)	
Pension benefits are not due and payable in the current period and therefore are not reported in the funds	(3,024,569)	
Deferred outflows of resources related to the pension and OPEB liabilities are not financial resources and therefore not reported in the funds	732,325	
Deferred inflows of resources related to the pension and OPEB liabilities are not financial resources and therefore not reported in the funds	(534,171)	
Total		<u>3,425,978</u>
Net position of governmental activities		<u>\$ 102,362,459</u>

Hawaii Public Housing Authority

GOVERNMENTAL FUNDS

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
Fiscal Year ended 06/30/2025

	General	Redevelopment Funds	Capital Funds	Housing Assistance Vouchers - MTW	Section 8 Contract Administration	Total Governmental Funds
<b>Revenue</b>						
HUD PHA Grants	\$ -	\$ -	\$ -	\$ 61,600,196	\$ 50,971,771	\$ 112,571,968
PHA Administrative Fees Earned	-	-	-	5,520,341	1,963,795	7,484,136
Other Federal Grant	-	244,432	-	-	-	244,432
State allotted appropriations, net of lapsed funds of \$7,511,482	15,162,376	-	8,660,955	-	-	23,823,331
Other revenue	121	-	-	489,271	533	489,925
<b>Total revenue</b>	<b>15,162,497</b>	<b>244,432</b>	<b>8,660,955</b>	<b>67,609,808</b>	<b>52,936,099</b>	<b>144,613,792</b>
<b>Expenditure</b>						
Housing assistance payments	1,767,583	-	-	61,908,217	50,971,771	114,647,571
Administration	147,628	-	-	1,681,043	1,937,510	3,766,180
Personnel services	47,993	-	-	2,522,186	-	2,570,178
Professional services	17,698	-	-	305,374	11,628	334,700
Tenant services	377	-	-	1,266	-	1,643
Utilities	1,628	-	-	38,120	-	39,748
Repairs and maintenance	577	-	-	19,389	-	19,966
Security	336	-	-	8,010	-	8,346
Insurance	2,325	-	-	11,597	15,191	29,113
Capital expenditures	-	3,818,046	-	-	-	3,818,046
Bad debt	-	-	-	87,811	-	87,811
Loan to developer	-	1,256,322	-	-	-	1,256,322
Other expenses	-	-	-	2,519,766	-	2,519,766
<b>Total expenditure</b>	<b>1,986,145</b>	<b>5,074,369</b>	<b>-</b>	<b>69,102,778</b>	<b>52,936,099</b>	<b>129,099,391</b>
<b>Excess (deficiency) of revenue over (under) expenditure</b>	<b>13,176,352</b>	<b>(4,829,937)</b>	<b>8,660,955</b>	<b>(1,492,970)</b>	<b>-</b>	<b>15,514,401</b>
Other Financing Sources (Uses) - Net Transfers	(10,599,090)	10,248,900	(12,231,669)	966,491	-	(11,615,369)
<b>Net change in fund balances</b>	<b>2,577,262</b>	<b>5,418,963</b>	<b>(3,570,715)</b>	<b>(526,479)</b>	<b>-</b>	<b>3,899,032</b>
Fund Balances - Beginning	9,304,882	-	73,508,314	7,252,833	4,971,421	95,037,449
<b>Fund Balances - Ending</b>	<b>\$ 11,882,144</b>	<b>\$ 5,418,963</b>	<b>\$ 69,937,599</b>	<b>\$ 6,726,354</b>	<b>\$ 4,971,421</b>	<b>\$ 98,936,481</b>

The accompanying notes are an integral part of this statement

Hawaii Public Housing Authority

RECONCILIATION OF THE CHANGE IN FUND  
BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES

Fiscal Year ended 06/30/2025

Net change in fund balances - total governmental funds		\$	3,899,032
Amount reported for governmental activities in the statement of activities are different because:			
Governmental funds report purchases of capital asses as expenditures.			
In the statement of activities, the cost of capital assets is depreciated			
Expenditures for capital assets	3,818,046		
Current year depreciation expense	(168,719)		3,649,327
Loans to developer are not financial resources and not reported in the governmental funds			1,256,322
Family Self-Sufficiency program expense reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds			(40,862)
Long-term compensated absences reported in the statement of activities are not payable in the current period and therefore are not reported as expenditures in governmental funds			21,654
Other post-employment employee benefit expense reported in the the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds			268,160
Pension expense reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds			2,798
Rounding			-
Change in net position of governmental activities in Government-Wide Activities			<u>9,056,431</u>

Hawaii Public Housing Authority  
 PROPRIETARY FUNDS  
 STATEMENT OF NET POSITION  
 06/30/2025

	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center Fund	Other Enterprise Funds	Elimination	Total Enterprise Funds	Internal Service Funds
<b>ASSETS AND DEFERRED OUTFLOWS</b>								
<b>Current Assets</b>								
Cash	88,361,860	746,587	1,538,603	13,250,247	6,259,675		110,156,971	1,303,170
Restricted cash	1,603,127	-	-	90,420	-		1,693,547	-
	<u>89,964,987</u>	<u>746,587</u>	<u>1,538,603</u>	<u>13,340,667</u>	<u>6,259,675</u>		<u>111,850,518</u>	<u>1,303,170</u>
Receivables:								
Interest receivable	-	29,799	48,042	174,567	-		252,409	50,121
Tenant receivables, less allowance for doubtful accounts of \$7,514,545	1,339,936	135,808	1,478	-	17,214		1,494,435	-
Other receivable	11,309	13,796	(223)	46,461	1,378		72,721	-
	<u>1,351,244</u>	<u>179,403</u>	<u>49,297</u>	<u>221,028</u>	<u>18,593</u>		<u>1,819,565</u>	<u>50,121</u>
Due from HUD	1,202,951	-	-	-	-		1,202,951	-
Due from other funds	-	-	45,650	6,512,821	-	(5,973,532)	584,940	8,745
Inventories	742,803	35,350	45,723	7,460	-		831,337	-
	<u>93,261,985</u>	<u>961,340</u>	<u>1,679,274</u>	<u>20,081,977</u>	<u>6,278,267</u>	<u>(5,973,532)</u>	<u>116,289,310</u>	<u>1,362,036</u>
<b>Noncurrent Assets</b>								
Notes Receivable	6,585,173	-	-	-	-		6,585,173	-
Lease Receivable	-	-	-	1,402,626	-		1,402,626	-
Capital assets:								
Capital assets not being depreciated	30,208,367	4,174,447	24,602,168	0	1,514,873		60,499,855	-
Capital assets being depreciated	710,474,758	41,981,874	63,752,707	3,068,845	12,404,808		831,682,992	2,824,225
Less: accumulated depreciation	(480,928,130)	(26,517,205)	(46,648,741)	(1,097,026)	(9,427,647)		(564,618,749)	(2,533,215)
Total noncurrent assets	<u>266,340,168</u>	<u>19,639,116</u>	<u>41,706,133</u>	<u>3,374,445</u>	<u>4,492,034</u>	<u>-</u>	<u>335,551,897</u>	<u>291,010</u>
Total Assets	<u>359,602,153</u>	<u>20,600,456</u>	<u>43,385,407</u>	<u>23,456,422</u>	<u>10,770,301</u>	<u>(5,973,532)</u>	<u>451,841,207</u>	<u>1,653,046</u>
Deferred outflow of resources	4,403,139	344,426	-	4,913,327	-		9,660,892	-
Total Assets & Deferred outflows of resources	<u>\$364,005,291</u>	<u>\$ 20,944,882</u>	<u>\$ 43,385,407</u>	<u>\$ 28,369,749</u>	<u>\$ 10,770,301</u>	<u>\$ (5,973,532)</u>	<u>\$ 461,502,099</u>	<u>\$ 1,653,046</u>

Hawaii Public Housing Authority  
 PROPRIETARY FUNDS  
 STATEMENT OF NET POSITION  
 06/30/2025

	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center Fund	Other Enterprise Funds	Elimination	Total Enterprise Funds	Internal Service Funds
<b>LIABILITIES</b>								
<b>Current Liabilities</b>								
Accounts payable	3,977,896	103,395	570,745	324,993	346,567		5,323,595	-
Accrued liabilities	4,560,963	411,517	178,082	2,096,462	34,934		7,281,958	-
Due to other funds	934,871	43,981	-	-	5,003,425	(5,973,532)	8,745	-
Due to State of Hawaii	-	-	-	-	-		-	-
Security deposits	1,332,541	81,221	175,028	-	11,109		1,599,899	-
Unearned revenue	536,206	6,514	5,109	-	1		547,830	-
<b>Total current liabilities</b>	<b>11,342,476</b>	<b>646,627</b>	<b>928,964</b>	<b>2,421,456</b>	<b>5,396,036</b>	<b>(5,973,532)</b>	<b>14,762,027</b>	<b>-</b>
<b>Noncurrent Liabilities</b>								
Net OPEB liability	11,420,475	929,435	-	14,340,193	-		26,690,103	-
NET pension liability	19,047,734	1,592,933	-	18,867,245	-		39,507,912	-
Accrued other liabilities	2,510,836	175,835	-	1,984,428	-		4,671,099	-
<b>Total Noncurrent liabilities</b>	<b>32,979,045</b>	<b>2,698,203</b>	<b>-</b>	<b>35,191,865</b>	<b>-</b>	<b>-</b>	<b>70,869,113</b>	<b>-</b>
<b>Total liabilities</b>	<b>44,321,521</b>	<b>3,344,831</b>	<b>928,964</b>	<b>37,613,321</b>	<b>5,396,036</b>	<b>(5,973,532)</b>	<b>85,631,140</b>	<b>-</b>
Deferred inflows of resources	3,297,788	251,467	-	5,001,706	-		8,550,961	-
<b>Net position:</b>								
Net investment in capital assets	259,595,076	19,639,116	41,706,133	1,971,820	4,492,034	-	327,404,179	291,010
Unrestricted net position	56,790,906	(2,290,531)	750,310	(16,217,098)	882,232	-	39,915,819	1,362,036
<b>Total net position (deficit)</b>	<b>316,385,982</b>	<b>17,348,585</b>	<b>42,456,443</b>	<b>(14,245,278)</b>	<b>5,374,266</b>	<b>-</b>	<b>367,319,997</b>	<b>1,653,046</b>
<b>Total Liabilities, deferred inflows, and net position (deficit)</b>	<b>364,005,291</b>	<b>20,944,882</b>	<b>43,385,407</b>	<b>28,369,749</b>	<b>10,770,301</b>	<b>(5,973,532)</b>	<b>461,502,099</b>	<b>1,653,046</b>

Hawaii Public Housing Authority

RECONCILIATION OF THE PROPRIETARY FUNDS NET POSITION  
TO THE STATEMENT OF NET POSITION

06/30/2025

Total net position of enterprise funds	\$ 367,319,997
Amounts reported for business-type activities in the statement of net position are different because internal service fund assets and liabilities are included with business-type activities	<u>1,653,046</u>
Net position of business-type activities	<u><u>\$ 368,973,044</u></u>

Draft

Hawaii Public Housing Authority

PROPRIETARY FUNDS  
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
Fiscal Year ended 06/30/2025

	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center Fund	Other Enterprise Funds	Elimination	Total Enterprise Funds	Internal Service Funds
<b>Operating Revenue</b>								
Rental income	\$ 24,213,874	\$ 1,618,363	\$ 2,397,545	\$ 16,920	\$ 1,501,815		\$ 29,748,517	\$ -
Fee-for-service	-	-	-	12,389,659	-	(10,291,122)	2,098,537	-
Other revenue	315,298	21,859	36,622	11,098	152,320		537,197	104,941
<b>Total operating revenues</b>	<b>24,529,172</b>	<b>1,640,222</b>	<b>2,434,167</b>	<b>12,417,677</b>	<b>1,654,135</b>	<b>(10,291,122)</b>	<b>32,384,252</b>	<b>104,941</b>
<b>Operating Expenses</b>								
Administration	12,814,090	451,729	927,282	572,573	577,313	(9,398,810)	5,944,177	-
Personnel services	14,439,132	1,198,695	-	10,497,225	41,766		26,176,818	-
Professional services	735,328	13,668	28,442	1,056,754	33,224		1,867,416	17,067
Tenant services	77,831	1,649	2,340	12,952	-		94,771	-
Utilities	11,824,613	868,673	1,335,930	120,877	387,451		14,537,544	-
Repairs and maintenance	20,102,963	1,305,845	1,231,051	227,399	332,591	(892,312)	22,307,538	-
Security	3,939,332	143,031	2,131	36,081	-		4,120,575	-
Insurance	1,174,916	62,899	212,835	14,674	36,319		1,501,643	1,677
Bad debt	1,558,833	192,851	(0)	-	-		1,751,684	-
Depreciation	21,500,431	1,304,318	1,817,159	150,506	538,945		25,311,359	101,786
Payments in lieu of taxes	384,477	-	-	-	-		384,477	-
Housing assistance payments	-	-	-	-	-		-	-
Other expenses	137,811	-	-	312	-		138,124	-
<b>Total operating expense</b>	<b>88,689,757</b>	<b>5,543,358</b>	<b>5,557,170</b>	<b>12,689,354</b>	<b>1,947,608</b>	<b>(10,291,122)</b>	<b>104,136,126</b>	<b>120,530</b>
<b>Operating income (loss)</b>	<b>(64,160,585)</b>	<b>(3,903,136)</b>	<b>(3,123,003)</b>	<b>(271,677)</b>	<b>(293,473)</b>	<b>-</b>	<b>(71,751,874)</b>	<b>(15,588)</b>
<b>Nonoperating Revenues (Expenses):</b>								
HUD operating subsidies	41,167,120	-	-	-	-		41,167,120	-
HUD capital fund grants	5,713,010	-	-	-	-		5,713,010	-
Other Federal grants	4,364,133	-	-	-	-		4,364,133	-
Other revenue (expenses)	(738,101)	32,948	(17,263)	650,956	83		(71,377)	60,396
<b>Total nonoperating revenues (expenses)</b>	<b>50,506,162</b>	<b>32,948</b>	<b>(17,263)</b>	<b>650,956</b>	<b>83</b>	<b>-</b>	<b>51,172,886</b>	<b>60,396</b>
<b>Income (loss) before transfers</b>	<b>(13,654,423)</b>	<b>(3,870,188)</b>	<b>(3,140,266)</b>	<b>379,279</b>	<b>(293,390)</b>	<b>-</b>	<b>(20,578,988)</b>	<b>44,807</b>
<b>Net Transfers</b>	<b>8,518,919</b>	<b>5,058,778</b>	<b>5,300,394</b>	<b>(5,369,646)</b>	<b>(1,893,076)</b>	<b>-</b>	<b>11,615,369</b>	<b>-</b>
<b>Change in net position</b>	<b>(5,135,504)</b>	<b>1,188,590</b>	<b>2,160,128</b>	<b>(4,990,366)</b>	<b>(2,186,466)</b>	<b>-</b>	<b>(8,963,619)</b>	<b>44,807</b>
<b>Net position (deficit), 6/30/24, as previously report</b>	<b>330,461,029</b>	<b>16,241,717</b>	<b>40,296,315</b>	<b>(7,717,942)</b>	<b>7,560,732</b>	<b>-</b>	<b>386,841,851</b>	<b>1,608,239</b>
<b>Change in accounting principal (GASB 101)</b>	<b>(1,130,222)</b>	<b>(81,722)</b>	<b>-</b>	<b>(1,536,970)</b>	<b>-</b>	<b>-</b>	<b>(2,748,914)</b>	<b>-</b>
<b>Error correction</b>	<b>(7,809,321)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(7,809,321)</b>	<b>-</b>
<b>Net position, 6/30/24, as restated</b>	<b>321,521,486</b>	<b>16,159,995</b>	<b>40,296,315</b>	<b>(9,254,912)</b>	<b>7,560,732</b>	<b>-</b>	<b>376,283,616</b>	<b>1,608,239</b>
<b>Net position (deficit), 6/30/25</b>	<b>316,385,982</b>	<b>17,348,585</b>	<b>42,456,443</b>	<b>(14,245,278)</b>	<b>5,374,266</b>	<b>-</b>	<b>367,319,997</b>	<b>1,653,046</b>

Hawaii Public Housing Authority

RECONCILIATION OF THE CHANGE IN NET POSITION  
OF PROPRIETARY FUNDS  
TO THE STATEMENT OF ACTIVITIES

Fiscal Year ended 06/30/2025

Changes in net position - total enterprise funds	\$ (8,963,619)
Changes in net position - internal service funds	<u>44,807</u>
Changes in net position of business-type activities	<u>\$ (8,918,812)</u>

Draft

Hawaii Public Housing Authority  
 PROPRIETARY FUNDS  
 STATEMENT OF CASH FLOWS  
 Fiscal Year ended 06/30/2025

	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center Fund	Other Enterprise Funds	Total Enterprise Funds	Internal Service Funds
<b>Cash Flows from Operating Activities</b>							
Cash received from renters	\$ 18,970,845	\$ 1,416,435	\$ 2,408,347	\$ 16,920	\$ 1,489,299	24,301,845	\$ -
Cash payments to employees	(13,950,750)	(1,185,871)	-	(10,282,000)	(41,766)	(25,460,387)	-
Cash payments to suppliers	(49,625,933)	(2,725,732)	(3,240,947)	(2,102,934)	(1,581,882)	(59,277,428)	(18,744)
Cash due from (to) other funds	(39,203)	(22,875)	(52,328)	10,991,960	948,321	11,825,875	-
Other cash receipts (payments)	(69,179)	10,498	45,247	(1,464,225)	152,320	(1,325,339)	81,534
Net cash provided by (used in) operating activities	(44,714,219)	(2,507,545)	(839,681)	(2,840,279)	966,292	(49,935,432)	62,790
<b>Cash Flows from Noncapital Financing Activities</b>							
HUD operating subsidy received	40,630,630	-	-	-	-	40,630,630	-
Other federal grants received	4,364,133	-	-	-	-	4,364,133	-
Net transfers	6,907,370	2,213,963	862,594	(2,292,831)	(81,401)	7,609,695	-
Net cash provided by noncapital financing activities	51,902,133	2,213,963	862,594	(2,292,831)	(81,401)	52,604,458	-
<b>Cash Flows from Capital and Related Financing Activities</b>							
HUD capital subsidy received	4,930,301	-	-	-	-	4,930,301	-
State appropriation transfers in	5,581,392	1,033,140	4,437,800	-	-	11,052,332	-
Payments for acquisition of property and equipment	(12,438,479)	(1,108,731)	(4,437,800)	(1,564,274)	-	(19,549,285)	-
Net cash provided by (used in) capital and related financing activities	(1,926,787)	(81,722)	-	(1,564,274)	-	(3,572,783)	-
<b>Cash Flow from Investing Activities</b>							
Development loans	-	-	-	0	-	-	-
Receipts of interest	56,815	39,079	62,460	650,956	83	809,393	60,396
Net cash provided by (used in) investing activities	56,815	39,079	62,460	650,956	83	809,394	60,396
<b>Net increase (decrease) in cash</b>	<b>5,317,942</b>	<b>(336,225)</b>	<b>85,372</b>	<b>(6,046,428)</b>	<b>884,974</b>	<b>(94,363)</b>	<b>123,186</b>
Cash and restricted cash at beginning	84,647,045	1,082,812	1,453,231	19,387,095	5,374,701	111,944,882	1,179,984
Cash and restricted cash at ending	\$ 89,964,987	\$ 746,587	\$ 1,538,603	\$ 13,340,667	\$ 6,259,675	111,850,519	\$ 1,303,170

Hawaii Public Housing Authority  
 PROPRIETARY FUNDS  
 STATEMENT OF CASH FLOWS  
 Fiscal Year ended 06/30/2025

	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center Fund	Other Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Cash Flow from Operating Activities							
Reconciliation of operating loss to net cash provided by (used in ) operating activities							
Operating loss	\$ (64,160,585)	\$ (3,903,136)	\$ (3,123,003)	\$ (271,677)	\$ (293,473)	(71,751,874)	\$ (15,588)
Adjustments to reconcile operating gain (loss) to net cash (used in) provided by operating activities							
Depreciation	21,500,431	1,304,318	1,817,159	150,506	538,945	25,311,359	101,786
Changes in assets and liabilities							
Tenant receivables	290,707	(39,828)	1,614	-	21,906	274,399	-
Other receivables	(1,928)	(20,825)	8,753	(1,521,704)	28,590	(1,507,114)	(23,408)
Due from other funds	(39,203)	(13,105)	(52,328)	(1,351,318)	919,731	(536,223)	-
Deferred outflow	(752,118)	(57,946)	-	(577,685)	-	(1,387,749)	-
Inventories	(74,755)	(5,673)	(758)	175	-	(81,012)	-
Prepaid expenses and other assets	-	-	-	2,620	-	2,620	-
Accounts payable	900,819	(2,540)	343,353	(91,906)	(211,637)	938,090	-
Accrued Liabilities	1,214,291	167,497	156,469	(1,069,114)	(3,347)	465,796	-
Security deposits	(29,069)	29,847	5,245	-	(31,920)	(25,897)	-
Unearned revenue	(3,943,907)	599	3,815	-	(2,503)	(3,941,996)	-
Deferred inflow	381,098	33,247	-	1,889,824	-	2,304,168	-
Net cash (used in) provided by operating activities	<u>\$ (44,714,219)</u>	<u>\$ (2,507,545)</u>	<u>\$ (839,681)</u>	<u>\$ (2,840,279)</u>	<u>\$ 966,292</u>	<u>(49,935,432)</u>	<u>\$ 62,790</u>

June 30, 2025

### Note 1 - Organization and Significant Accounting Policies

#### **General**

Act 196, SLH 2005, as amended by Act 180, SLH 2006, created the Hawaii Public Housing Authority (the Authority).

The Authority's mission is to provide safe, decent, and sanitary dwelling for low and moderate income residents of Hawaii and to operate its housing program in accordance with federal and state of Hawaii laws and regulations.

For financial reporting purposes, the Authority includes all funds that are controlled by or dependent on the Authority's Board of Directors. Control by or dependence on the Authority was determined on the basis of statutory authority and monies flowing through the Authority to each fund. The Authority is a component unit of the State of Hawaii.

The financial statements of the Authority are intended to present the financial position, changes in financial position, and cash flows where applicable, of only that portion of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the State of Hawaii that is attributable to the transactions of the Authority. They do not purport to, and do not, present fairly the financial position of the State of Hawaii as of June 30, 2025, and the changes in its financial position and cash flows, where applicable, for the year then ended in conformity with accounting principles generally accepted in the United States of America. The State Comptroller maintains the central accounts for all State funds and publishes financial statements for the State annually, which include the Authority's financial activities.

#### **Government-Wide and Fund Financial Statements**

The government-wide financial statements, the statement of net position, and the statement of activities report information of all activities of the Authority. Governmental activities, which normally are supported by State allotments and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Indirect expenses are allocated to a specific function in accordance with the U.S. Department of Housing and Urban Development requirements. Program revenues include charges to customers who purchase, use, or directly benefit from goods or services provided by a given function.

Program revenues also include grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. State allotments and other items not properly included among program revenues are reported instead as general revenues. Resources that are dedicated internally are reported as general revenues rather than program revenues.

Net positions are restricted when constraints placed on them are either externally imposed or imposed by constitutional provisions or enabling legislation. Internally imposed designations of resources are not presented as restricted net position. When both restricted and unrestricted resources are available for use, generally it is the Authority's policy to use restricted resources first then unrestricted resources as they are needed.

The fund financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. Nonmajor funds are summarized into a single column.

**Note 1 - Organization and Significant Accounting Policies (Continued)**

***Measurement Focus and Basis of Accounting***

***i. Government-Wide Financial Statements***

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

***ii. Governmental Fund Financial Statements***

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal year end. In applying the susceptible to accrual concept to intergovernmental revenues, the provider should recognize liabilities and expenses and the recipient should recognize receivables and revenues when applicable requirements, including timing requirements, are met.

Principal revenue sources considered susceptible to accrual include federal grants and rental income. Some revenue items that are considered measurable and available to finance operations during the year from an accounting perspective are not available for expenditure due to the State's present appropriation system. These revenues have been accrued in accordance with generally accepted accounting principles since they have been earned and are expected to be collected within 60 days of the end of the period. Other revenues are considered to be measurable and available only when cash is received by the Authority.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Modifications to the accrual basis of accounting include employees' long-term compensated absences, family self-sufficiency program costs, net other post employment benefits (OPEB) liability, net pension liability, and deferred inflows and outflows of resources, which are recorded as expenditures when utilized or paid. The amount of indebtedness related to long-term compensated absences, family self-sufficiency program costs, net other post employment benefits liability, net pension liability and deferred inflows and outflows of resources at June 30, 2025 has been reported in the government-wide financial statements.

***iii. Proprietary Funds***

The financial statements of proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting, similar to the government-wide statements described above.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services or goods in connection with a proprietary fund's principal ongoing operations. Revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. The principal operating revenues of the Authority's enterprise funds is rental income. Federal grants are reported as nonoperating income.

***Fund Accounting***

The financial activities of the Authority are recorded in individual funds, each of which is deemed to be a separate accounting entity. The Authority uses fund accounting to report on its financial position and results of operations. Fund accounting is designed to demonstrate the legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts.

June 30, 2025

**Note 1 - Organization and Significant Accounting Policies (Continued)**

The financial activities of the Authority that are reported in the accompanying fund financial statements have been classified into the following major and nonmajor governmental and proprietary funds. The nonmajor funds are combined in a column in the fund financial statements and detailed in the combining section.

**i. Governmental Funds**

General Fund - The general fund is the general operating fund of the Authority. It is used to account for all financial activities except those required to be accounted for in another fund. This fund includes the Rent Housing and Assistance Program. The annual operating budget as authorized by the State Legislature provides the basic framework within which the resources and obligations of the general fund are accounted.

Special Revenue Funds - Special revenue funds are used to account for the proceeds of specific revenue sources (other than major capital projects) that are legally restricted to expenditures for specified purposes. These funds include Housing Assistance Vouchers Moving To Work (MTW) Program and Section 8 Contract Administration.

Capital Projects Fund - Capital projects funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by proprietary fund type).

The Authority reports the following major governmental funds:

- General Fund
- Redevelopment Fund
- Capital Projects Fund
- Housing Assistance Vouchers MTW Program - Accounts for federal contributions for housing assistance payments under the Housing Choice Voucher Program, Emergency Housing Voucher Program, Mainstream Voucher Program, and Family Self-Sufficiency Program.
- Section 8 Contract Administration - Accounts for federal contributions primarily for housing payments under the Project-Based Section 8 Program.

**ii. Proprietary Funds**

Enterprise Funds - These funds account for those activities for which the intent of management is to recover, primarily through user charges, the cost of providing goods or services to customers, or where sound financial management dictates that periodic determinations of results of operations are appropriate.

The enterprise funds include the Federal Low Rent Program, Housing Revolving Fund, Housing for Elders Revolving Fund, Central Office Cost Center Fund, and other funds. The other funds include the Waiikina Apartments Project, Kekumu at Waikoloa Project, Disbursing Fund, and Kuhio Park Terrace (KPT) Resource Center.

Internal Service Funds - These funds account for those activities which provide goods or services primarily to the Authority, rather than to external parties. In the government-wide statements, internal service funds are included with business-type activities. These funds include the Equipment Rental Fund and Vehicle Rental Fund.

The Authority reports the following as major proprietary funds:

Federal Low-Rent Program - Accounts for the proceeds from federal contributions for the development of rental property and rental income and federal operating subsidies from such properties.

**Note 1 - Organization and Significant Accounting Policies (Continued)**

Housing Revolving Fund - Accounts for various state multifamily housing projects located throughout the State of Hawaii.

Housing for Elders Revolving Fund - Accounts for various state elderly housing projects located throughout the State of Hawaii.

Central Office Cost Center Fund - Established to account for costs related to the general oversight of its housing projects and other indirect and administrative costs of the Authority. The fund charges fees to the Authority's various housing projects for such services. In addition to the fee income to operate the public housing programs, the Authority also earns fees from its other federal and state programs. The fee income earned by the fund is considered to be de-federalized.

**Department of Housing and Urban Development (HUD) Subsidized Programs**

The Federal Low-Rent Program Fund operates under HUD's Annual Contribution Contract and consists of the operations of low-rent housing properties. The purpose of the program is to provide decent and affordable housing to low-income families at reduced rents. The properties are owned, maintained, and managed by the Authority. The properties are acquired, developed, and modernized under HUD's comprehensive grant programs. Funding for the properties is provided by federal operating subsidies and tenant rentals (determined as a percentage of family income, adjusted for family composition).

In August 2022, the Authority became a Moving to Work (MTW) agency. MTW is a demonstration program through HUD for public housing authorities that provides them the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently and increases housing choices for low-income families among other things. MTW allows the Authority exemptions from many existing public housing and voucher rules and provides funding flexibility with how they use their Federal funds. The Authority is part of an expansion of MTW agencies referred to as the "Landlord Incentives Cohort". The MTW Demonstration Program does not provide any additional funding to the Authority. Funding originates from the Federal Low-Rent Program and Housing Assistance Vouchers MTW Program. MTW program activities are reported in the Federal Low-Rent Program Fund for operating subsidies and capital and reported in the Housing Assistance Voucher Program Fund for housing assistance vouchers.

The Section 8 Programs consists of the Housing Assistance Voucher Program Fund and the Section 8 Contract Administration Fund. The Housing Assistance Voucher Program Fund provides rental housing assistance subsidies to qualified participants. The purpose of the program is to assist low-income families, the elderly, and the disabled, to afford decent, safe and sanitary housing in the private market. Federal housing assistance is provided on behalf of the family or individuals and is paid directly to the landlord directly by the Authority. The family or individual is responsible for finding a suitable housing unit in which the landlord agrees to rent under the program. The Section 8 Contract Administration Fund administers non-Authority owned housing units used for low-income housing. HUD provides a contracted dollar amount to the Authority, which is used to provide rental payment assistance to landlords.

**Capital Assets**

Capital assets, which include property and equipment, are reported in the applicable governmental or business-type activities in the government-wide financial statements and proprietary funds financial statements. Capital assets are defined by the Authority as land and those assets with estimated useful lives greater than one year and with an acquisition cost greater than:

Land improvements	\$	100,000
Building and building improvements		100,000
Equipment		5,000

Purchased and constructed capital assets are valued at cost. Donated assets are recorded at their fair acquisition value at the date of donation.

**Note 1 - Organization and Significant Accounting Policies (Continued)**

Capital assets utilized in the governmental funds are recorded as expenditures in the governmental fund financial statements.

Depreciation expense is recorded in the government-wide financial statements, as well as the proprietary funds financial statements. The Authority utilizes the straight-line method over the assets' estimated useful life. No depreciation is recorded for land. Generally, the useful lives are as follows:

	Governmental Activities	Proprietary Fund and Business- type Activities
Building, building improvements, and land improvements	25 years	10-40 years
Equipment	7 years	7-10 years

**Leases**

The Authority has a policy to recognize a lease liability and a right-to-use lease asset (lease asset) in the government-wide financial statements. The Authority recognizes lease liabilities with an initial, individual value of \$100,000 or more for land and building leases and \$25,000 or more for equipment and others, with a lease term of greater than one year. Variable payments based on future performance of the lessee or usage of the underlying asset are not included in the measurement of the lease liability.

At the commencement of a lease, the Authority initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made.

Lease assets are recorded at the amount of the initial measurement of the lease liabilities and modified by any lease payments made to the lessor at or before the commencement of the lease term, less any lease incentives received from the lessor at or before the commencement of the lease term along with any initial direct costs that are ancillary charges necessary to place the lease assets into service. Lease assets are amortized using the straight-line method over the shorter of the lease term or the useful life of the underlying asset, unless the lease contains a purchase option that the Authority has determined is reasonably certain of being exercised. In this case, the lease asset is amortized over the useful life of the underlying asset.

Key estimates and judgments related to leases include how the Authority determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The Authority uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the Authority generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancelable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the Authority is reasonably certain to exercise.

The Authority monitors changes in circumstances that would require a measurement of its lease and will remeasure any lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported as right to use along with other capital assets and lease liabilities are reported with long-term accrued expenses on the statement of net position.

The Authority is a lessor for a noncancelable lease of a building and payments are generally fixed monthly. The Authority recognizes a lease receivable and a deferred inflow of resources in the government-wide and fund financial statements.

**Note 1 - Organization and Significant Accounting Policies (Continued)**

At the commencement of a lease, the Authority initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Authority determines the discount rate it uses to discount the expected lease receipts to present value, lease term, and lease receipts. The Authority uses the interest rate charged to the lessee as the discount rate. When the interest rate charged to the lessee is not provided, the Authority generally uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancelable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The Authority monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

**Cash and Cash Equivalents**

Cash and cash equivalents, if any, include all cash and investments with original purchased maturities of three months or less.

**Inventories**

Materials and supplies inventories are stated at the lower of cost or market, with cost being determined principally using the first-in, first-out method. The cost of inventories is recorded as an expenditure when consumed.

**Interfund Receivables and Payables**

During the course of operations, numerous transactions occur between individual funds that may result in amounts owed between funds. Those related to goods and service type transactions are classified as due to and from other funds. Interfund receivables and payables between funds within governmental activities are eliminated in the statement of net position.

**Deferred Outflows/Inflows of Resources**

Deferred outflows of resources represent consumptions of net position that apply to future periods and will not be recognized as an outflow of resources (expenditures) until then. The balances as of June 30, 2025 are as follows:

	Governmental Activities	Business-type Activities	Total
Deferred pension related costs	\$ 353,852	\$ 5,224,030	\$ 5,577,882
Deferred OPEB related costs	378,473	4,436,862	4,815,335
Total	<u>\$ 732,325</u>	<u>\$ 9,660,892</u>	<u>\$ 10,393,217</u>

June 30, 2025

**Note 1 - Organization and Significant Accounting Policies (Continued)**

Deferred inflows of resources represent acquisitions of net position that apply to future periods and will not be recognized as an inflow of resources (revenues) until then. The balances as of June 30, 2025 are as follows:

	Governmental Activities	Business-Type Activities	Total
Deferred pension related costs	\$ -	\$ 724,456	\$ 724,456
Deferred OPEB related costs	534,171	6,386,494	6,920,665
Deferred inflows from leases	-	1,440,011	1,440,011
Total	<u>\$ 534,171</u>	<u>\$ 8,550,961</u>	<u>\$ 9,085,132</u>

**HUD Annual Contributions**

The Authority receives annual contributions and subsidies from HUD for operating the Authority’s housing assistance payment programs and the development and operation of low-income housing projects. The Authority also receives annual subsidies from HUD for housing assistance payments and operating deficits incurred in the operation of the programs. Annual subsidies recorded in the proprietary fund types are recognized as nonoperating revenue when realized and earned and are accounted for in the statement of revenues, expenses, and changes in fund net position – proprietary funds as HUD operating subsidy.

**Compensated Absences**

It is the Authority's policy to permit employees to accumulate earned but unused vacation, sick and compensatory time. The compensated absence liabilities are reported in the government-wide and proprietary fund financial statements. A leave liability is recognized due to the leave attributable to services already rendered, leave that accumulates, and leave that is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. Accumulated unpaid vacation estimated to be used or paid during the next year is approximately \$1,321,000.

The net change in compensated absences during the year is an increase of approximately \$802,000.

As of June 30, 2025, approximately \$486,000 and \$6,085,000 of compensated absences was for government-wide activities and business-type activities, respectively, and is included in accrued expenses in the accompanying statement of net position.

**Classifications of Net Position and Fund Balance**

Net positions are restricted when constraints placed on them are either externally imposed or imposed by constitutional provisions or enabling legislation. Internally imposed designations of resources are not presented as restricted net position. When both restricted and unrestricted resources are available for use, it is generally the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

Net position of the Authority is classified in three components. Net investment in capital assets consists of capital assets net of accumulated depreciation and is reduced by the current balances of any outstanding borrowings used to finance the purchase or construction of those assets. The restricted component of net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. Unrestricted net position is the remaining net position that does not meet the definition of invested in capital or restricted.

The Authority classifies fund balances into specifically defined classifications for governmental fund types. Classifications include the following:

Restricted - Balances that are restricted for specific purposes by external parties such as creditors, grantors, or other governments.

**Note 1 - Organization and Significant Accounting Policies (Continued)**

Committed - Balances that can only be used for specific purposes pursuant to constraints imposed by formal action of the state legislature. Committed fund balances also include contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

Assigned - Balances that are constrained by management to be used for specific purposes but are neither restricted nor committed. The general and capital projects fund balances are assigned for continuing appropriations, which are comprised of encumbrances and unencumbered allotment balances. Encumbrances represent outstanding commitments, which generally are liquidated in the subsequent fiscal year. Unencumbered allotment balances represent amounts that have been released and made available for encumbrance or expenditure and are legally segregated for a specific future use.

Unassigned - Residual balances that are not contained in the other classifications.

***Pensions***

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Employees' Retirement System of the State of Hawaii (ERS) and additions to/deductions from the ERS fiduciary net position have been determined on the same basis as they are reported by ERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at their fair value.

***Other Post Employment Benefits***

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Hawaii Employer-Union Health Benefits Trust Fund (EUTF) and additions to/deductions from the EUTF's fiduciary net position have been determined on the same basis as they are reported by the EUTF. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at their fair value.

***Temporary Hazard Pay***

In November 2024, the State entered into an additional settlement agreement regarding the temporary hazard pay for unions with periods covering dates in March 2020 through March 2022, for those employees who performed essential functions during the COVID-19 pandemic, including employees of the Authority. Total accrued payroll for the fiscal year ended June 30, 2025 related to temporary hazard pay settlement reached in November 2024 was approximately \$1.65 million.

***Risk Management***

Liabilities related to certain types of losses (including torts, theft of, damage to, or destruction of assets, errors or omissions, natural disasters, and injuries to employees) are reported when it is probable that the losses have occurred and the amount of those losses can be reasonably estimated.

***Management's Use of Estimates***

The preparation of financial statements in conformity with generally accepted accounting principles accepted in the United States of America (GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Significant estimates and assumptions include the valuation for accounts receivable, the liabilities of other post employment benefits, and pension. Actual results could differ from those estimates.

**Note 1 - Organization and Significant Accounting Policies (Continued)**

***Upcoming Accounting Pronouncements***

In April 2024, the Governmental Accounting Standards Board issued Statement No. 103, *Financial Reporting Model Improvements*, which establishes new accounting and financial reporting requirements or modifies existing requirements related to the following: management's discussion and analysis; unusual or infrequent items; presentation of the proprietary fund statement of revenue, expenses, and changes in fund net position; information about major component units in basic financial statements; budgetary comparison information; and financial trends information in the statistical section. The provisions of this statement are effective for the Authority's financial statements for the year ending June 30, 2026.

In September 2024, the Governmental Accounting Standards Board issued Statement No. 104, *Disclosure of Certain Capital Assets*, which requires certain types of capital assets, such as lease assets, intangible right-to-use assets, subscription assets, and other intangible assets to be disclosed separately by major class of underlying asset in the capital assets note. The Statement also requires additional disclosures for capital assets held for sale. The provisions of this Statement are effective for the Authority's financial statements for the year ending June 30, 2026.

**Note 2 - Accounting Changes and Error Corrections**

**Adoption of New Accounting Pronouncement**

During the current year, the Authority adopted GASB Statement No. 101, *Compensated Absences*. As a result, the liability for compensated absences in the statements of net position of the governmental activities, business type activities, and proprietary funds has been calculated to comply with this new pronouncement. The financial statements for the year ended June 30, 2024 have been restated in order to adopt GASB Statement No. 101. The effects of this adoption of a new accounting pronouncement are shown in the table at the end of this section.

**Correction of an Error in Previously Issued Financial Statements**

During fiscal year 2024, the Authority determined that a portion of the construction in progress balances recorded at June 30, 2024 in the Federal Low Rent Program fund were fully impaired during the year ended June 30, 2024. Therefore, capital assets were overstated by approximately \$7.8 million and expenses were understated by approximately \$7.8 million in the Federal Low Rent Program fund and Business-type activities for the fiscal year ended June 30, 2024. The effects of correcting that error are shown in the table at the end of this section.

June 30, 2025

**Note 2 - Accounting Changes and Error Corrections (Continued)**

**Adjustments to and Restatements of Beginning Balances**

During fiscal year 2025, the changes noted above resulted in adjustments to and restatements of beginning net position as follows:

	<u>June 30, 2024</u>	<u>Adoption of New</u>		<u>June 30, 2024</u>
	<u>As Previously</u>	<u>Accounting</u>	<u>Error Correction</u>	<u>As Restated</u>
	<u>Reported</u>	<u>Pronouncement</u>		
Government-wide:				
Governmental activities	\$ 93,574,100	\$ (268,070)	\$ -	\$ 93,306,030
Business-type activities	388,450,090	(2,748,914)	(7,809,321)	377,891,855
Total primary government	<u>\$ 482,024,190</u>	<u>\$ (3,016,984)</u>	<u>\$ (7,809,321)</u>	<u>\$ 471,197,885</u>
Proprietary funds:				
Major funds:				
Federal Low Rent Program	\$ 330,461,029	\$ (1,130,222)	\$ (7,809,321)	\$ 321,521,486
Housing Revolving Fund	16,241,717	(81,722)	-	16,159,995
Central Office Cost Center Fund	(7,717,942)	(1,536,970)	-	(9,254,912)
Total proprietary funds	<u>\$ 338,984,804</u>	<u>\$ (2,748,914)</u>	<u>\$ (7,809,321)</u>	<u>\$ 328,426,569</u>

**Note 3 - Budgeting and Budgetary Control**

***Budgetary Information***

The budget of the Authority is a detailed operating plan identifying estimated costs and results in relation to estimated revenues. The budget includes (1) the programs, services, and activities to be provided during the fiscal year, (2) the estimated revenues available to finance the operating plan, and (3) the estimated spending requirements of the operating plan. The budget represents a process through which financial policy decisions are made, implemented, and controlled. Annual budgets are adopted on a basis consistent with generally accepted accounting principles and state law for the general fund and all special revenue funds. All annual appropriations lapse at fiscal year end. The budget document presents information by fund, function, (and object). The legal level of budgetary control adopted by the governing body (i.e., the level at which expenditures may not legally exceed appropriations) is the function (object) level. Revenue estimates are provided to the State Legislature at the time of budget consideration and are revised and updated throughout the fiscal year. Amounts reflected as budgeted revenues in the accompanying required supplementary information - budgetary comparison schedule are estimates as compiled by the Authority and reviewed by the Department of Budget and Finance. Budgeted expenditures are derived primarily from acts of the State Legislature and from other authorizations contained in the State Constitution, the Hawaii Revised Statutes (HRS), and other specific appropriation acts in various Session Laws of Hawaii. State law requires the Authority to have its budget in place by July 1. State law permits districts to amend their budgets during the year. During the year, the budget was amended in a legally permissible manner. There were no significant amendments during the year.

Expenditures of these appropriated funds are made pursuant to the appropriations in the biennial budget as amended by subsequent supplemental appropriations. Budgetary control is maintained at the departmental level. Budget revisions and interdepartmental transfers may be affected with certain executive and legislative branch approvals.

The general fund and certain special revenue funds have legally appropriated annual budgets. The final legally adopted budget in the accompanying required supplementary information - budgetary comparison schedules represent the original appropriations, transfers, and other legally authorized legislative and executive changes.

**Note 3 - Budgeting and Budgetary Control (Continued)**

To the extent not expended or encumbered, general fund and special revenue funds appropriations generally lapse at the end of the fiscal year or grant period for which the appropriations were made. The State Legislature or federal government specifies the lapse dates and any other contingencies that may terminate the authorization for other appropriations. Known lapses occurring in the year of appropriation, if any, are included in the amended budgets, and are netted against revenues in the accompanying required supplementary information - budgetary comparison schedule.

A comparison of both the original budget and the final budget to the actual revenues and expenditures of the general and certain special revenue funds are presented in the accompanying required supplementary information - budgetary comparison schedule. Differences between revenues and expenditures reported on the budgetary basis and those reported in accordance with GAAP are mainly due to revenues and expenditures of unbudgeted funds and the different methods used to recognize resource uses. For budgeting purposes, resource uses are recognized when cash disbursements are made or funds are encumbered.

For financial statements presented in accordance with GAAP, expenditures are recognized when incurred and encumbrances are not reported as resources used.

A summation of the differences between revenues and expenditures reported on the budgetary basis and those reported in accordance with GAAP for the general and certain special revenue funds for the year ended June 30, 2025 is set forth in the required supplementary information.

Encumbrance accounting is employed in governmental funds. Encumbrances (e.g. purchase orders, contracts) are not tracked during the year. Budget appropriations are considered to be spent once the goods are delivered or the services rendered.

**Note 4 - Cash**

The State maintains a cash pool that is available to all funds. The Director of Finance is responsible for the safekeeping of all monies paid into the State Treasury. The Director of Finance may invest any monies of the State, which in the Director’s judgment are in excess of the amounts necessary for meeting the immediate requirements of the State. Cash is pooled with funds from other State agencies and departments and deposited with approved financial institutions or invested in the State Treasury Investment Pool. Cash accounts that participate in the investment pool accrue interest based on the average weighted cash balances of each account.

The State requires that the depository banks pledge, as collateral, government securities held in the name of the State for deposits not covered by federal deposit insurance.

At June 30, 2025, total cash, including restricted cash, reported in the statement of net position is \$130,111,794 which consisted of the following:

	Governmental Activities	Business-type Activities	Total
State pool and petty cash	\$ -	\$ 8,774,207	\$ 8,774,207
Cash in bank (book balance)	16,958,106	104,379,481	121,337,587
Total	<u>\$ 16,958,106</u>	<u>\$ 113,153,688</u>	<u>\$ 130,111,794</u>

Restricted cash under the Housing Assistance Vouchers MTW Program and Section 8 Program of approximately \$2,988,000 and \$1,000, respectively, consists of amounts restricted by HUD for housing assistance payments and the Family Self Sufficiency Program. Restricted cash under the Federal Low Rent Program of approximately \$1,603,000 consists primarily of tenant security deposits. Restricted cash under the Central Office Cost Center of approximately \$90,000 consists of stale-dated checks.

**Note 4 - Cash (Continued)**

Bank balance of cash in bank was approximately \$121,771,000 of which \$750,000 was covered by federal depository insurance and \$121,021,000 by collateral held by the pledging financial institution's trust department or agent in the name of the Authority.

**Note 5 - Kuhio Park Terrace Towers and Homes - Notes Receivable and Rental Assistance Demonstration**

On May 1, 2011, the Authority entered into an Acquisitions Financing Agreement (Agreement) to sell, transfer, and convey unto a third party the buildings, structures, equipment, machinery, apparatus, fixtures and fittings (Improvements) of the two high rise buildings known as Kuhio Park Terrace Towers (Project), and for the execution of a ground lease for the land underlying the Improvements (Property), as defined in the Agreement. The ground lease annual rent is one dollar (\$1) and expires on May 11, 2076, with an option for an additional ten (10) years. The buyer, as defined in the Agreement, is required to redevelop the Project to include 555 units, 347 of which will be operated as public housing. In order to assist the buyer in financing the rehabilitation of the Project, the State of Hawaii, Hawaii Housing and Finance Development Corporation issued revenue bonds in the amount of \$66,000,000 for which the proceeds were used to make a mortgage loan to the buyer.

Pursuant to the Agreement, the buyer agreed to pay the Authority an acquisition fee of \$4,665,000 in consideration for acquiring the leasehold interest in the Property and \$45,000,000 for the Improvements, such that the total purchase price was \$49,665,000. Of the total purchase price, \$3,162,943 was paid in cash and the remaining balance of \$46,502,057 was financed pursuant to the Agreement by a note. The note, which is secured by a leasehold mortgage and security agreement, matures in May 2051 and accrues interest at the greater of 4.19 percent per annum or the long-term annually compounding applicable federal rate. The note is payable from cash flows from the Property in the amounts and priority set forth in the note, provided that the payments due shall not exceed seventy-five percent (75%) of the borrower's surplus cash, as defined in the note. Additionally, the note is subordinate to the rights of certain financing agreements related to the issuance of revenue bonds for the redevelopment of the Project. Any remaining unpaid principal and accrued interest balance is due and payable on the maturity date of the note.

The sale of the Project is being accounted for under the cost recovery method. Under this method, the gain on sale is deferred until the total payments made by the buyer exceed the cost of the Project. However, a portion of the deferred gain is recognized as income to the extent that the deferred gain exceeds the note receivable from the buyer plus the maximum contingent liability to the Authority for other debt on the Project.

During 2025, the interest earned on the note receivable amounted to approximately \$3,340,000 and has been recorded in deferred gain. The Authority did not receive any payments during the year ended June 30, 2025. As the total cash received from the buyer has not yet exceeded the cost of the Project, the cash payment received was recorded in deferred gain. As of June 30, 2025, the net note receivable, inclusive of all principal, accrued interest of approximately \$36,553,000, and deferred gain related to the Project, is as follows and reflected under the Federal Low Rent Program statement of net position:

Principal and accrued interest	\$	83,055,328
Deferred gain		<u>(80,370,157)</u>
Net note receivable	\$	<u>2,685,171</u>

June 30, 2025

**Note 5 - Kuhio Park Terrace Towers and Homes - Notes Receivable and Rental Assistance Demonstration (Continued)**

Additionally, prior to the execution of the ground lease and sale of the improvements, several planned capital improvements related to the Project had not been completed. As both the Authority and the buyer agreed that the work is necessary, the buyer agreed to complete the work and the Authority agreed to provide the financing. Accordingly, the Authority agreed to loan the buyer up to \$3,900,000 from Public Housing Capital Funds and State of Hawaii Capital Improvement Projects Funds. Payment of principal is deferred until the maturity date, whereupon all principal is due, subject to the availability of surplus cash, as defined in the note agreement. The note does not bear interest unless the borrower defaults upon the maturity date of May 2051. The Authority loaned the full \$3,900,000 to the buyer prior to the year ended June 30, 2025, which is included in the accompanying statement of net position under the Federal Low Rent Program.

In June 2020, the Authority entered into a Restated and Amended Master Development Agreement (MDA) with a third party developer to redevelop Kuhio Park Terrace and Kuhio Homes. Pursuant to the MDA, the Authority intends to lend up to \$1,750,000 to the developer to cover up to 50 percent of Multiphase Predevelopment Costs, as defined, incurred by the developer. Payment of principal will be repaid on a pro rata basis at the closing of each Development Phase, as defined. The note does not bear interest unless the borrower defaults upon the maturity date of July 8, 2030. In March 2025, an agreement regarding transfer and assignment of the MDA was entered into transferring and assigning the MDA from one third party developer to another, but the terms of the agreement did not change. As of June 30, 2025, the Authority had loaned approximately \$3,300,00 to the developer, which is included in the accompanying statement of net position under the Redevelopment Projects.

The Rental Assistance Demonstration (RAD) program is a federal housing program enacted as part of the Consolidated and Further Continuing Appropriations Act of 2012 and administered by HUD. To better serve the public housing residents of the Kuhio Park Terrace Towers, the Authority and the developer converted the public housing units funded under the Federal Low Rent Program to Project Based Voucher units funded under the Housing Assistance Vouchers MTW Program through the RAD program. HUD's Office of Multifamily Housing issued a RAD Conversion Commitment for the conversion of 347 public housing units on May 16, 2021. The RAD conversion subsequently closed on November 30, 2021, with a Housing Assistance Payment contract effective December 1, 2021.

June 30, 2025

**Note 6 - Capital Assets**

Capital asset activity, including lease assets, of the Authority's governmental and business-type activities for the year ended June 30, 2025 was as follows:

**Governmental Activities**

	Balance July 1, 2024	Reclassifications	Additions	Disposals	Balance June 30, 2025
Capital assets not being depreciated:					
Land	\$ 2,373,410	\$ -	\$ -	\$ -	\$ 2,373,410
Construction in progress	-	-	3,818,046	-	3,818,046
Subtotal	2,373,410	-	3,818,046	-	6,191,456
Capital assets being depreciated:					
Buildings and improvements	15,613,649	(1)	-	-	15,613,648
Equipment	1,491,896	-	-	-	1,491,896
Subtotal	17,105,545	(1)	-	-	17,105,544
Accumulated depreciation:					
Buildings and improvements	14,460,566	-	144,877	-	14,605,443
Equipment	1,410,827	-	23,842	-	1,434,669
Subtotal	15,871,393	-	168,719	-	16,040,112
Net capital assets being depreciated	1,234,152	(1)	(168,719)	-	1,065,432
Net governmental activities capital assets	\$ 3,607,562	\$ (1)	\$ 3,649,327	\$ -	\$ 7,256,888

June 30, 2025

**Note 6 - Capital Assets (Continued)**

*Proprietary Funds*

	Balance July 1, 2024 (As Restated, Note 2)	Reclassifications	Additions	Disposals	Balance June 30, 2025
Capital assets not being depreciated:					
Land	\$ 22,966,200	\$ -	\$ -	\$ -	\$ 22,966,200
Construction in progress	54,535,079	(29,460,920)	13,297,108	(837,612)	37,533,655
Subtotal	77,501,279	(29,460,920)	13,297,108	(837,612)	60,499,855
Capital assets being depreciated:					
Buildings and improvements	792,064,134	29,460,920	-	-	821,525,054
Equipment	9,946,611	-	32,883	-	9,979,494
Right-of-use asset	178,444	-	-	-	178,444
Subtotal	802,189,189	29,460,920	32,883	-	831,682,992
Accumulated depreciation:					
Buildings and improvements	532,168,131	-	24,963,037	-	557,131,168
Equipment	7,119,661	-	341,756	-	7,461,417
Right-of-use asset	19,598	-	6,566	-	26,164
Subtotal	539,307,390	-	25,311,359	-	564,618,749
Net capital assets being depreciated	262,881,799	29,460,920	(25,278,476)	-	267,064,243
Net proprietary funds capital assets	\$ 340,383,078	\$ -	\$ (11,981,368)	\$ (837,612)	\$ 327,564,098

Current period depreciation expense was charged to programs as follows:

Governmental activities - Rental Housing and Assistance Program	\$ 168,719
Proprietary funds:	
Federal Low Rent Program	\$ 21,500,431
Housing Revolving Fund	1,304,318
Housing for Elders Revolving Fund	1,817,159
Central Office Cost Center Fund	150,506
Others	538,945
Total proprietary funds	\$ 25,311,359

**Note 6 - Capital Assets (Continued)**

At June 30, 2025, capital assets for the business-type activities consisted of the following:

	Enterprise Funds							Total
	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center	Other Enterprise Funds	Total Enterprise Funds	Internal Service Funds	
Land	\$ 13,093,629	\$ 2,252,881	\$ 6,104,817	\$ -	\$ 1,514,873	\$ 22,966,200	\$ -	\$ 22,966,200
Buildings and improvements	703,316,184	40,900,844	62,716,310	2,186,908	12,404,808	821,525,054	-	821,525,054
Equipment, furniture, and fixtures	6,980,131	1,081,029	1,036,396	881,938	-	9,979,494	2,824,225	12,803,719
Construction in progress	17,114,737	1,921,567	18,497,351	-	-	37,533,655	-	37,533,655
Less accumulated depreciation	(480,901,966)	(26,517,205)	(46,648,741)	(1,097,026)	(9,427,647)	(564,592,585)	(2,533,215)	(567,125,800)
Right-of-use asset	178,444	-	-	-	-	178,444	-	178,444
Less accumulated amortization	(26,164)	-	-	-	-	(26,164)	-	(26,164)
<b>Net property and equipment</b>	<b>\$ 259,754,995</b>	<b>\$ 19,639,116</b>	<b>\$ 41,706,133</b>	<b>\$ 1,971,820</b>	<b>\$ 4,492,034</b>	<b>\$ 327,564,098</b>	<b>\$ 291,010</b>	<b>\$ 327,855,108</b>

**Note 7 - Commitments and Contingencies**

**Construction Contracts**

At June 30, 2025, the Authority had outstanding construction contract commitments to expend approximately \$55,200,000 for the construction and renovation of housing projects.

**Master Planning and Predevelopment Agreement**

In June 2023, the Authority entered into a Master Planning and Predevelopment Agreement (the Agreement) with a third-party master developer to play a lead role in transforming a portion of the Authority’s public housing portfolio of properties to preserve or replace existing public housing units on a one-for-one basis and to add at least 10,000 additional housing units by redeveloping under-utilized Authority assets (the Ka Lei Momi Redevelopment). The Ka Lei Momi Redevelopment is expected to be completed in multiple phases estimated at roughly two years per phase over a total period of at least 10 years, although, this timeline is contingent upon permit approvals, market forces, funding, and the availability of financing. It is anticipated that a Master Plan for all the Targeted Portfolio Sites, as defined in the Agreement, will be created by the Master Developer and delivered to the Authority within two years of the Effective Date of entering into the Agreement.

In relation to the Ka Lei Momi Redevelopment, the Authority entered into a Master Development Agreement with a third-party developer for the revitalization and redevelopment of Mayor Wright Homes within a ten-year period, subject to extension, as defined.

**Torts**

The Authority is subject to various legal proceedings and claims that arise in the ordinary course of its business. The opinion of management and the Attorney General believes that the amount, if any, of ultimate liability with respect to legal actions will be covered by insurance or will be a liability against the State of Hawaii.

**Workers’ Compensation Policy**

The State is self-insured for workers’ compensation. Accordingly, the Authority is liable for workers’ compensation claims filed by its employees. The basis for estimating the liabilities for unpaid claims include the effects of specific incremental claim adjustment expenses, salvage and subrogation, and other allocated or unallocated claim adjustment expenses. These liabilities include an amount for claims that have been incurred but not reported. As of June 30, 2025, the Authority has determined there is not a significant liability for workers’ compensation claims.

**Note 7 - Commitments and Contingencies (Continued)**

***Litigation***

The Authority is subject to various legal proceedings and claims that arise in the ordinary course of its business. The opinion of management and the Attorney General believes that the amount, if any, of ultimate liability with respect to legal actions will be covered by insurance or will be a liability against the State of Hawaii.

**Note 8 - Retirement Plan**

***Plan Description***

Generally, all full-time employees of the State and counties are required to be members of the ERS, a cost-sharing multiple-employer defined benefit pension plan that administers the State's pension benefits program. Benefits, eligibility, and contribution requirements are governed by HRS Chapter 88 and can be amended through legislation. The ERS issues publicly available annual financial reports that can be obtained at the ERS website: <http://ers.ehawaii.gov/resources/financials>.

***Benefits Provided***

The ERS Pension Trust is comprised of three pension classes for membership purposes and considered to be a single plan for accounting purposes since all assets of the ERS may legally be used to pay the benefits of any of the ERS members or beneficiaries. The ERS provides retirement, disability, and death benefits with three membership classes known as the noncontributory, contributory, and hybrid retirement plans. The three classes provide a monthly retirement allowance equal to the benefit multiplier (generally 1.25% to 2.25%) multiplied by the average final compensation multiplied by years of credited service. Average final compensation for members hired prior to July 1, 2012 is an average of the highest salaries during any three years of credited service, excluding any salary paid in lieu of vacation for members hired January 1, 1971 or later, and the average of the highest salaries during any five years of credited service including any salary paid in lieu of vacation for members hired prior to January 1, 1971. For members hired after June 30, 2012, average final compensation is an average of the highest salaries during any five years of credited service excluding any salary paid in lieu of vacation.

Each retiree's original retirement allowance is increased on each July 1 beginning the calendar year after retirement. Retirees first hired as members prior to July 1, 2012 receive a 2.5% increase each year of their original retirement allowance without a ceiling. Retirees first hired as members after June 30, 2012 receive a 1.5% increase each year of their original retirement allowance without a ceiling. The annual increase is not compounded.

The following summarizes the provisions relevant to the largest employee groups of the respective membership class. Retirement benefits for certain groups, such as police officers, firefighters, some investigators, sewer workers, judges, and elected officials, vary from general employees.

**Noncontributory Class**

***Retirement Benefits*** - General employees' retirement benefits are determined as 1.25% of average final compensation multiplied by the years of credited service. Employees with ten years of credited service are eligible to retire at age 62. Employees with 30 years of credited service are eligible to retire at age 55.

***Disability Benefits*** - Members are eligible for service-related disability benefits regardless of length of service and receive a lifetime pension of 35% of their average final compensation. Ten years of credited service is required for ordinary disability. Ordinary disability benefits are determined in the same manner as retirement benefits but are payable immediately, without an actuarial reduction, and at a minimum of 12.5% of average final compensation.

**Note 8 - Retirement Plan (Continued)**

Death Benefits - For service-connected deaths, the surviving spouse/reciprocal beneficiary receives a monthly benefit of 30% of the average final compensation until remarriage or re-entry into a new reciprocal beneficiary relationship. Additional benefits are payable to surviving dependent children up to age 18. If there is no spouse/reciprocal beneficiary or surviving dependent children, no benefit is payable.

Ordinary death benefits are available to employees who were active at time of death with at least ten years of credited service. The surviving spouse/reciprocal beneficiary (until remarriage/reentry into a new reciprocal beneficiary relationship) and surviving dependent children (up to age 18) receive a benefit equal to a percentage of the member's accrued maximum allowance unreduced for age or, if the member was eligible for retirement at the time of death, the surviving spouse/reciprocal beneficiary receives 100% joint and survivor lifetime pension and the surviving dependent children receive a percentage of the member's accrued maximum allowance unreduced for age.

**Contributory Class for Members Hired prior to July 1, 2012**

Retirement Benefits - General employees' retirement benefits are determined as 2% of average final compensation multiplied by the years of credited service. General employees with five years of credited service are eligible to retire at age 55.

Disability Benefits - Members are eligible for service-related disability benefits regardless of length of service and receive a one-time payment of the member's contributions and accrued interest plus a lifetime pension of 50% of their average final compensation. Ten years of credited service is required for ordinary disability. Ordinary disability benefits are determined as 1.75% of average final compensation multiplied by the years of credited service but are payable immediately, without an actuarial reduction, and at a minimum of 30% of average final compensation.

Death Benefits - For service-connected deaths, the surviving spouse/reciprocal beneficiary receives a lump sum payment of the member's contributions and accrued interest plus a monthly benefit of 50% of the average final compensation until remarriage or re-entry into a new reciprocal beneficiary relationship. If there is no surviving spouse/reciprocal beneficiary, surviving dependent children (up to age 18) or dependent parents are eligible for the monthly benefit. If there is no spouse/reciprocal beneficiary or surviving dependent children/parents, the ordinary death benefit is payable to the designated beneficiary.

Ordinary death benefits are available to employees who were active at time of death with at least one year of service. Ordinary death benefits consist of a lump sum payment of the member's contributions and accrued interest plus a percentage of the salary earned in the 12 months preceding death, or 50% joint and survivor lifetime pension if the member was not eligible for retirement at the time of death but was credited with at least ten years of service and designated one beneficiary, or 100% joint and survivor lifetime pension if the member was eligible for retirement at the time of death and designated one beneficiary.

**Contributory Class for Members Hired After June 30, 2012**

Retirement Benefits - General employees' retirement benefits are determined as 1.75% of average final compensation multiplied by the years of credited service. General employees with ten years of credited service are eligible to retire at age 60.

Disability and Death Benefits - Members are eligible for service-related disability benefits regardless of length of service and receive a lifetime pension of 50% of their average final compensation plus refund of contributions and accrued interest. Ten years of credited service is required for ordinary disability.

Death benefits for contributory members hired after June 30, 2012 are generally the same as those for contributory members hired June 30, 2012 and prior.

**Note 8 - Retirement Plan (Continued)**

**Hybrid Class for Members Hired Prior to July 1, 2012**

**Retirement Benefits** - General employees' retirement benefits are determined as 2% of average final compensation multiplied by the years of credited service. General employees with five years of credited service are eligible to retire at age 62. General employees with 30 years of credited service are eligible to retire at age 55.

**Disability Benefits** - Members are eligible for service-related disability benefits regardless of length of service and receive a lifetime pension of 35% of their average final compensation plus refund of their contributions and accrued interest. Ten years of credited service is required for ordinary disability. Ordinary disability benefits are determined in the same manner as retirement benefits but are payable immediately, without an actuarial reduction, and at a minimum of 25% of average final compensation.

**Death Benefits** - For service-connected deaths, the designated surviving spouse/reciprocal beneficiary receives a lump sum payment of the member's contributions and accrued interest plus a monthly benefit of 50% of the average final compensation until remarriage or re-entry into a new reciprocal beneficiary relationship. If there is no surviving spouse/ reciprocal beneficiary, surviving dependent children (up to age 18) or dependent parents are eligible for the monthly benefit. If there is no spouse/reciprocal beneficiary or surviving dependent children/parents, the ordinary death benefit is payable to the designated beneficiary.

Ordinary death benefits are available to employees who were active at time of death with at least five years of service. Ordinary death benefits consist of a lump sum payment of the member's contributions and accrued interest plus a percentage multiplied by 150%, or 50% joint and survivor lifetime pension if the member was not eligible for retirement at the time of death but was credited with at least ten years of service and designated one beneficiary, or 100% joint and survivor lifetime pension if the member was eligible for retirement at the time of death and designated one beneficiary.

**Hybrid Class for Members Hired After June 30, 2012**

**Retirement Benefits** - General employees' retirement benefits are determined as 1.75% of average final compensation multiplied by the years of credited service. General employees with ten years of credited service are eligible to retire at age 65. Employees with 30 years of credited service are eligible to retire at age 60. Sewer workers, water safety officers, and emergency medical technicians may retire with 25 years of credited service at age 55.

**Disability and Death Benefits** - Provisions for disability and death benefits generally remain the same except for ordinary death benefits. Ordinary death benefits are available to employees who were active at time of death with at least ten years of service. Ordinary death benefits consist of a lump sum payment of the member's contributions and accrued interest, or 50% joint and survivor lifetime pension if the member was not eligible for retirement at the time of death but was credited with at least ten years of service and designated one beneficiary, or 100% joint and survivor lifetime pension if the member was eligible for retirement at the time of death and designated one beneficiary.

**Contributions**

Contributions are governed by HRS Chapter 88 and may be amended through legislation. The employer rate is set by statute based on the recommendations of the ERS actuary resulting from an experience study conducted every five years. Since July 1, 2005, the employer contribution rate is a fixed percentage of compensation, including the normal cost plus amounts required to pay for the unfunded actuarial accrued liabilities. The contribution rates for fiscal year 2025 was 24% for Authority employees. Contributions to the pension plan from the Authority was \$4,156,896 for the fiscal year ended June 30, 2025.

**Note 8 - Retirement Plan (Continued)**

The employer is required to make all contributions for noncontributory members. Contributory members hired prior to July 1, 2012 are required to contribute 7.8% of their salary. Contributory members hired after June 30, 2012 are required to contribute 9.8% of their salary. Hybrid members hired prior to July 1, 2012 are required to contribute 6.0% of their salary. Hybrid members hired after June 30, 2012 are required to contribute 8.0% of their salary.

The payroll for all of the Authority's employees covered by the plan was approximately \$17,658,000 for 2025.

**Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

At June 30, 2025, the Authority reported a liability of \$42,532,481 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability was based on a projection of the Authority's long-term share of contributions to the pension plan relative to projected contributions of all participants, actuarially determined. At June 30, 2024, the Authority's proportion was 0.52 percent compared to the 0.51 percent proportion measured as of June 30, 2023.

There were no changes in actuarial assumptions as of June 30, 2023 to June 30, 2024. There were no changes between the measurement date, June 30, 2024, and the reporting date, June 30, 2025, that are expected to have a significant effect on the proportionate share of the net pension liability.

For the year ended June 30, 2025, the Authority recognized pension gain of \$34,868. At June 30, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Changes in Net Pension Liability	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,226,393	\$ (352,048)
Changes in assumptions	(764,774)	(301,228)
Net difference between projected and actual earnings on pension plan investments	471,332	-
Changes in proportion and differences between Authority contributions and proportionate share of contributions	488,035	(71,180)
Authority contributions subsequent to the measurement date	<u>4,156,896</u>	<u>-</u>
<b>Total</b>	<u>\$ 5,577,882</u>	<u>\$ (724,456)</u>

At June 30, 2025, the \$4,156,896 reported as deferred outflows of resources related to pensions resulting from Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2026.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

2026	\$ (408,824)
2027	27,119
2028	761,056
2029	<u>317,179</u>
Total	<u>\$ 696,530</u>

**Note 8 - Retirement Plan (Continued)**

**Actuarial Assumptions**

The total pension liability in the June 30, 2024 actuarial valuation was determined using the following actuarial assumptions adopted by the ERS’s Board of Trustees on August 8, 2022, based on the 2021 Experience Study for the five-year period from July 1, 2016 through June 30, 2021:

Inflation	2.50 percent
Payroll growth rate	3.50 percent
Investment rate of return	7.00 percent per year, compounded annually, including inflation

There were no changes to ad hoc postemployment benefits including cost of living allowances.

Post-retirement mortality rates are based on the 2022 Public Retirees of Hawaii mortality table with full generational projections in future years. Pre-retirement mortality rates are based on multiples of the Pub-2010 mortality table based on the occupation of the member.

The long-term expected rate of return on pension plan investments was determined using a “top down approach” of the Client-Constrained Simulation-based Optimization Model (a statistical technique known as “re-sampling with a replacement” that directly keys in on specific plan-level risk factors as stipulated by the ERS Board of Trustees) in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future nominal rates of return (real returns and inflation) by the target asset allocation percentage. The rate of returns based on ERS’s investment consultant as of June 30, 2024 are summarized in the following table:

Classes	Strategic Class Weights	Long-term Expected Geometric Rate of Return
Broad growth:		
Public equity	20.00 %	7.20 %
Private equity	19.00	9.90
Liquid credit	4.00	6.50
Private credit	8.00	9.20
Real estate	9.00	6.30
Infrastructure	7.00	7.30
Timber/Agriculture/Infrastructure	3.00	5.30
Diversifying strategies:		
System trend following	8.00	3.80
Long US treasuries	4.00	4.30
Intermediate government	14.00	4.00
Reinsurance	4.00	5.30

**Discount Rate**

The discount rate used to measure the net pension liability was 7.00%, consistent with the rate used at the prior measurement date. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from the State will be made at statutorily required rates, actuarially determined. Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Note 8 - Retirement Plan (Continued)**

***Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate***

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current rate:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Authority's proportionate share of the net pension liability	\$ 56,810,165	\$ 42,532,481	\$ 30,706,267

***Pension Plan Fiduciary Net Position***

The pension plan's fiduciary net position is determined on the same basis used by the pension plan. The ERS's financial statements are prepared using the accrual basis of accounting under which expenses are recorded when the liability is incurred, and revenues are recorded in the accounting period in which they are earned and become measurable. Employer and member contributions are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Investment purchases and sales are recorded as of their trade date. Administrative expenses are financed exclusively with investment income.

There were no significant changes after the report measurement date. Detailed information about the pension plan's fiduciary net position is available in the separately issued ERS financial report. The ERS's complete financial statements are available at <http://www.ers.hawaii.gov/resources/financials>.

**Note 9 - Postemployment Health Care and Life Insurance Benefits**

***Plan Description***

The State provides certain health care and life insurance benefits to all qualified employees. Pursuant to Act 88, SLH 2001, the State contributes to the EUTF, an agent multiple-employer defined benefit plan that replaced the Hawaii Public Employees Health Fund effective July 1, 2003. The EUTF was established to provide a single delivery system of health benefits for state and county workers, retirees, and their dependents. The EUTF issues an annual financial report that is available to the public at <https://eutf.hawaii.gov/reports/>. The report may also be obtained by writing to the EUTF at P.O. Box 2121, Honolulu, Hawaii 96805-2121.

For employees hired before July 1, 1996, the State pays the entire base monthly contribution for employees retiring with ten years or more of credited service, and 50% of the base monthly contribution for employees retiring with fewer than ten years of credited service. A retiree can elect a family plan to cover dependents.

For employees hired after June 30, 1996 but before July 1, 2001, and who retire with less than ten years of service, the State makes no contributions. For those retiring with at least ten years but fewer than 15 years of service, the State pays 50% of the base monthly contribution. For employees retiring with at least 15 years but fewer than 25 years of service, the State pays 75% of the base monthly contribution. For employees retiring with at least 25 years of service, the State pays 100% of the base monthly contribution. Retirees in this category can elect a family plan to cover dependents.

**Note 9 - Postemployment Health Care and Life Insurance Benefits (Continued)**

For employees hired on or after July 1, 2001, and who retire with less than ten years of service, the State makes no contributions. For those retiring with at least ten years but fewer than 15 years of service, the State pays 50% of the base monthly contribution. For those retiring with at least 15 years but fewer than 25 years of service, the State pays 75% of the base monthly contribution. For employees retiring with at least 25 years of service, the State pays 100% of the base monthly contribution. Only single plan coverage is provided for retirees in this category. Retirees can elect family coverage but must pay the difference.

**Contributions**

Contributions are governed by HRS Chapter 87A and may be amended through legislation. Contributions to the OPEB plan from the Authority was \$3,877,028 for the year ended June 30, 2025. The employer is required to make all contributions for members.

**OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB**

At June 30, 2025, the Authority reported a liability of \$28,490,372 for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of July 1, 2024, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net OPEB liability was based on a projection of the Authority's long-term share of contributions to the OPEB plan relative to projected contributions of all participants, actuarially determined. At June 30, 2024, the Authority's proportion was 0.5074 percent compared to its proportion at June 30, 2023 of 0.4932 percent.

There were no changes between the measurement date, July 1, 2024, and the reporting date, June 30, 2025, that are expected to have a significant effect on the net OPEB liability.

For the year ended June 30, 2025, the Authority recognized OPEB gain of approximately \$3,341,000. At June 30, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Outflows of Resources	Inflows of Resources
Net difference between projected and actual earnings on OPEB plan investments	\$ 762,238	\$ -
Differences between expected and actual experience	-	(6,387,980)
Changes in assumptions	176,069	(532,685)
Authority contributions subsequent to the measurement date	3,877,028	-
Total	<u>\$ 4,815,335</u>	<u>\$ (6,920,665)</u>

At June 30, 2025, the \$3,877,028 reported as deferred outflows of resources related to OPEB resulting from Authority contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ending June 30, 2025.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

2026	\$ (1,498,954)
2027	(941,615)
2028	(949,679)
2029	(451,170)
2030	(391,736)
Total	<u>\$ (4,233,154)</u>

June 30, 2025

**Note 9 - Postemployment Health Care and Life Insurance Benefits (Continued)**

**Actuarial Assumptions**

The total OPEB liability in the July 1, 2024 actuarial valuation was determined using the following actuarial assumptions adopted by the EUTF's Board of Trustees on January 9, 2023, based on the experience study covering the five-year period ended June 30, 2022 as conducted for the ERS:

Inflation	2.50%
Salary increases	3.75% to 6.75% including inflation
Investment rate of return	7.00%
Healthcare cost trend rates:	
PPO*	Initial rate of 6.20%; declining to a rate of 4.25% after 20 years
HMO*	Initial rate of 6.20%; declining to a rate of 4.25% after 20 years
Part B and Base Monthly Contribution	Initial rate of 5.00%; declining to a rate of 4.25% after 20 years
Dental	4.00%
Vision	2.50%
Life insurance	0.00%

\* Blended rates for medical and prescription drugs

Mortality rates are based on system-specific mortality tables utilizing scale BB to project generational mortality improvement.

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each asset class are summarized in the following table:

	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Private equity	15	10.1
U.S. microcap	3	8.3
Global equity	30	6
Real assets	12	5
Private credit	10	7.8
TIPS	2.5	2.1
Long Treasuries	5	2.6
Reinsurance	5.5	5.1
Alternative risk premia	5	3.8
Trend following	10	2.4
Tail risk / Long volatility	2	-1.3

**Single Discount Rate**

The discount rate used to measure the net OPEB liability was 7.00%, based on the expected rate of return on OPEB plan investments of 7.00%. Beginning with the fiscal year 2019 contribution, the State's funding policy is to pay the recommended actuarially determined contribution, which is based on layered, closed amortization periods. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive plan members. Therefore, the long-term expected rate of return on the EUTF's investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

June 30, 2025

**Note 9 - Postemployment Health Care and Life Insurance Benefits (Continued)**

***OPEB Plan Fiduciary Net Position***

The OPEB plan’s fiduciary net position has been determined on the same basis used by the OPEB plan. The EUTF’s financial statements are prepared using the accrual basis of accounting under which revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of the timing of the cash flows. Employer contributions are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Investment purchases and sales are recorded on a trade-date basis. Administrative expenses are financed exclusively with investment income.

There were no significant changes after the report measurement date. Detailed information about the OPEB plan’s fiduciary net position is available in the separately issued EUTF financial report. The EUTF’s complete financial statements are available at <https://eutf.hawaii.gov/reports/>.

***Sensitivity of the Net OPEB Liability to Changes in the Discount Rate and Healthcare Cost Trend Rates***

The following table presents the Authority’s net OPEB liability calculated using the discount rate of 7.00%, as well as what the Authority’s net OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current discount rate:

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
Authority’s proportionate share of the net OPEB liability	\$ 36,732,212	\$ 28,490,372	\$ 21,862,492

The following table presents the Authority’s net OPEB liability calculated using the assumed healthcare cost trend rate, as well as what the Authority’s net OPEB liability would be if it were calculated using the trend rate that is one percentage point lower or one percentage point higher than the current healthcare cost trend rate:

	1% Decrease	Healthcare Cost Trend Rate	1% Increase
Authority’s proportionate share of the net OPEB liability	\$ 21,517,820	\$ 28,490,372	\$ 37,370,067

**Note 10 - Deferred Compensation Plan**

The State offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all State employees, permits employees to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or an unforeseeable emergency. All plan assets are held in a trust fund to protect them from claims of general creditors. The State has no responsibility for loss due to the investment or failure of investment of funds and assets in the plan, but has the duty of due care that would be required of an ordinary prudent investor.

June 30, 2025

**Note 11 - Interfund Receivables, Payables, and Transfers**

The composition of interfund balances is as follows:

Receivable Fund	Payable Fund	Amount
Housing Assistance Vouchers MTW Fund	Central Office Cost Center Fund	\$ 27,183
Central Office Cost Center Fund	General Fund	917
	Section 8 Housing Assistance Payments	611,205
	Nonmajor Enterprise Funds	5,003,425
	Housing Revolving Fund	42,891
	Federal Low Rent Program Fund	927,216
	Total Central Office Cost Center Fund	6,585,654
Internal Service Funds	Federal Low Rent Program Fund	7,655
	Housing Revolving Fund	1,090
	Total Internal Service Funds	8,745
Housing for Elders Revolving Fund	Central Office Cost Center Fund	45,650
	Total	<u>\$ 6,667,232</u>

These balances result from the time lag between the dates that goods and services are provided or reimbursable expenditures occur, transactions are recorded in the accounting system, and payments between funds are made.

Interfund transfers reported in the fund financial statements are comprised of the following:

Paying Fund (Transfer Out)	Receiving Fund (Transfer In)	Amount
General Fund	Federal Low Rent Program	\$ 6,718,077
	Housing Revolving Fund	2,123,792
	Housing for Elders Revolving Fund	862,594
	Housing Assistance Vouchers - MTW	430,000
	Central Office Cost Center Fund	464,627
	Total General Fund	10,599,090
Capital Projects Fund	Federal Low Rent Program	5,770,685
	Housing Revolving Fund	1,041,910
	Housing for Elders Revolving Fund	4,437,800
	Redevelopment Projects	981,274
	Total Capital Projects Fund	12,231,669
Federal Low Rent Program	Housing Assistance Vouchers - MTW	536,491
	Redevelopment Projects	3,433,352
	Total Federal Low Rent Program	3,969,843
Central Office Cost Center Fund	Redevelopment Projects	5,834,274
Non-Major Enterprise Fund	Housing Revolving Fund	1,893,076
	Total	<u>\$ 34,527,952</u>

The transfers from the General Fund to the Enterprise Funds represent the current year annual State of Hawaii appropriations to pay for rental housing service shortfalls and administrative expenses.

**Note 11 - Interfund Receivables, Payables, and Transfers (Continued)**

The transfers from the Capital Projects Fund to the Enterprise Funds and Redevelopment Projects Fund represent the annual State of Hawaii appropriations for capital improvement, administrative expenses, and rental housing service repairs and maintenance.

The transfers from the Federal Low Rent Program and Central Office Cost Center Fund to the Redevelopment Projects Fund represent transfer of ongoing redevelopment project balances as well as balances of appropriations for capital improvements for future redevelopment projects.

The transfer from the Federal Low Rent Program Fund to the Housing Assistance Vouchers - MTW Fund represent transfers of federal and state revenues for particular purposes under MTW fungibility.

The transfer from the Non-Major Enterprise Fund to the Housing Revolving Fund represents a transfer of the Kekumu at Waikoloa Project balances to the Housing Revolving Fund.

**Note 12 - Risk Management**

The State records a liability for risk financing and insurance-related losses if it is determined that a loss has been incurred and the amount can be reasonably estimated. The State retains various risks and insures certain excess layers with commercial insurance companies. The excess layers insured with commercial insurance companies are consistent with the prior fiscal year. Settled claims have not exceeded the coverage provided by commercial insurance companies in any of the past ten fiscal years. A summary of the State's underwriting risks is as follows:

***Property Insurance***

The State has an insurance policy with various insurers for property coverage. The limit of loss per occurrence is \$200,000,000, except for terrorism losses, which has a \$100,000,000 per occurrence limit. The deductible for losses such as windstorm, tsunamis, floods and earthquakes are 3% of the replacement costs to the property subject to a \$1,000,000 per occurrence minimum. The deductible for all other losses, except terrorism, is \$1,000,000 per occurrence. The deductible for terrorism is \$10,000 per occurrence.

***Crime Insurance***

The State also has a crime insurance policy for various types of coverages with a limit of loss of \$10,000,000 per occurrence with a \$500,000 deductible per occurrence, except for social engineering fraud (with Official Authorization) which has a \$100,000 limit per occurrence and a \$25,000 deductible, social engineering fraud (without Official Authorization) which has a \$25,000 limit per occurrence and a \$25,000 deductible, claims and computer investigation expenses which has a \$100,000 limit per occurrence and a \$0 deductible, and corporate credit card fraud which has a \$10,000,000 limit per occurrence and a \$1,000 deductible. Losses under the deductible amount are paid by the Risk Management Office of the Department of Accounting and General Services, and losses not covered by insurance are paid from the State's General Fund.

***Casualty and Professional Liability***

Liability claims up to \$25,000 are handled by the Risk Management Office. All other claims are handled by the Department of the Attorney General. The State has various types of coverages with a \$5,000,000 self-insured retention per occurrence, including \$2,500,000 corridor. The annual aggregate limit for the various coverages is \$5,000,000. Losses under the deductible amount but over the Risk Management Office authority or over the aggregate limit are paid from legislative appropriations of the State's General Fund.

**Note 12 - Risk Management (Continued)**

***Cyber Liability Insurance***

The State is insured for various types of cyber-related activities with a loss limit up to \$10,000,000 with self-insured retention of \$1,000,000. This policy covers all departments and divisions except for UH and includes (with sub-limits) media content liability, PCI-DSS assessment coverage, reputational risk response, reputational loss coverage, E-discovery consultant services, data recovery amendatory system failure non-physical damage loss of use (bricking), system failure coverage, criminal reward expense, claim avoidance expense, crypto jacking coverage, fraudulent impersonation and telecommunication fraud coverage, court attendance cost coverage, company definition amendatory-scheduled entities with varying co-insurance (tier 1 & 2). The UH has a separate cyber policy with various limits and self-insured retention amounts.

***Medical Professional Liability Insurance***

The State's community hospitals (HHSC) are insured by a comprehensive medical professional liability policy. The policy provides coverage for professional and general liability claims with a private insurance carrier. This primary policy covers losses up to a limit of \$1,000,000 per claim and \$5,000,000 in annual aggregate. HHSC also purchased additional excess insurance with a \$34,000,000 per claim and aggregate limit.

***Self-Insured Risks***

The State generally self-insures its automobile no-fault and workers' compensation losses. Automobile losses up to \$25,000 per claim are administered by the Risk Management Office. The State administers its workers' compensation losses via the Department of Human Resources and Development.

***Reserve for Losses and Loss Adjustment Costs***

A liability for workers' compensation and general liability claims is established if information indicates that a loss has been incurred as of June 30, 2025, and the amount of the loss can be reasonably estimated. The liability also includes an estimate for amounts incurred but not reported. The amount of the estimated loss is recorded in the accompanying statement of net position, as those losses will be liquidated with future expendable resources. The estimated losses are generally paid from legislative appropriations of the State's General Fund.

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## Required Supplementary Information

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Draft

Hawaii Public Housing Authority

Budgetary Comparison Schedule

General Fund (Unaudited)

For the Fiscal Year ended 06/30/2025

	Budgeted Amounts		Actual Amount Budgetary Basis (See Note A)
	Original	Final	
Revenues			
State allotted appropriations	15,162,376	15,162,376	15,162,376
Other revenue			121
Total revenues	15,162,376	15,162,376	15,162,497
Expenditures	1,986,145	1,986,145	1,986,145
Excess (deficiency) of revenues over expenditures	13,176,231	13,176,231	13,176,352
Other Financing Sources (Uses)			
Transfers out	(10,599,090)	(10,599,090)	(10,599,090)
Total other financing sources and uses	(10,599,090)	(10,599,090)	(10,599,090)
Net change in fund balance	2,577,141	2,577,141	2,577,262
Fund balance - beginning	9,304,882	9,304,882	9,304,882
Fund balance - ending	11,882,023	11,882,023	11,882,144

Hawaii Public Housing Authority

Budgetary Comparison Schedule  
Housing Assistance Vouchers - MTW  
(Unaudited)  
For the Fiscal Year ended  
06/30/2025

	Budgeted Amounts		Actual Amount Budgetary Basis (See Note A)
	Original	Final	
Revenues			
HUD grants	\$ 67,120,537	67,120,537	67,120,537
Interest	-	-	1,045
Other revenue	488,226	488,226	488,226
Total revenues	67,608,763	67,608,763	67,609,808
Expenditures	67,608,763	67,608,763	69,102,778
Excess (deficiency) of revenues over expenditures	-	-	(1,492,970)
Other Financing Sources (Uses)			
Transfers in	-	-	966,491
Total other financing sources and uses	-	-	966,491
Net change in fund balance	-	-	(526,479)
Fund balance - beginning	7,252,833	7,252,833	7,252,833
Fund balance - ending	7,252,833	7,252,833	6,726,354

Hawaii Public Housing Authority

Budgetary Comparison Schedule  
**Section 8 Contract Administration**

(Unaudited)

For the Fiscal Year ended

06/30/2025

	Budgeted Amounts		Actual Amount Budgetary Basis (See Note A)
	Original	Final	
<b>Revenues</b>			
HUD grants	\$ 52,935,567	52,935,567	52,935,567
Interest	-	-	533
Total revenues	52,935,567	52,935,567	52,936,099
<b>Expenditures</b>			
Excess (deficiency) of revenues over expenditures	-	-	-
<b>Other Financing Sources (Uses)</b>			
Transfers in	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balance	-	-	-
Fund balance - beginning	4,971,421	4,971,421	4,971,421
Fund balance - ending	4,971,421	4,971,421	4,971,421

Hawaii Public Housing Authority

Budgetary Comparison Schedule  
(Unaudited)  
Notes to RSI

Note A—Explanation of Differences between Revenues, Expenditures, and Other Financing Sources (Uses) for Budgetary Funds on a Budgetary Basis and on a GAAP Basis

	General Fund	Housing Assistance Vouchers - MTW	Section 8 Contract Administration
<b>Revenues</b>			
Actual amount (budgetary basis)	\$ 15,162,497	67,609,808	52,936,099
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds	\$ 15,162,497	\$ 67,609,808	\$ 52,936,099
<b>Expenditures</b>			
Actual amount (budgetary basis)	1,986,145	69,102,778	52,936,099
Total expenditures as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds	\$ 1,986,145	\$ 69,102,778	\$ 52,936,099
<b>Other financing sources (uses)</b>			
Actual amount (budgetary basis)	(10,599,090)	966,491	-
Total other financial sources as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds	\$ (10,599,090)	\$ 966,491	\$ -

**Hawaii Public Housing Authority**

Required Supplementary Information  
 Schedule of Authority's Proportionate Share of the Net Pension Liability  
 Employees' Retirement System of the State of Hawaii

	<b>Last Ten Plan Years</b>									
	<b>For the Plan Year Ended June 30</b>									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Authority's proportion of the net pension liability	0.52000 %	0.51000 %	0.29000 %	0.29000 %	0.29000 %	0.29000 %	0.28000 %	0.29000 %	0.29000 %	0.29000 %
Authority's proportionate share of the net pension liability	\$ 42,532,481	\$ 40,659,919	\$ 37,965,808	\$ 34,794,569	\$ 44,224,997	\$ 40,401,259	\$ 37,880,199	\$ 37,036,049	\$ 38,216,244	\$ 25,085,181
Authority's covered payroll	\$ 15,075,388	\$ 16,208,597	\$ 16,635,736	\$ 17,185,380	\$ 16,033,163	\$ 14,709,141	\$ 14,806,198	\$ 14,516,008	\$ 13,576,230	\$ 13,759,120
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	282.13 %	250.85 %	228.22 %	202.47 %	275.83 %	274.67 %	255.84 %	255.14 %	281.49 %	182.32 %
Plan fiduciary net position as a percentage of total pension liability	62.60 %	61.90 %	62.80 %	64.30 %	53.20 %	54.90 %	55.50 %	54.80 %	51.30 %	62.40 %

**Hawaii Public Housing Authority**

Required Supplementary Information  
 Schedule of the Authority's Pension Contributions  
 Employees' Retirement System of the State of Hawaii

**Last Ten Fiscal Years  
 Year Ended June 30**

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	\$ 4,156,896	\$ 3,665,401	\$ 3,618,165	\$ 3,768,544	\$ 3,907,049	\$ 3,319,373	\$ 2,816,511	\$ 2,510,750	\$ 2,348,866	\$ 2,172,048
Contributions in relation to the contractually required contribution	4,156,896	3,665,401	3,618,165	3,768,544	3,907,049	3,319,373	2,816,511	2,510,750	2,348,866	2,172,048
<b>Contribution deficiency (excess)</b>	<b>\$ -</b>									
<b>Authority's covered payroll</b>	<b>\$ 17,657,589</b>	<b>\$ 15,075,388</b>	<b>\$ 16,208,597</b>	<b>\$ 16,635,736</b>	<b>\$ 17,185,380</b>	<b>\$ 16,033,163</b>	<b>\$ 14,709,141</b>	<b>\$ 14,806,198</b>	<b>\$ 14,516,008</b>	<b>\$ 13,579,230</b>
<b>Contributions as a percentage of covered payroll</b>	<b>23.54 %</b>	<b>24.31 %</b>	<b>22.32 %</b>	<b>22.65 %</b>	<b>22.73 %</b>	<b>20.70 %</b>	<b>19.15 %</b>	<b>16.96 %</b>	<b>16.18 %</b>	<b>16.00 %</b>

## Hawaii Public Housing Authority

### Required Supplementary Information Schedule of the Authority's Proportionate Share of the Net OPEB Liability Hawaii Employer-Union Health Benefits Trust Fund

	<b>Last Eight Plan Years For the Plan Year Ended June 30</b>							
	2024	2023	2022	2021	2020	2019	2018	2017
Authority's proportion of the net OPEB liability	0.50735 %	0.49324 %	0.48809 %	0.47000 %	0.43000 %	0.43000 %	0.43000 %	0.43000 %
Authority's proportionate share of the net OPEB liability	\$ 28,490,372	\$ 33,182,220	\$ 33,424,214	\$ 35,852,702	\$ 37,602,456	\$ 40,339,825	\$ 40,288,544	\$ 39,895,932
Authority's covered-employee payroll	\$ 15,075,388	\$ 16,208,597	\$ 16,635,736	\$ 17,185,380	\$ 16,033,163	\$ 14,709,141	\$ 14,806,198	\$ 14,516,008
Authority's proportionate share of the net OPEB liability (asset) as a percentage of its covered-employee payroll	188.99 %	204.72 %	200.92 %	208.62 %	234.53 %	274.25 %	272.11 %	274.84 %

## Hawaii Public Housing Authority

### Required Supplementary Information Schedule of the Authority's OPEB Contributions

	Last Nine Fiscal Years							
	Year Ended June 30							
	2025	2024	2023	2022	2021	2020	2019	2018
Actuarially determined contribution	\$ 3,877,028	\$ 3,468,579	\$ 1,684,587	\$ 2,735,130	\$ 1,237,587	\$ 3,856,767	\$ 3,466,987	\$ 3,187,682
Contributions in relation to the actuarially determined contribution	3,877,028	3,468,579	1,684,587	1,663,676	1,811,876	3,693,632	3,597,601	2,825,229
Contribution excess (deficiency)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (1,071,454)</u>	<u>\$ 574,289</u>	<u>\$ (163,135)</u>	<u>\$ 130,614</u>	<u>\$ (362,453)</u>
Covered employee payroll	\$ 17,657,589	\$ 15,075,388	\$ 16,208,597	\$ 16,635,736	\$ 17,185,380	\$ 16,033,163	\$ 14,709,141	\$ 14,806,198
Contributions as a percentage of covered employee payroll	21.96 %	23.01 %	10.39 %	10.00 %	10.54 %	23.04 %	24.46 %	19.08 %

Hawaii Public Housing Authority

NONMAJOR OTHER ENTERPRISE FUNDS  
COMBINING STATEMENT OF NET POSITION  
06/30/2025

	Wilikina Apartments Project	Kekumu at Waikoloa Project	KPT Resource Center	Disbursing Fund	Total
<b>ASSETS AND DEFERRED OUTFLOWS</b>					
<b>Current Assets</b>					
Cash	457,201	-	743,433	5,059,041	6,259,675
Receivables:					
Tenant receivables, less allowance for doubtful accounts	-	-	17,214	-	17,214
Other receivable	-	-	-	1,378	1,378
Total current assets	457,201	-	760,647	5,060,419	6,278,267
<b>Noncurrent Assets</b>					
Capital assets not being depreciated	1,514,873	-	-	-	1,514,873
Capital assets being depreciated	-	-	12,404,808	-	12,404,808
Less: accumulated depreciation	-	-	(9,427,647)	-	(9,427,647)
Total noncurrent assets	1,514,873	-	2,977,161	-	4,492,034
Total Assets	1,972,074	-	3,737,808	5,060,419	10,770,301
Deferred outflow of resources	-	-	-	-	-
Total Assets & Deferred outflows of resources	\$ 1,972,074	\$ -	\$ 3,737,808	\$ 5,060,419	\$ 10,770,301
<b>LIABILITIES</b>					
<b>Current Liabilities</b>					
Accounts payable	-	-	289,573	56,994	346,567
Accrued liabilities	-	-	34,934	-	34,934
Due to other funds	-	-	-	5,003,425	5,003,425
Security deposits	-	-	11,109	-	11,109
Unearned revenue	-	-	1	-	1
Total current liabilities	-	-	335,617	5,060,419	5,396,036
Total liabilities	-	-	335,617	5,060,419	5,396,036
Deferred inflows of resources	-	-	-	-	-
<b>Net position:</b>					
Net investment in capital assets	1,514,873	-	2,977,161	-	4,492,034
Unrestricted net position	457,201	-	425,031	-	882,232
Total net position	1,972,074	-	3,402,192	-	5,374,266
Total Liabilities, deferred inflows, and net position	1,972,074	-	3,737,808	5,060,419	10,770,301

Hawaii Public Housing Authority

NONMAJOR OTHER ENTERPRISE FUNDS  
 COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
 Fiscal Year ended 06/30/2025

	Wilikina Apartments Project	Kekumu at Waikoloa Project	KPT Resource Center	Disbursing Fund	Total
Operating Revenue					
Rental income	\$ -	\$ 681,138	\$ 820,677	\$ -	\$ 1,501,815
Other revenue	-	152,281	39	-	152,320
Total operating revenues	-	833,419	820,716	-	1,654,135
Operating Expenses					
Administration	-	293,765	283,548	-	577,313
Personnel services	-	41,766	-	-	41,766
Professional services	-	24,573	8,651	-	33,224
Utilities	-	238,905	148,545	-	387,451
Repairs and maintenance	-	190,142	142,449	-	332,591
Insurance	-	19,265	17,054	-	36,319
Depreciation	-	42,753	496,192	-	538,945
Total operating expense	-	851,170	1,096,439	-	1,947,608
Operating income (loss)	-	(17,750)	(275,723)	-	(293,473)
Nonoperating Revenues (Expenses):					
Other revenue (expenses)	-	9	74	-	83
Total nonoperating revenues (expenses)	-	9	74	-	83
Income (loss) before transfers	-	(17,741)	(275,649)	-	(293,390)
Net Transfers	-	(1,893,076)	-	-	(1,893,076)
Change in net position	-	(1,910,817)	(275,649)	-	(2,186,466)
Net position (deficit), 6/30/24, as previously report	1,972,074	1,910,817	3,677,841	-	7,560,732
Net position, 6/30/24, as restated	1,972,074	1,910,817	3,677,841	-	7,560,732
Net position (deficit), 6/30/25	1,972,074	-	3,402,192	-	5,374,266

Hawaii Public Housing Authority  
NONMAJOR OTHER ENTERPRISE FUNDS  
COMBINING STATEMENT OF CASH FLOWS  
Fiscal Year ended 06/30/2025

	Wilikina Apartments Project	Kekumu at Waikoloa Project	KPT Resource Center	Disbursing Fund	Total
<b>Cash Flows from Operating Activities</b>					
Cash received from renters	\$ -	\$ 674,226	\$ 815,073	\$ -	\$ 1,489,299
Cash payments to employees	-	(41,766)	-	-	(41,766)
Cash payments to suppliers	-	(1,002,706)	(601,161)	21,985	(1,581,882)
Cash due from (to) other funds	-	4,172	(48)	944,197	948,321
Other cash receipts (payments)	-	152,281	39	-	152,320
Net cash provided by (used in) operating activities	-	(213,793)	213,902	966,183	966,292
<b>Cash Flows from Noncapital Financing Activities</b>					
Net transfers	-	(81,401)	-	-	(81,401)
Net cash provided by noncapital financing activities	-	(81,401)	-	-	(81,401)
<b>Cash Flow from Investing Activities</b>					
Receipts of interest	-	9	74	-	83
Net cash provided by (used in) investing activities	-	9	74	-	83
<b>Net increase (decrease) in cash</b>	-	(295,184)	213,976	966,183	884,974
Cash and restricted cash at beginning	457,201	295,184	529,457	4,092,858	5,374,701
Cash and restricted cash at ending	\$ 457,201	\$ -	\$ 743,433	\$ 5,059,041	\$ 6,259,675

Hawaii Public Housing Authority  
NONMAJOR OTHER ENTERPRISE FUNDS  
COMBINING STATEMENT OF CASH FLOWS  
Fiscal Year ended 06/30/2025

	Wilikina Apartments Project	Kekumu at Waikoloa Project	KPT Resource Center	Disbursing Fund	Total
Cash Flow from Operating Activities					
Reconciliation of operating loss to net cash provided by (used in ) operating activities					
Operating loss	\$ -	\$ (17,750)	\$ (275,723)	\$ -	\$ (293,473)
Adjustments to reconcile operating gain (loss) to net cash (used in) provided by operating activities					
Depreciation	-	42,753	496,192	-	538,945
Changes in assets and liabilities					
Tenant receivables	-	27,511	(5,605)	-	21,906
Other receivables	-	4,172	-	24,419	28,590
Due from other funds	-	-	(48)	919,779	919,731
Deferred outflow	-	-	-	-	-
Inventories	-	-	-	-	-
Prepaid expenses and other assets	-	-	-	-	-
Accounts payable	-	(236,055)	2,432	21,985	(211,637)
Accrued Liabilities	-	-	(3,347)	-	(3,347)
Security deposits	-	(31,920)	-	-	(31,920)
Unearned revenue	-	(2,503)	-	-	(2,503)
Deferred inflow	-	-	-	-	-
Net cash (used in) provided by operating activities	\$ -	\$ (213,793)	\$ 213,902	\$ 966,183	\$ 966,292

Hawaii Public Housing Authority  
INTERNAL SERVICE FUNDS  
COMBINING STATEMENT OF NET POSITION  
06/30/2025

	Vehicle Rental Fund	Equipment Rental Fund	Total
<b>ASSETS AND DEFERRED OUTFLOWS</b>			
<b>Current Assets</b>			
Cash	448,431	854,739	1,303,170
Receivables:			
Interest receivable	15,460	34,661	50,121
Due from other funds	8,745	-	8,745
Total current assets	472,636	889,400	1,362,036
<b>Noncurrent Assets</b>			
<b>Capital assets:</b>			
Capital assets being depreciated	1,507,272	1,316,953	2,824,225
Less: accumulated depreciation	(1,216,262)	(1,316,953)	(2,533,215)
Total noncurrent assets	291,010	(0)	291,010
Total Assets	763,646	889,400	1,653,046
Deferred outflow of resources	-	-	-
Total Assets & Deferred outflows of resources	\$ 763,646	\$ 889,400	\$ 1,653,046

Hawaii Public Housing Authority  
INTERNAL SERVICE FUNDS  
COMBINING STATEMENT OF NET POSITION  
06/30/2025

	Vehicle Rental Fund	Equipment Rental Fund	Total
LIABILITIES			
Current Liabilities			
Accounts payable	-	-	-
Deferred inflows of resources			
	-	-	-
Net position:			
Net investment in capital assets	291,010	(0)	291,010
Unrestricted net position	472,636	889,400	1,362,036
Total net position (deficit)	763,646	889,400	1,653,046
Total Liabilities, deferred inflows, and net position (deficit)	763,646	889,400	1,653,046

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Hawaii Public Housing Authority

INTERNAL SERVICE FUNDS  
 COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
 Fiscal Year ended 06/30/2025

	Vehicle Rental Fund	Equipment Rental Fund	Total
Operating Revenue			
Other revenue	104,941	-	104,941
Total operating revenues	104,941	-	104,941
Operating Expenses			
Professional services	8,526	8,541	17,067
Insurance	-	1,677	1,677
Depreciation	101,786	-	101,786
Total operating expense	110,312	10,218	120,530
Operating income (loss)	(5,370)	(10,218)	(15,588)
Nonoperating Revenues (Expenses):			
Other revenue (expenses)	18,697	41,698	60,396
Total nonoperating revenues (expenses)	18,697	41,698	60,396
Income (loss) before transfers	13,327	31,480	44,807
Net Transfers	-	-	-
Change in net position	13,327	31,480	44,807
Net position, 6/30/24	750,319	857,920	1,608,239
Net position (deficit), 6/30/25	763,646	889,400	1,653,046

Hawaii Public Housing Authority  
INTERNAL SERVICE FUNDS  
COMBING STATEMENT OF CASH FLOWS  
Fiscal Year ended 06/30/2025

	Vehicle Rental Fund	Equipment Rental Fund	Total
<b>Cash Flows from Operating Activities</b>			
Cash payments to suppliers	(8,526)	(10,218)	(18,744)
Other cash receipts (payments)	96,448	(14,915)	81,534
Net cash provided by (used in) operating activities	87,923	(25,133)	62,790
<b>Cash Flow from Investing Activities</b>			
Receipts of interest	18,697	41,698	60,396
Net cash provided by (used in) investing activities	18,697	41,698	60,396
<b>Net increase (decrease) in cash</b>	106,620	16,565	123,186
Cash and restricted cash at beginning	341,811	838,173	1,179,984
Cash and restricted cash at ending	\$ 448,431	\$ 854,739	\$ 1,303,170

Hawaii Public Housing Authority  
INTERNAL SERVICE FUNDS  
COMBING STATEMENT OF CASH FLOWS  
Fiscal Year ended 06/30/2025

	Vehicle Rental Fund	Equipment Rental Fund	Total
<hr/>			
Cash Flow from Operating Activities			
Reconciliation of operating loss to net cash provided by (used in ) operating activities			
Operating loss	\$ (5,370)	\$ (10,218)	\$ (15,588)
Adjustments to reconcile operating gain (loss) to net cash (used in) provided by operating activities			
Depreciation	101,786	-	101,786
Other receivables	(8,493)	(14,915)	(23,408)
Net cash (used in) provided by operating activities	<u>\$ 87,923</u>	<u>\$ (25,133)</u>	<u>\$ 62,790</u>

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HAWAII PUBLIC HOUSING AUTHORITY  
 SUPPLEMENTARY SCHEDULE OF RECONCILIATION OF CASH ON DEPOSIT AND ASSETS  
 JUNE 30, 2025

The Authority's cash consists of the following as of June 30, 2025:

Equity in State Treasury investment pool - Government-Wide	\$ 8,774,207
Cash in banks	121,337,587
	\$ 130,111,794

Total cash is in agreement with the State Comptroller's central accounting records as of June 30, 2025, as reconciled below:

Cash in State Treasury Special Funds	Appropriation Symbol	June 30, 2025
	S-20-337-K	\$ 6,840
	S-21-337-K	1,600
	S-22-308-K	624
	S-22-337-K	11,343
	S-23-337-K	41,728
	S-24-337-K	53,592
	S-24-335-K	0
	S-23-308-K	48,207
	S-24-308-K	59,750
	S-23-332-K	0
	S-24-332-K	0
	S-24-336-K	7,025
	S-24-553-K	119,807
	S-25-308-K	524,280
	S-25-332-K	5,133,257
	S-25-335-K	448,431
	S-25-336-K	847,714
	S-25-337-K	1,300,275
	S-25-557-K	244,432
	Total cash held in State Treasury as reported by State Comptrollers accounting records carried forward	\$ 8,848,905
Reconciling items--		
Outstanding checks not recorded by DAGS		(74,698)
		8,774,207
Cash held outside State Treasury: Cash in bank		121,337,587
Cash and restricted cash on statement of net position		\$ 130,111,794

Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of  
Financial Statements Performed in Accordance with *Government Auditing Standards*

**Independent Auditor's Report**

To the Auditor  
State of Hawaii

To Management and the Board of Directors  
Hawaii Public Housing Authority

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Hawaii Public Housing Authority (the "Authority") as of and for the year ended June 30, 2025 and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 10, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies, and, therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified a certain deficiency in internal control, described in the accompanying schedule of findings and responses as item 2025-001 that we consider to be a material weakness.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, including applicable provisions of the Hawaii Public Procurement Code (Chapter 103D of the Hawaii Revised Statutes) and procurement rules, directives, and circulars, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

To Management and the Board of Directors  
Hawaii Public Housing Authority

**Authority's Response to the Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the Authority's response to the findings identified in our audit and described in the accompanying schedule of findings and responses. The Authority's response was not subjected to the other auditing procedures applied in the audit of the financial statements, and, accordingly, we express no opinion on the response.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

December 10, 2025

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## Schedule of Findings and Responses

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Schedule of Findings and Responses (Continued)

Year Ended June 30, 2025

Section II - Financial Statement Audit Findings

Reference Number	Finding
2025-001	<p data-bbox="362 531 773 556"><b>Finding Type</b> - Material weakness</p> <p data-bbox="362 581 1479 667"><b>Criteria</b> - Accounting records for capital assets, including construction in progress (CIP), should reflect timely adjustments for any disposals or impairment activity in the proper reporting period.</p> <p data-bbox="362 693 1479 835"><b>Condition</b> - At June 30, 2024, the Authority’s construction in progress included assets related to projects that were damaged during the August 2023 Maui wildfires. While the Authority recorded disposals of depreciable assets related to the fires in fiscal year 2024, certain CIP assets associated with those same projects were identified and written off during fiscal year 2025.</p> <p data-bbox="362 861 1479 982"><b>Context</b> - The adjustment was identified by management during the preparation of the fiscal year 2025 financial statements and resulted in the correction of an overstatement of CIP balances totaling \$7,809,321 as of June 30, 2024. This adjustment was recorded as a restatement of beginning net position in the fiscal year 2025 financial statements.</p> <p data-bbox="362 1008 1479 1129"><b>Cause</b> - The timing difference arose from an isolated communication lapse between the Construction Management Branch and the Fiscal Management Office during the extraordinary circumstances following the Maui wildfires. Under existing procedures, they did not fully capture impairment or disposal events associated with this unique disaster.</p> <p data-bbox="362 1155 1479 1203"><b>Effect</b> - The Authority’s net position as of June 30, 2024 was temporarily overstated by \$7,809,321. The amount was fully identified and corrected by the Authority in fiscal year 2025.</p> <p data-bbox="362 1228 1479 1373"><b>Recommendation</b> - We recommend enhancing coordination and documentation protocols between the Construction Management Branch, the Fiscal Management Office, and other involved divisions to ensure that all construction in progress activity, including impairments or disposals, is communicated and reflected in the accounting records in the proper reporting period.</p>

Schedule of Findings and Responses (Continued)

Year Ended June 30, 2025

Section II - Financial Statement Audit Findings (Continued)

Reference Number	Finding
	<p><b>Views of Responsible Officials and Planned Corrective Actions</b> - Management concurs with the auditor’s observation. The \$7.8 million adjustment was the result of a rare and extraordinary circumstance arising from the August 2023 Maui wildfires. While the Authority’s internal review and reconciliation processes are designed to ensure timely recording of all capital asset activity, this unique event involved assets destroyed in a natural disaster that required coordination across multiple program, construction, and fiscal offices under emergency conditions.</p> <p>The item was identified by management during fiscal year 2025 through the Authority’s own internal review procedures and immediately corrected in the financial statements. The adjustment did not impact ongoing operations or the accuracy of financial information provided to oversight bodies.</p> <p>HPHA acknowledges that, under the strict definitions in professional auditing standards, the timing of this adjustment necessitates classification as a “material weakness” for fiscal year 2025. However, management believes this classification is technical in nature and not reflective of a systemic control deficiency. Management acknowledges the noted variance and will coordinate with FMO and CMB to ensure that capital asset updates are captured timely under the existing procedures. The Authority will continue strengthening communication between branches as part of normal process improvements.</p> <p>To further strengthen processes, HPHA has implemented improved communication and documentation protocols between the Construction Management Branch (CMB), Fiscal Management Office (FMO), and other relevant divisions to ensure that any impairment, disposal, or completion activity affecting construction in progress is promptly communicated and recorded in the proper accounting period.</p> <p>Management is also undertaking a review of older CIP balances to confirm that all completed projects have been properly transferred to depreciable assets. These measures, combined with lessons learned from this one-time event, will help reinforce timely and accurate financial reporting going forward.</p>

# WRITTEN TESTIMONY #3

Approved by the Executive Director 

December 10, 2025

## FOR ACTION

**MOTION:** To: (1) Approve the Hawaii Public Housing Authority's Amended Moving to Work Supplement for Fiscal Year 2026; (2) Approve Board Resolution No. 25-05 Approving the Hawaii Public Housing Authority's Amended Public Housing Agency Plan for Fiscal Year 2026 and Amended Moving To Work Supplement for Fiscal Year 2026; and (3) Authorize the Executive Director to Take the Required Actions to Submit the Amended Moving to Work Supplement for Fiscal Year 2026 and Board Resolution No. 25-05 to the U.S. Department of Housing and Urban Development

### I. FACTS

- A. All public housing agencies (PHA) administering federal public housing and/or Section 8 Housing Choice Vouchers (HCV) are required to submit an Annual PHA Plan to the U.S. Department of Housing and Urban Development (HUD). This requirement was established by the Quality Housing and Work Responsibility Act of 1998, as amended by the Housing and Economic Recovery Act of 2008.
- B. Pursuant to the Moving to Work (MTW) Operations Notice (Notice PIH 2021-03), all PHAs participating in the MTW Demonstration Program Expansion must submit an MTW Supplement to HUD as an addendum to their Annual PHA Plans. The MTW Supplement provides HUD, program participants, and the public with information on all planned and ongoing MTW activities during the next fiscal year. HUD also uses the MTW Supplement to monitor and evaluate the effectiveness of a PHA's MTW policies.
- C. On July 7, 2025, HUD approved the HPHA's current MTW Supplement for Fiscal Year 2026, which covers the period from July 1, 2025, to June 30, 2026.
- D. A public hearing to amend an MTW Supplement is required under Section 7.a.ii. of the MTW Operations Notice. A PHA must provide the public with 45-calendar day advanced notice.
- E. The proposed amendments and a public notice for the hearing was approved by the Board of Directors on May 29, 2025, and published in the Honolulu Star-Advertiser, The Garden Island, The Maui News, West

Hawaii Today, and Hawaii Tribune Herald on June 6, 2025. A notice was also sent to all public housing residents with the July 2025 rent bill.

- F. A public hearing was held in-person and online on July 21, 2025. Meetings with the Resident Advisory Board to discuss the draft Amended MTW Supplement were held on July 8, 2025, and August 12, 2025.
- G. The HPHA's amended MTW Supplement for Fiscal Year 2026 must be reviewed for approval by the HUD Honolulu Field Office and HUD MTW Office.

## II. DISCUSSION

- A. The HPHA proposed the following amendments in the MTW Supplement for Fiscal Year 2026 as previously approved by the Board:
  - 1. Adjusted Minimum Rent for Non-Elderly, Non-Disabled Households: MTW Waivers 1.e. and 1.f. (LIPH and HCV Minimum Rent), HPHA is seeking to implement a minimum rent of \$100 per month for federal public housing and the Section 8 voucher programs. Elderly and disabled families will be exempt from this activity and will continue to pay the standard minimum rent. The goals of these waivers are to incentivize families to maintain employment, thereby increasing their economic self-sufficiency; and to improve the financial health and sustainability of both programs in order to be able to serve more families in need of subsidized housing.
  - 2. MTW Waivers 1.m. and 1.n. – Enhancing Program by Streamlining Utility LIPH and HCV Utility Reimbursements: Under MTW Waivers 1.m. and 1.n., the HPHA is seeking approval to phase out utility reimbursement payments in federal public housing and the Section 8 voucher programs. This initiative is intended to strengthen HPHA's ability to serve more households, improve service delivery, and reinvest in critical housing needs.
  - 3. MTW Waiver 12.a. and 12.b. – Promoting Opportunity and Self-Sufficiency Through Work and Engagement Requirement: As part of its commitment to supporting residents' long-term success, the HPHA is proposing the adoption of a 15-hour weekly work or engagement requirement for non-elderly, non-disabled individuals receiving housing assistance through the federal public housing and Section 8 voucher programs. This initiative—already implemented by many public housing agencies across the country—has been recognized as a best practice under the MTW

HPHA IS REQUIRED TO COMPLY WITH ESTABLISHED FEDERAL RULES THAT GOVERN HOW PROGRAMS ARE TO BE IMPLEMENTED. SO WHY IS HAKIM OUANSAFI PROPOSING THAT THE BOARD APPROVE POLICIES THAT ARE NOT ESTABLISHED OR IN COMPLIANCE WITH FEDERAL RULES AND HUD REGULATIONS?

(Moving to Work) demonstration and is expected to be a priority under new HUD guidance currently being developed by the federal administration.

- B. HPHA staff considered all testimony received prior to and at the public hearing along with the recommendations of the RAB, as required by the MTW Operations Notice. After a thorough review of the comments received during the public hearing process and the RAB's recommendations, no additional changes were made to the Amended MTW Supplement for Fiscal Year 2026.
- C. The Amended MTW Supplement for Fiscal Year 2026 is attached as Attachment A and will be submitted to HUD upon final approval by the Board of Directors. Board Resolution 25-05 is attached as Attachment B and certifies the Board's approval of the MTW Certification of Compliance and submission of the Amended MTW Supplement to HUD. ✓
- D. The HPHA will continue discussions with the RAB regarding the implementation of all MTW waivers and activities included in the Amended MTW Supplement for Fiscal Year 2026 following approval by the Board of Directors and HUD.

(End of Section)

IF THE HPHA BOARD OF DIRECTORS APPROVE HAKIM OUANSAFI'S FRAUD SCHEMES AND ILLEGAL POLICIES, THAT ARE NOT IN COMPLIANCE WITH ESTABLISHED FEDERAL RULES, THEN IT IS REASONABLE TO CONCLUDE THAT THE BOARD MEMBERS ARE (COMPLICIT) ALSO GUILTY OF FRAUD.

**III. RECOMMENDATION**

That the Board of Directors: **(1)** Approve the Hawaii Public Housing Authority's Amended Moving to Work Supplement for Fiscal Year 2026; **(2)** Approve Board Resolution No. 25-05 Approving the Hawaii Public Housing Authority's Amended Public Housing Agency Plan for Fiscal Year 2026 and Amended Moving To Work Supplement for Fiscal Year 2026; and **(3)** Authorize the Executive Director to Take the Required Actions to Submit the Amended Moving to Work Supplement for Fiscal Year 2026 and Board Resolution No. 25-05 to the U.S. Department of Housing and Urban Development

Attachment A: MTW Supplement for Fiscal Year 2026  
Attachment B: Board Resolution No. 25-05 Resolution Approving the Hawaii Public Housing Authority's Amended Annual Public Housing Agency Plan for Fiscal Year 2025-2026 and Amended Moving to Work Supplement for Fiscal Year 2025-2026

Prepared by: Benjamin Park, Chief Planner BP

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

**IF THE CHAIR SIGNS THIS, HE IS  
ADMITTING TO BEING COMPLICIT  
IN ENFORCING HAKIM OUANSAFI'S  
FRAUD SCHEMES AND ILLEGAL  
POLICIES.**

\_\_\_\_\_  
Robert J. Hall  
Chairperson

**I PRAY THE BOARD MEMBERS WILL  
NOT AUTHORIZE HAKIM  
OUANSAFI'S ILLEGAL POLICIES.**

<b>MTW Supplement to the Annual PHA Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
----------------------------------------------	-------------------------------------------------------------------------------------------------	--------------------------------------------------

**Purpose.** The Moving to Work (MTW) Supplement to the Annual PHA Plan informs HUD, families served by the PHA, and members of the public, about the MTW Waivers and associated activities that the MTW agency seeks to implement in the coming Fiscal Year and updates the status of MTW activities that have been previously approved. It also provides information about Safe Harbor Waivers, Agency-Specific Waivers, compliance with MTW statutory requirements, and evaluations. The MTW Supplement does not replace the PHA Plan. MTW agencies must continue to submit the applicable PHA Plan. MTW agencies that are not required to submit annual PHA Plans under the Housing and Economic Recovery Act of 2008 (HERA) must submit the MTW Supplement annually, in addition to holding public hearings, obtaining board approval, and consulting with Resident Advisory Boards (RABs) and tenant associations, as applicable, on planned MTW activities.

**Applicability.** Form HUD-50075-MTW is to be completed annually by all MTW agencies brought onto the MTW Demonstration Program pursuant to Section 239 of the Fiscal Year 2016 Appropriations Act, P.L. 114-113 (2016 MTW Expansion Statute) or legacy MTW agencies<sup>1</sup> that chose to follow the requirements of the MTW Operations Notice.

**Definitions.** All terms used in this MTW Supplement are consistent with the definitions stated in the MTW Operations Notice, including:

- (1) **Local, Non-Traditional Activities (LNT)** – Those MTW activities that use MTW funding flexibility outside of the Housing Choice Voucher (HCV) and public housing programs established in Sections 8 and 9 of the U.S. Housing Act of 1937.
- (2) **Safe Harbors** – The additional parameters or requirements, beyond those specified in the MTW activity description itself found in the MTW Operations Notice, following each activity description, that the MTW agency must follow in implementing MTW activities.
- (3) **Substantially the Same Requirement** – A statutory MTW requirement that MTW agencies must continue to assist substantially the same total number of eligible low-income families as would have been served absent the MTW demonstration.

<b>A.</b>	<b>PHA Information.</b>
<p><b>PHA Name:</b> <u>Hawaii Public Housing Authority</u> <span style="color: red;">H1901 IS INTENTIONALLY DELETED FOR THE 12.10.25 BOARD MEETING AGENDA, 'COMBINED' BOX IS CHECKED BELOW - H1901 INCLUDED IN 11.20.25 BOARD MEETING AGEN</span></p> <p><b>PHA Code:</b> <span style="background-color: red; color: white;">HI001</span> <span style="color: red;">'COMBINED' BOX IS CHECKED BELOW - H1901 INCLUDED IN 11.20.25 BOARD MEETING AGEN</span></p> <p><b>MTW Supplement for PHA Fiscal Year Beginning:</b> (MM/DD/YYYY): <u>07/01/2025</u></p> <p><b>PHA Program Type:</b> <input type="checkbox"/> Public Housing (PH) only <input type="checkbox"/> Housing Choice Voucher (HCV) only <input checked="" type="checkbox"/> <span style="background-color: red; color: white;">Combined</span></p> <p><b>MTW Cohort Number:</b> <u>3</u></p> <p><b>MTW Supplement Submission Type:</b> <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Amended Annual Submission</p>	

<b>B.</b>	<b>Narrative.</b>
<p><b>MTW Supplement Narrative.</b> <span style="color: red;">MTW program and the SECTION 8 HCV program are separate programs, and receive separate federal funds - even federal rules are separate</span></p> <p>The narrative provides the MTW agency with an opportunity to explain to the public, including the families that it serves, its MTW plans for the fiscal year and its short and long-term goals.</p> <p>The MTW agency should provide a description of how it seeks to further the three MTW statutory objectives during the coming Fiscal Year. Those three MTW statutory objectives are: (1) to reduce cost and achieve greater cost effectiveness in federal expenditures; (2) to give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and (3) to increase housing choices for low-income families.</p> <hr/> <p>The Hawaii Public Housing Authority's (HPHA) long-term goal is to use its Moving to Work (MTW) designation to become a more proactive, innovative agency that can identify, develop, and implement housing policies that achieve the statutory objectives of the MTW Demonstration Program.</p>	

<sup>1</sup> Legacy MTW Agencies are agencies that were designated as MTW as of December 15, 2015.

The HPHA was designated an MTW expansion agency as part of the landlord incentive cohort in January 2022. The HPHA's Landlord Incentive Program (LIP) was established later that year following the enactment of Act 287, Session Laws of Hawaii 2022. The Act provided State funding for vacancy loss payments, signing bonus payments, and tenant-caused damage reimbursements. The goal of the LIP is to incentivize greater landlord participation in the HPHA's voucher programs, thereby increasing housing choice for low-income families. In our MTW Supplement for FY 2023, the HPHA requested and received HUD's approval to continue the provision of vacancy loss and signing bonus payments using MTW funds.

The HPHA amended its MTW Supplement for FY 24 to request MTW Waiver 3.b. to perform biennial reexaminations of families participating in our Housing Choice Voucher (HCV) Program. The goal of this activity is to improve family self-sufficiency by incentivizing working members to increase their income during a new two-year reexamination cycle. The activity is also meant to reduce administrative burden on staff and residents as well as generate cost savings for the agency. The Amended MTW Supplement for FY 2024 was approved by HUD on March 29, 2024. In accordance with subsequent guidance provided by the HUD Honolulu Field Office, the HPHA will only apply this activity to regularly scheduled reexaminations with an effective date on or after May 1, 2024. The HPHA has amended its Administrative Plan and Chapter 17-2031, Hawaii Administrative Rules (HAR), to be able to carry out this activity. The HPHA is currently updating the software used for reexaminations in preparation for implementation of the activity. The anticipated start date of the activity is Q3 of 2024. Before implementation, the HPHA will notify all participating families of the change to their reexamination cycles.

The MTW Supplement for FY 25 was approved by HUD on July 8, 2024. The HPHA requested MTW Waiver 4.b. to provide tenant-caused damage reimbursements using MTW funding flexibilities. The LIP Administrative Rules have already been adopted. The HPHA also requested MTW Waiver 3.a. to perform biennial reexaminations in the Low-Income Public Housing (LIPH) Program. The HPHA hopes to achieve greater cost efficiency within the LIPH Program by reducing the administrative burden associated with processing annual reexaminations. **The second goal for this activity is to incentive working families to raise their incomes, thereby increasing self-sufficiency.** The HPHA will adopt amendments to its Admissions and Occupancy Policy (ACOP) and Chapter 17-2028, HAR, in order to implement biennial reexaminations in conjunction with amendments to implement HOTMA Sections 102 and 104. Finally, the HPHA requested MTW Waiver 2.a. to set payment standards between 90% and 120% of the applicable Small Area Fair Market Rents. **The first goal of this activity is to increase rental assistance provided in neighborhoods where a significant percentage of assisted families are rent burdened.** The second goal of this activity is to promote the deconcentration of poverty by increasing housing choice for low-income families in high-opportunity neighborhoods.

The HPHA amended its Supplement for FY 25 to request three additional waivers related to the **Project-Based Voucher (PBV) Program**. Under MTW Waiver 9.a., the HPHA may increase the number of authorized units that can be project-based up to 50% of the agency's total authorized HCV units or annual budget authority. Under MTW Waiver 9.b., the HPHA may increase the amount of non-excepted dwelling units at a single covered project up to 100%. Under MTW Waiver 9.g., the initial and redetermined contract rents for a PBV project could be set up to the lower of (a) 110% of the applicable SAFMR minus any utility allowance, or (b) the reasonable rent. The HPHA will utilize each waiver to achieve the MTW statutory objective of increasing housing choice for low-income families. **The HPHA has found that many families struggle to use tenant-based vouchers due to the extreme scarcity of rental housing as well as property owners' reluctance to participate. By committing more vouchers to affordable properties, the HPHA can ensure that assisted units will be available exclusively to voucher families.** The ability to expand the PBV Program will also support the agency's ongoing and **future development efforts** by enabling the provision of hundreds of new affordable units within our community.

As part of the MTW Supplement for FY 26, the HPHA requested approval of MTW Waiver 17.c. in order **to use MTW funding to acquire, renovate, and/or develop affordable units** for low-income families that are not public housing units. More specifically, the HPHA may utilize MTW funding for **predevelopment costs and/or gap financing** for LNT affordable units (as described in Notice PIH 2011-45). This waiver will enable the HPHA to further increase housing choice for low-income families through its ongoing redevelopment and repositioning efforts.

The HPHA is also amending its MTW Supplement for FY 26 to request six additional waivers as part of **three new activity initiatives for federal public housing and the Section 8 voucher programs: MTW Waivers 1.e. and 1.f. to implement a \$100 maximum rent for non-disabled, non-elderly families; MTW Waivers 1.m. and 1.n. to eliminate utility reimbursements when the utility allowance exceeds a family's total tenant payment calculation; and MTW Waivers 12.a. and 12.b. to implement a 15-hour weekly work requirement for all non-elderly, non-disable individuals receiving housing assistance.** These waivers will be utilized to achieve two of the MTW statutory objectives: (1) **to reduce cost and achieve greater cost effectiveness in federal expenditures;** and (2) **to incentivize low-income families to obtain employment and become economically self-**

sufficient. The HPHA believes these waivers, in combination, will help to counteract the negative work incentives inherent to each program. Additionally, all cost-savings and increase in revenues will help to sustain the financial health of the agency and allow the HPHA to serve more low-income families in need of subsidized housing. The HPHA also understands the potential negative impacts these policies could have on certain tenants who are least equipped to compete in the labor force. The HPHA will work to mitigate these effects through its Hardship Policies and by developing thorough criteria by which determinations can be made as to whether a tenant is truly work-able.

**Activities Currently Implemented**

- **HPHA Activity 23-01:** Front-End Vacancy Loss Payments (Cohort Waiver<sup>2</sup> 4.2.);
- **HPHA Activity 23-03:** Vacancy Loss Payments (MTW Waiver 4.a.);
- **HPHA Activity 23-04:** Signing Bonus Payments (MTW Waiver 4.c.);
- **HPHA Activity 25-06:** Damage Reimbursement Payments (MTW Waiver 4.b.); and
- **HPHA Activity 25-08:** Increased Payment Standards (MTW Waiver 2.a.).

**Activities Pending Implementation**

- **HPHA Activity 23-02:** Waiver of Mandatory Initial Inspection (Cohort Waiver<sup>2</sup> 4.1.);
- **HPHA Activity 24-05:** Biennial Reexaminations for HCV (MTW Waiver 3.b.);
- **HPHA Activity 25-07:** Biennial Reexaminations for Public Housing (MTW Waiver 3.a.);
- **HPHA Activity 25-09:** Increase PBV Program Cap (MTW Waiver 9.a.);
- **HPHA Activity 25-10:** Increase PBV Project Cap (MTW Waiver 9.b.); and
- **HPHA Activity 25-11:** Increase PBV Rent to Owner (MTW Waiver 9.g.).

**Waivers Requested for FY 26**

- **HPHA Activity 26-12:** Housing Development Programs (MTW Waiver 17.c.);
- **HPHA Activity 26-13:** LIPH Minimum Rent (MTW Waiver 1.e.);
- **HPHA Activity 26-14:** HCV Minimum Rent (MTW Waiver 1.f.);
- **HPHA Activity 26-15:** LIPH Utility Reimbursements (MTW Waiver 1.m.);
- **HPHA Activity 26-16:** HCV Utility Reimbursements (MTW Waivers 1.n.);
- **HPHA Activity 26-17:** LIPH Work Requirement (MTW Waiver 12.a.); and
- **HPHA Activity 26-18:** HCV Work Requirement (MTW Waiver 12.b.).

**C. MTW Waivers and Associated Activities.**

**Currently Implemented:**

HPHA COMMUNICATED TO MY CURRENT LANDLORD THAT THIS PROGRAM IS NOT AVAILABL PROGRAM HAS NO FUNDS, AND NO STAFF HAS BEEN ASSIGNED TO IMPLEMENT

<b>HPHA Activity 23-03: Vacancy Loss Payments (MTW Waiver 4.a.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA provides an incentive payment to a landlord for a dwelling unit vacancy if the landlord rents to another voucher holder. This activity was approved as part of the HPHA’s MTW Supplement for FY 23.</p> <p>Vacancy loss payments are equal to one month’s rent for each given dwelling unit. Payment is only made after the landlord enters into a new HAP contract with the HPHA. A landlord may not receive an incentive payment if the preceding vacancy was caused by (1) a failure to comply</p>

<sup>2</sup> Cohort-specific waivers are not reported on in the MTW module of HUD’s Housing Information Portal.

	<p>with federal or State nondiscrimination laws, (2) a violation of the landlord-tenant code set forth in Chapter 521, Hawaii Revised Statutes, or (3) any breach of the terms and conditions of the previous HAP contract.</p> <p>The goal of this activity is to increase landlord participation in the HCV Program, thereby increasing housing choice for low-income families and decreasing the average dwelling unit search time for voucher holders.</p>
<b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?	<input type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input checked="" type="checkbox"/> Housing choice
<b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	<input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input checked="" type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures
<b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	<input type="checkbox"/> The MTW activity applies to all assisted households <input checked="" type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types <input type="checkbox"/> Other – another specifically defined target population or populations
<b>Location.</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	<b>For HCV activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units <input type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	The HPHA has paused this incentive payment because of a staffing shortage. The HPHA will begin offering it again once the agency has the necessary administrative capacity.

Custom Questions:	
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program)?	<input checked="" type="checkbox"/> To all units <input type="checkbox"/> Certain types of units only
What is the maximum payment that can be made to a landlord under this policy?	A landlord may not receive an amount in excess of one month's rent for a dwelling unit. There is no limit on how many times a landlord may qualify for vacancy loss payments so long as the dwelling unit is rented to another voucher holder immediately following the vacancy of another participating family.
How many payments were issued under this policy in the most recently completed PHA fiscal year?	0
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?	\$0

HPHA Activity 23-04:	Signing Bonus Payments (MTW Waiver 4.c.)	HPHA DENIED MY NEW LANDLORD AN INCENTIVE CHECK, FALSELY CLAIMING THEY HAD NO FUNDS
<b>Core Questions:</b>		
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA provides a signing bonus payment to a landlord who rents a dwelling unit to a voucher holder for the first time. This activity was approved as part of the HPHA's MTW Supplement for FY 23.</p> <p>Signing bonus payments are equal to one month's rent for each given dwelling unit. Payment is only made after the landlord enters into a new HAP contract with the HPHA. The dwelling unit must be located in a "high opportunity area" or in "areas located where vouchers are difficult to use" to qualify. Both terms as currently defined in the program's Administrative Rules include the HPHA's entire HCV jurisdiction.</p> <p>Landlords may only receive one signing bonus per dwelling unit. If there is a change in the ownership of an assisted dwelling unit, the new owner may qualify for a signing bonus.</p> <p>The goal of this activity is to increase landlord participation in the HCV Program, thereby increasing housing choice for low-income families and decreasing the average dwelling unit search time for voucher holders.</p>	
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<input type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input checked="" type="checkbox"/> Housing choice	
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input checked="" type="checkbox"/> Increased expenditures	

	<input type="checkbox"/> Decreased expenditures
<b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	<input type="checkbox"/> The MTW activity applies to all assisted households <input checked="" type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	<input checked="" type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input type="checkbox"/> New admissions and currently assisted households
<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types <input type="checkbox"/> Other – another specifically defined target population or populations
<b>Location.</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	<b>For HCV activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units <input type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity’s previous Fiscal Year’s narrative, provide a description about what has been accomplished or changed during the implementation.	The HPHA has paused this incentive payment because of a staffing shortage. The HPHA will begin offering it again once the agency has the necessary administrative capacity.
<b>Custom Questions:</b>	
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program)?	<input type="checkbox"/> To all units <input checked="" type="checkbox"/> Certain types of units only  What type of units does this policy apply to? <input type="checkbox"/> Accessible units <input checked="" type="checkbox"/> Units in particular types of areas or neighborhoods. Please describe these areas briefly:  Signing bonus payments are available to new landlords with dwelling units in “high opportunity areas” or in “areas located where vouchers are difficult to use” (§§8-10, HAR). Currently, both terms are defined as “the island of Oahu.”  <input type="checkbox"/> Units/landlords new to the HCV program <input type="checkbox"/> Other. Please describe briefly:

What is the maximum payment that can be made to a landlord under this policy?	Up to one month's rent. A landlord may qualify for this payment only once for each newly enrolled dwelling unit.
How many payments were issued under this policy in the most recently completed PHA fiscal year?	20
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?	\$55,716

**HPHA Activity 25-06:**

**Damage Reimbursement Payments (MTW Waiver 4.b.)**

**Core Questions:**

**Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.

The HPHA provides reimbursement payments to landlords for tenant-caused damages in an amount not to exceed the lesser of the cost of repairs or two months of contract rent. This activity was approved as part of the HPHA's MTW Supplement for FY 25.

A reimbursement will only be provided for expenses that exceed an assisted family's security deposit. Additionally, the reimbursement will only be made after a new HAP contract is executed for the dwelling unit. Landlords are required to submit receipts, invoices, and other documentation that shows the nature, extent, and cost of repairs. The HPHA reserves the right to require an initial inspection of damages and a follow-up inspection after repairs are complete.

This activity is meant to assuage landlord concerns about renting to Section 8 voucher holders. This activity will help the HPHA be able to recruit and retain more landlords, thereby increasing housing choice for low-income families.

**MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve?

- Cost effectiveness
- Self-sufficiency
- Housing choice

**Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

- Neutral (no cost implications)
- Increased revenue
- Decreased revenue
- Increased expenditures
- Decreased expenditures

**Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

- The MTW activity applies to all assisted households
- The MTW activity applies only to a subset or subsets of assisted households

**Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

- New admissions (i.e., applicants) only
- Currently assisted households only
- New admissions and currently assisted households

**Family Types.** Does the MTW activity apply to all family types or only to selected family types?

- The MTW activity applies to all family types
- The MTW activity applies only to selected family types

<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For HCV activities:</b></p> <p><input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units</p> <p><input type="checkbox"/> The MTW activity applies to all properties with project-based vouchers</p> <p><input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers</p>
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>
Does this MTW activity require a hardship policy?	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Already provided</p>
Does the MTW activity require an impact analysis?	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Already provided</p>
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	The HPHA has paused this incentive payment because of a staffing shortage. The HPHA will begin offering it again once the agency has the necessary administrative capacity.
<b>Custom Questions:</b>	
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program)?	<p><input checked="" type="checkbox"/> To all units</p> <p><input type="checkbox"/> Certain types of units only</p>
What is the maximum payment that can be made to a landlord under this policy?	The lesser of the cost of repairs or two months of contract rent, but no more than \$3,000 total.
How many payments were issued under this policy in the most recently completed PHA fiscal year?	0
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?	\$0

**Payment standards determine the value of the vouchers. By imposing the illegal policies to use low comps against the contract rent, the payment standard amount will always be reduced.**

<b>HPHA Activity 25-08:</b>	<b>Increased Payment Standards (MTW Waiver 2.a.)</b>
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA may set the payment standard for a zip code between <b>90% to 120% of the Small Area Fair Market Rent (SAFMR)</b>. This activity was approved as part of the HPHA's MTW Supplement for FY 25.</p> <p>Exception payment standards will be used to deconcentrate poverty by increasing housing choice in high-opportunity neighborhoods as well as provide a deeper level of subsidy in areas of the agency's jurisdiction with high rates of rent-burdened families. Having the ability to provide greater</p>

	amounts of rental subsidy for dwelling units with more bedrooms can reduce search times and increase the voucher success rate for larger-sized families. A payment standard will not be raised above the normal upper bound of <b>110%</b> of SAFMR if doing so would significantly impact the financial sustainability of the HPHA's voucher programs. Any dwelling unit rented by a voucher holder in a zip code with an exception standard must still meet rent reasonableness requirements.
<b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?	<input type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input checked="" type="checkbox"/> Housing choice
<b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	<input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input checked="" type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures
<b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	<input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types
<b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.  <b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	<b>For HCV activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units <input type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Already provided
Does the hardship policy apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year?	0
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Already provided
Does the impact analysis apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload impact analysis once when said impact analysis applies to multiple MTW activities.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  The Impact Analysis also applies to HPHA Activity 24-05 (MTW Waiver 3.b.).
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. The HPHA did not exercise this flexibility when creating the Payment Standards for CY 2025.
<b>Custom Questions:</b>	
Please explain the payment standards by ZIP or "grouped" ZIP codes.	After publication of the updated SAFMRs each year, zip codes are arranged in ascending order by median rent value from most to least expensive. The allowable range is then calculated for each bedroom size in each zip code. Under this activity, the lower bound will always be set at 90% of SAFMR. The upper bound will be set at 110% of SAFMR; the HPHA will only use an upper bound of 120% of SAFMR if there are a significant number of assisted families residing in the zip code who are rent burdened. Zip codes are generally separated into 10 to 15 payment standard tiers. Each payment standard tier is comprised of zip codes with similar average rent values. Groupings may be further refined by merging one tier with few zip codes and a neighboring tier with a similar average rent range. Alternatively, a tier with ranges that widely vary may be split based on the median rent value within the group. Additional factors are taken into consideration, such as local submarket conditions, trends, and projections, as well as current voucher utilization within each zip code. Once tiers are set, a proposed payment standard is used to calculate the percentage of SAFMR for each bedroom size in each zip code. The proposed payment standard is then adjusted upward or downward to ensure it fits within the allowable range for each zip code in the tier.

**Pending Implementation:**

<b>HPHA Activity 24-05: Biennial Reexaminations for HCV (MTW Waiver 3.b.)</b>	
<b>Core Questions:</b>	
<b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA will conduct regularly scheduled income and eligibility reexaminations for HCV families on a biennial basis (i.e., every two years). This activity was approved as part of the HPHA's Amended MTW Supplement for FY 2024.

	<p>In accordance with the Administrative Plan, the HPHA will mitigate fraud and abuse by generating and reviewing Income Discrepancy Reports in EIV on a regular basis, discuss program compliance and integrity issues during briefing sessions with tenants, and place key warnings about the penalties of fraud on HPHA forms and form letters. The HPHA will also regularly remind tenants that corrective action will be taken if income is hidden or concealed during the income determination process.</p> <p>The first goal of this activity is to promote program cost-effectiveness by alleviating the administrative burden associated with an annual reexamination cycle. The second goal is to incentivize families to increase their income between biennial reexaminations, thereby increasing self-sufficiency.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p>(Check at least one)</p> <p><input checked="" type="checkbox"/> Cost effectiveness</p> <p><input checked="" type="checkbox"/> Self-sufficiency</p> <p><input type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input type="checkbox"/> Neutral (no cost implications)</p> <p><input type="checkbox"/> Increased revenue</p> <p><input type="checkbox"/> Decreased revenue</p> <p><input type="checkbox"/> Increased expenditures</p> <p><input checked="" type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all assisted households</p> <p><input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<p><input type="checkbox"/> New admissions (i.e., applicants) only</p> <p><input checked="" type="checkbox"/> Currently assisted households only</p> <p><input type="checkbox"/> New admissions and currently assisted households</p>
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all family types</p> <p><input type="checkbox"/> The MTW activity applies only to selected family types</p>
<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For HCV activities:</b></p> <p><input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units</p> <p><input checked="" type="checkbox"/> The MTW activity applies to all properties with project-based vouchers</p> <p><input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>
<p>Does this MTW activity require a hardship policy?</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Already provided</p>

Does the hardship policy apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year?	0
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	The HPHA's Board of Directors approved amendments to the Administrative Plan to allow for biennial reexaminations in April 2024. Similar provisions were included in Chapter 17-2031, Hawaii Administrative Rules (HAR), which governs the HPHA's voucher programs. These changes were made effective in June 2024 following approval by the Governor and their filing with the Lieutenant Governor's Office. The HPHA is currently working with Emphasys (software vendor) to update the software used to process reexaminations.
<b>Custom Questions:</b>	
What is the recertification schedule?	<input checked="" type="checkbox"/> Once every two years <input type="checkbox"/> Once every three years <input type="checkbox"/> Other. Please describe:
How many interim recertifications per year may a household request?	<input type="checkbox"/> 0 <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 or more
Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule.	<p>The HPHA will not change its current interim reexamination policy or limit the number of interim adjustments a family may request. All families will still be required to report any change of income or household composition that occurs between biennial reexaminations.</p> <p>The HPHA will perform an interim reexamination for any reported decrease in income. For changes which increase income that are reported timely (i.e., within 10 days of the change becoming effective), the HPHA will not process an interim reexamination. For changes which increase annual income that are NOT reported timely, the HPHA will process an interim reexamination and increase rent retroactive to the first day of the month after the change occurred. Changes to household composition will also require a reexamination.</p>

**HPHA Activity 25-07:**

**Biennial Reexaminations for Public Housing (MTW Waiver 3.a.)**

<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA will conduct regularly scheduled income and eligibility reexaminations for public housing families on a biennial basis (i.e., every two year), except for families who are determined to be over-income, pursuant to 24 CFR §960.507 and Section 103 of HOTMA. This activity was approved as part of the HPHA’s MTW Supplement for FY 25.</p> <p>Before implementing this activity, the HPHA must amend its Admissions and Continued Occupancy Policy (ACOP) and Chapter 17-2028, Hawaii Administrative Rules (HAR). The HPHA must also work with Emphasys (software vendor) to update the software used to process reexaminations. Updates to the HAR generally take four months to complete. In the coming months, the HPHA will also need to update Chapter 17-2028, HAR, to implement new policies set forth in HOTMA Sections 102 and 104.</p> <p>The HPHA will mitigate fraud and abuse by generating and reviewing Income Discrepancy Reports in EIV on a regular basis, discuss program compliance and integrity issues during briefing sessions with residents, and place key warnings about the penalties of fraud on HPHA forms and form letters. The HPHA will also regularly remind tenants that corrective action will be taken if income is hidden or concealed during the income determination process.</p> <p>The first goal of this activity is to promote program cost-effectiveness by alleviating the administrative burden associated with an annual reexamination cycle. The second goal is to incentivize families to increase their income between biennial reexaminations, thereby increasing self-sufficiency.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input checked="" type="checkbox"/> Cost effectiveness</p> <p><input checked="" type="checkbox"/> Self-sufficiency</p> <p><input type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input type="checkbox"/> Neutral (no cost implications)</p> <p><input type="checkbox"/> Increased revenue</p> <p><input checked="" type="checkbox"/> Decreased revenue</p> <p><input type="checkbox"/> Increased expenditures</p> <p><input type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all assisted households</p> <p><input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<p><input type="checkbox"/> New admissions (i.e., applicants) only</p> <p><input checked="" type="checkbox"/> Currently assisted households only</p> <p><input type="checkbox"/> New admissions and currently assisted households</p>
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all family types</p> <p><input type="checkbox"/> The MTW activity applies only to selected family types</p>

<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For PH activities:</b> Does the MTW activity apply to all public housing developments?</p>	<p><b>For PH activities:</b>  <input checked="" type="checkbox"/> The MTW activity applies to all developments  <input type="checkbox"/> The MTW activity applies to specific developments</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>
<p>Does this MTW activity require a hardship policy?</p>	<p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input checked="" type="checkbox"/> Already provided</p>
<p>Does the hardship policy apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>
<p>Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>
<p>How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year?</p>	<p>0</p>
<p>Does the MTW activity require an impact analysis?</p>	<p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input checked="" type="checkbox"/> Already provided</p>
<p>Does the impact analysis apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload impact analysis once when said impact analysis applies to multiple MTW activities.)</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p>	<p>N/A. This activity is pending implementation.</p>
<p><b>Custom Questions:</b></p>	
<p>What is the recertification schedule?</p>	<p><input checked="" type="checkbox"/> Once every two years  <input type="checkbox"/> Once every three years  <input type="checkbox"/> Other. Please describe:</p>
<p>How many interim recertifications per year may a household request?</p>	<p><input type="checkbox"/> 0  <input type="checkbox"/> 1  <input checked="" type="checkbox"/> 2 or more</p>
<p>Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule.</p>	<p>The HPHA will not change its current interim reexamination policy or limit the number of interim adjustments a family may request. All families will still be required to report any change to income or household composition that occurs between biennial reexaminations.</p>

The HPHA will perform an interim reexamination for any reported decrease in income. For changes which increase income that are reported timely (i.e., within 10 days of the change becoming effective), the HPHA will not process an interim reexamination. For changes which increase annual income that are NOT reported timely, the HPHA will process an interim reexamination and increase rent retroactive to the first day of the month after the change occurred. Changes to household composition will also require a reexamination.

**HPHA Activity 25-09:**

**Increase PBV Program Cap (MTW Waiver 9.a.)**

**Core Questions:**

**Narrative.** Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.

The HPHA may project-base up to the lower of 50% of total authorized HCV units or annual budget authority. The waiver request for this activity was submitted to HUD as part of the HPHA’s Amended MTW Supplement for FY 25.

As of October 1, 2024, the Tool of Tools Program Analysis reports 499 of the HPHA’s vouchers are project-based (excluding RAD PBVs) out of 4,397 total authorized units, or about 11.35%.

Due to an increasingly tight local housing market, the HPHA is considering all available options to expand the supply of affordable units. As part of ongoing efforts to redevelop multiple underutilized properties within the agency’s inventory, the expansion of PBV usage can assist with the financing of new affordable housing projects as well as stabilize struggling affordable housing projects. The HPHA will also utilize this waiver to act upon promising housing development or acquisition opportunities as they arrive. There is no intent to project-base up to the full 50% at this time.

**MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve?

- Cost effectiveness
- Self-sufficiency
- Housing choice

**Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

- Neutral (no cost implications)
- Increased revenue
- Decreased revenue
- Increased expenditures
- Decreased expenditures

**Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

- The MTW activity applies to all assisted households
- The MTW activity applies only to a subset or subsets of assisted households

**Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

- New admissions (i.e., applicants) only
- Currently assisted households only

	<input checked="" type="checkbox"/> New admissions and currently assisted households
<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types
<b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.  <b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	<b>For HCV activities:</b> <input type="checkbox"/> The MTW activity applies to all tenant-based units <input checked="" type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.
<b>Custom Questions:</b>	
What percentage of total authorized HCV units will be authorized for project-basing?	50%

<b>HPHA Activity 25-10: Increase PBV Project Cap (MTW Waiver 9.b.)</b>	
<b>Core Questions:</b>	
<b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA may raise the PBV cap for a project up to 100%. The waiver request for this activity was submitted to HUD as part of the HPHA's Amended MTW Supplement for FY 25.  By allowing for the project-basing of vouchers at assisted projects above the greater of 25% or 25 units, the HPHA can ensure that a larger portion of the state's limited affordable housing stock is preserved. The waiver will help to ensure long-term housing stability for residents and prevent more units from converting to market-rate housing. This will also incentivize developers to build or rehabilitate affordable housing as a greater percentage of guaranteed rental income can be provided.
<b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?	<input type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency

	<input checked="" type="checkbox"/> Housing choice
<b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	<input checked="" type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures
<b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	<input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types
<b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.  <b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	<b>For HCV activities:</b> <input type="checkbox"/> The MTW activity applies to all tenant-based units <input checked="" type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.

<b>HPHA Activity 25-11: Increase PBV Rent to Owner (MTW Waiver 9.g.)</b>	
<b>Core Questions:</b>	
<b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA may set the contract rent for a PBV-assisted unit up to the lowest of (a) 120% of SAFMR minus any utility allowances, (b) rent requested by an owner, or (c) the reasonable rent. The HPHA has not modified its rent reasonableness policy under waiver 2.c. or 2.d. The waiver request for this activity was submitted to HUD as part of the HPHA's Amended MTW Supplement for FY 25.

	<p>To establish the reasonable rent amount, the HPHA will test the lower of rent requested by owner or 120% of SAFMR minus any utility allowance. Only three comparable units will be used, of which two must have a gross rent which exceeds the subject gross rent. The third comparable unit must be less than the subject gross rent. The reasonable rent amount will be determined by averaging the gross rent of three comparable units.</p> <p>By allowing the HPHA greater flexibility in the setting and adjusting of rents, the agency can ensure that rents paid under the PBV Program are appropriate for the specific housing market. This waiver will help the HPHA with offering competitive rents that attract property owners while still maintaining affordability for low-income families. It will also improve housing standards by allowing owners greater cash flow to improve and maintain the physical condition of their properties.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input type="checkbox"/> Cost effectiveness  <input type="checkbox"/> Self-sufficiency  <input checked="" type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input type="checkbox"/> Neutral (no cost implications)  <input type="checkbox"/> Increased revenue  <input type="checkbox"/> Decreased revenue  <input checked="" type="checkbox"/> Increased expenditures  <input type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all assisted households  <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<p><input type="checkbox"/> New admissions (i.e., applicants) only  <input type="checkbox"/> Currently assisted households only  <input checked="" type="checkbox"/> New admissions and currently assisted households</p>
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all family types  <input type="checkbox"/> The MTW activity applies only to selected family types</p>
<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b>  Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For HCV activities:</b>  <input type="checkbox"/> The MTW activity applies to all tenant-based units  <input checked="" type="checkbox"/> The MTW activity applies to all properties with project-based vouchers  <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>
<p>Does this MTW activity require a hardship policy?</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No  <input type="checkbox"/> Already provided</p>

Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.

**Requested Waivers for FY 26:**

<b>HPHA Activity 26-12:</b> <b>Housing Development Programs (MTW Waiver 17.c.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA will use this LNT activity primarily to provide gap financing for affordable housing projects developed as part of its ongoing Ka Lei Momi redevelopment initiative. MTW funds may be used to cover pre-development costs and work items related to site control, appraisals, market analysis, surveys, architectural drawings, schematic permits, legal fees, construction management, and feasibility consulting. The HPHA may also use MTW funds for other affordable housing development activities including, but not limited to, the acquisition, renovation, and/or development of non-public housing units for low-income families. These added flexibilities will allow the HPHA to better leverage third-party debt in the form of tax-exempt bond financing, LIHTC equity, and other local sources. The HPHA will not use more than 10% of its Housing Assistance Payments budget on this activity. The HPHA will also ensure all assisted families meet HUD's definition of "low-income" and that all projects comply with Notice PIH 2011-45 and Section 30 of the U.S. Housing Act of 1937, as applicable. The goal of this waiver activity is to increase housing choice for low-income households by improving the financial feasibility of our agency's development efforts.</p> <p>In January 2023, the HPHA issued a request for qualifications (RFQ) for a master developer to play a lead role in transforming a portion of the HPHA's portfolio of public housing properties. This effort includes master planning and redevelopment of several sites across the state, including Mayor Wright Homes. Through the RFQ process, HPHA selected a master developer, Highridge Costa Development Company (HCDC), to begin evaluating and master planning the redevelopment of the following eight targeted sites: Mayor Wright Homes, Puuwai Momi, Kaahumanu Homes, Kamehemeha Homes, Hale Laulima, Nanakuli Homes, Lanakila Homes, Kahekili Terrace, and Kapaa. All nine of these targeted sites, totaling nearly 80 acres of land, have significant potential to become mixed-income, mixed-use, transit-oriented developments. The redevelopment effort is targeting delivery of a minimum of 10,000 additional housing units in addition to the one-for-one replacement of public housing units. The Ka Lei Momi</p>

redevelopment is expected to be completed in multiple phases estimated at roughly two (2) years per phase over a total period of at least 10 years; although, this timeline is contingent upon permit approvals, market forces, funding, and the availability of financing. The HPHA will play a secondary role in the redevelopment effort by lending assistance and support, when necessary, and will conduct normal monitoring activities as dictated by applicable regulations.

In FY 26, the HPHA may commit/spend MTW funds on two Ka Lei Momi redevelopment projects: Mayor Wright Homes - Phase 1A and Kapaa. Commitment/spending of MTW funds is subject to change prior to the financial closing of each project phase.

Mayor Wright Homes – Phase 1A will replace 76 public housing units with 306 new LIHTC units and 2 manager units. Schematic drawings were submitted to HUD for review in December 2024. As of April 1, 2025, the HPHA resubmitted its LIHTC, Hula Mae Multi-Family Bond, and Rental Housing Revolving Fund Tier 1 application to the Hawaii Housing Finance & Development Corporation and is awaiting funding announcements expected in August 2025. Phase 1A design drawings are at 50% and expected to be completed by the end of 2025 Q2.

The Kapaa redevelopment project will replace 36 public housing units with 123 new LIHTC units and one resident manager unit. The project will be completed as a single-phase effort. As of April 1, 2025, the HPHA is also awaiting a funding award from HHFDC for Kapaa. In response to HUD comments from the first architectural review, the HPHA and HCDC have updated site and floor plans. Final schematic design is expected by June 2025 and development drawings are expected in 2025 Q3. Finally, submission of construction permits to the County of Kauai, the NEPA finding of No Significant Impact, and submission of the Section 18 application are all expected in 2025 Q4.

The final unit mixes reported above and below may change prior to the financial closing of each project. The HPHA will report any changes in subsequent MTW Supplement submissions.

**MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve?

- Cost effectiveness
- Self-sufficiency
- Housing choice

**Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

- Neutral (no cost implications)
- Increased revenue
- Decreased revenue
- Increased expenditures
- Decreased expenditures

<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Does this MTW activity require a hardship policy?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
<p>Does the MTW activity require an impact analysis?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p>	<p>N/A. This activity will be implemented during FY 26.</p>
<p><b>Custom Questions:</b></p>	

**Housing Development Programs that the MTW Agency plans to commit Funds to in Fiscal Year**

Name of Development	MTW Role: Acquisition, Rehab, New Construction	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability – 80% of AMI	Number of Units by Affordability – 50% of AMI	Number of Units by Affordability – 30% of AMI	Number of Units by Affordability - Other
Kapaa	New Construction	Gap Financing, Tax Credit Partnership	124	124	0	0	0	123
Mayor Wright Homes – Phase 1A	New Construction	Gap Financing, Tax Credit Partnership	306	308	0	24	65	217

**Housing Development Programs that the MTW Agency plans to spend funds on in the Fiscal Year**

Name of Development	MTW Role: Acquisition, Rehab, New Construction	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability – 80% of AMI	Number of Units by Affordability – 50% of AMI	Number of Units by Affordability – 30% of AMI	Number of Units by Affordability - Other

**Housing Development Programs that the MTW Agency committed funds to in prior Fiscal Year**

Name of Development	MTW Role: Acquisition, Rehab, New Construction	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability – 80% of AMI	Number of Units by Affordability – 50% of AMI	Number of Units by Affordability – 30% of AMI	Number of Units by Affordability - Other

**Housing Development Programs that the MTW Agency spent funds on in the prior Fiscal Year**

Name of Development	MTW Role: Acquisition, Rehab, New Construction	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability – 80% of AMI	Number of Units by Affordability – 50% of AMI	Number of Units by Affordability – 30% of AMI	Number of Units by Affordability - Other

Increasing the minimum rent from \$50 to \$100 is NOT in the best interest of low-income families, most who have children to feed.

**HPHA Activity 26-13:**

**LIPH Minimum Rent (MTW Waiver 1.e.)**

**Core Questions:**

**Narrative.** Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.

The HPHA will implement a minimum rent of \$100 for the LIPH program. Elderly and disabled families are exempt from this activity and subject to the HPHA’s standard minimum rent policy. A family that cannot pay the minimum rent may seek a temporary or long-term hardship exemption. The HPHA shall grant hardship exemptions in accordance with section 17-2028-61, Hawaii Administrative Rules, and 24 C.F.R. 5.630(b).

The goals of this activity are to incentivize families to maintain employment and improve the financial sustainability of the LIPH program.

**MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

	<input type="checkbox"/> Self-sufficiency <input type="checkbox"/> Housing choice
<b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	<input type="checkbox"/> Neutral (no cost implications) <input checked="" type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures
<b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	<input type="checkbox"/> The MTW activity applies to all assisted households <input checked="" type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input type="checkbox"/> The MTW activity applies to all family types <input checked="" type="checkbox"/> The MTW activity applies only to selected family types <input checked="" type="checkbox"/> Non-elderly, non-disabled families
<b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.  <b>For PH activities:</b> Does the MTW activity apply to all public housing developments?	<b>For PH activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all developments <input type="checkbox"/> The MTW activity applies to specific developments
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment C: Hardship Policy.</b>
Does the MTW activity require an impact analysis?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment D: Impact Analysis.</b>
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.
<b>Custom Questions:</b>	
How much is the minimum rent or minimum Total Tenant Payment (TTP)?	\$100.

HPHA Activity 26-14:	HCV Minimum Rent (MTW Waiver 1.f.)
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p> <p>INCREASING THE MINIMUM RENT FROM \$50 TO \$100 ONLY HURTS RECIPIENTS, AND ONLY BENEFITS HPHA (WHO HAS ALREADY BEEN CAUGHT STEALING FEDERAL FUNDS FROM THE SECTION 8 PROGRAM)</p>	<p>The HPHA will implement a minimum rent of \$100 for Section 8 voucher programs. Elderly and disabled families are exempt from this activity and subject to the standard minimum rent policy. A family that cannot pay the minimum rent may seek a hardship exemption. The HPHA shall grant hardship exemptions in accordance with section 17-2031-53, Hawaii Administrative Rules, and 24 C.F.R. 5.630(b).</p> <p>The goals of this activity are to incentivize families to maintain employment and improve the financial sustainability of the HCV program.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input checked="" type="checkbox"/> Cost effectiveness</p> <p><input type="checkbox"/> Self-sufficiency</p> <p><input type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input type="checkbox"/> Neutral (no cost implications)</p> <p><input type="checkbox"/> Increased revenue</p> <p><input type="checkbox"/> Decreased revenue</p> <p><input type="checkbox"/> Increased expenditures</p> <p><input checked="" type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input type="checkbox"/> The MTW activity applies to all assisted households</p> <p><input checked="" type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<p><input type="checkbox"/> New admissions (i.e., applicants) only</p> <p><input type="checkbox"/> Currently assisted households only</p> <p><input checked="" type="checkbox"/> New admissions and currently assisted households</p>
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<p><input type="checkbox"/> The MTW activity applies to all family types</p> <p><input checked="" type="checkbox"/> The MTW activity applies only to selected family types</p> <p><input checked="" type="checkbox"/> Non-elderly, non-disabled families</p>
<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For HCV activities:</b></p> <p><input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units</p> <p><input checked="" type="checkbox"/> The MTW activity applies to all properties with project-based vouchers</p> <p><input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>
<p>Does this MTW activity require a hardship policy?</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Already provided</p> <p>See Attachment C: Hardship Policy.</p>

Does the MTW activity require an impact analysis?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment D: Impact Analysis.</b>
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.
<b>Custom Questions:</b>	
How much is the minimum rent or minimum Total Tenant Payment (TTP)?	\$100.

<b>HPHA Activity 26-15: LIPH Utility Reimbursements (MTW Waiver 1.m.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p> <p>DECREASING UTILITY REIMBURSEMENT CHECKS FROM \$100 TO \$50 IS JUST ANOTHER FRAUD SCHEME THAT IS OF NO BENEFIT TO RECIPIENTS. \$50 IS A LOT OF MONEY FOR A VERY LOW INCOME FAMILY.</p> <p>IT IS EVIL TO IMPOSE ANOTHER HARDSHIP TO A STRUGGLING FAMILY BY APPROVING ANOTHER FRAUD SCHEME BY HAKIM OUANSAFI TO INCREASE THE RECIPIENT'S MINIMUM RENT REQUIREMENT FROM \$50 TO \$100, THEN DECREASE THE UTILITY REIMBURSEMENT CHECKS FROM \$100 TO \$50. THAT'S A \$100 INCREASE IN A FAMILY'S EXPENSES, AND THEN ON TOP OF THAT THE RECIPIENT IS REQUIRED TO COMPLY WITH THE 15-HOUR MINIMUM WORK REQUIREMENT WHICH ALSO BURDENS THE FAMILY WITH CHILD CARE EXPENSES, TRAVEL EXPENSES, ETC.</p>	<p>The HPHA will eliminate utility reimbursement payments in the public housing program when the utility allowance is greater than the total tenant payment. As of May 1, 2025, there are 292 families receiving utility reimbursements across all the HPHA's public housing properties. The HPHA pays \$21,518 each month in utility reimbursements 292 families, or an average of \$74 to each family. Implementing this activity is expected to create an estimated cost savings of \$258,216 per year.</p> <p>The goals of this activity are to improve the cost-effectiveness of the public housing program; begin simplifying the rent calculation process; and eliminate the administrative burden of preparing, signing, and mailing out reimbursement checks each month.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<input checked="" type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input type="checkbox"/> Housing choice
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input checked="" type="checkbox"/> Decreased expenditures
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households

<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types
<b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.  <b>For PH activities:</b> Does the MTW activity apply to all public housing developments?	<b>For PH activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all developments <input type="checkbox"/> The MTW activity applies to specific developments
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.

It is worth repeating that MTW and HCV programs are separate federal programs that receive separate funding, and separate federal rules that apply to each program. It is illegal to impose illegal policies/requirements outside the federal rules that govern the Section 8 program – 24 CFR § 982.307(c)(2)(ii).

<b>HPHA Activity 26-16: HCV Utility Reimbursements (MTW Waivers 1.n.)</b>	
<b>Core Questions:</b>	
<b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	<p>The HPHA will eliminate utility reimbursement payments in the HCV program when the utility allowance is greater than the total tenant payment. As of May 1, 2025, there are 377 families receiving utility reimbursements across all the HPHA's voucher programs. The HPHA pays \$76,609 each month in utility reimbursements to 377, or an average of \$203 to each family. Implementing this activity is expected to create an estimated cost savings of \$919,308 per year.</p> <p>The goals of this activity are to improve the cost-effectiveness of the Section 8 voucher programs; begin simplifying the rent calculation process; and eliminate the administrative burden of preparing, signing, and mailing out reimbursement checks each month.</p>
<b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?	<input checked="" type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input type="checkbox"/> Housing choice
<b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	<input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input checked="" type="checkbox"/> Decreased expenditures

TRUTH OF INTENT TO "DECREASE EXPENDITURES" IS FRAUD (WHEN HISTORY PROVES 'SURPLUS GRANT FUNDS' DISAPPEAR)

<b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	<input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types
<b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.  <b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	<b>For HCV activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units <input checked="" type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.

<b>HPHA Activity 26-17: LIPH Work Requirement (MTW Waiver 12.a.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p> <p>24 CFR 982.54 requires that PHAs are to comply with HUD Regulations, not the other way around, suggesting that HUD must comply with illegal policies imposed by PHAs.</p> <p>Until the federal government approves revisions / changes to the MTW and HCV programs, it is illegal and just plain evil for Hakim Ouansafi to impose illegal policies to struggling families.</p>	<p>The HPHA will require non-elderly, non-disabled persons aged 18 years or older to adhere to a work requirement policy. Each eligible individual in a household must obtain a minimum of 15 hours of work or schooling per week. The HPHA, at its discretion, may allow acceptable substitutes for employment to meet this requirement (e.g., job/career readiness activities, job/vocational training, apprenticeships, and internships). Exempted individuals are described in the activity's Hardship Policy.</p> <p>Prior to implementation, the HPHA will provide notice to all residents at least six months in advance of the sanction policy for non-compliance. The HPHA will also look to collaborate with partner organizations that can provide supportive services and provide families with employment opportunities.</p>

The primary goal of this activity is to improve self-sufficiency for assisted families. This activity will also raise much-needed rental revenue that can be used to complete long-deferred maintenance projects and fund other MTW programs.

ACCORDING TO 18 U.S.C. 666 AND CRIMINAL CODE 1002-1012, IT IS ILLEGAL TO ALLOCATE FEDERAL FUNDS FROM THE EPROGRAM IT WAS ALLOCATED TO. FUNDS FOR 'MAINTENANCE' PROJECTS AND 'OTHER MTW PROGRAMS WILL HAVE TO BE FUNDED ELSEWHERE, BUT IT IS ILLEGAL TO IMPOSE ILLEGAL POLICIES TO ACCUMULATE 'SURPLUS GRANT FUNDS' THAT TAKE AWAY FROM THE SECTION 8 HCV PROGRAM AND ITS RECIPIENTS.

<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<input checked="" type="checkbox"/> Cost effectiveness <input checked="" type="checkbox"/> Self-sufficiency <input type="checkbox"/> Housing choice
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<input type="checkbox"/> Neutral (no cost implications) <input checked="" type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types
<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For PH activities:</b> Does the MTW activity apply to all public housing developments?</p>	<p><b>For PH activities:</b></p> <input checked="" type="checkbox"/> The MTW activity applies to all developments <input type="checkbox"/> The MTW activity applies to specific developments
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Does this MTW activity require a hardship policy?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <p><b>See Attachment C: Hardship Policy.</b></p>
<p>Does the MTW activity require an impact analysis?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <p><b>See Attachment D: Impact Analysis.</b></p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p>	<p>N/A. This activity is pending implementation.</p>

<b>HPHA Activity 26-18:</b> <b>HCV Work Requirement (MTW Waiver 12.b.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p> <p>"...AT ITS DISCRETION..." Does that mean Ryan Akamine can exercise his authority as the Chief Compliance Officer, like he did to me when he terminated my reasonable accommodation to have a live in aide?</p> <p><b>MY HEART GOES OUT TO THE CHILDREN. WHO WILL PAY FOR CHILD CARE AND TRAVEL EXPENSES? THE 15 HOUR "INCOME" WILL BE LOST: IF THE BOARD APPROVES HAKIM OUANSAFI'S REQUEST TO INCREASE THE MINIMUM RENT FROM \$50 TO \$100, AND IF THE BOARD APPROVES THE DECREASE IN THE UTILITY REIMBURSEMENT CHECKS FROM \$100 TO \$50.</b></p>	<p>The HPHA will require non-elderly, non-disabled persons aged 18 years or older to adhere to a work requirement policy. Each eligible individual in a household must obtain a minimum of 15 hours of work or schooling per week. The HPHA, at its discretion, may allow acceptable substitutes for employment to meet this requirement (e.g., job/career readiness activities, job/vocational training, apprenticeships, and internships). Exempted individuals are described in the activity's Hardship Policy.</p> <p>Prior to implementation, the HPHA will provide notice to all residents at least six months in advance of the sanction policy for non-compliance. The HPHA will also look to collaborate with partner organizations that can provide supportive services and provide families with employment opportunities.</p> <p>The primary goal of this activity is to improve self-sufficiency for assisted families. This activity will also raise much-needed rental revenue that can be used to complete long-deferred maintenance projects and fund other MTW programs.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input checked="" type="checkbox"/> Cost effectiveness</p> <p><input checked="" type="checkbox"/> Self-sufficiency</p> <p><input type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p><b>DECREASING EXPENDITURES ALLOWS FOR 'SURPLUS GRANT FUNDS' TO BE ACCUMULATED, FUNDS THAT DISAPPEAR (\$44 CURRENTLY IN RESERVES)</b></p>	<p><input type="checkbox"/> Neutral (no cost implications)</p> <p><input type="checkbox"/> Increased revenue</p> <p><input type="checkbox"/> Decreased revenue</p> <p><input type="checkbox"/> Increased expenditures</p> <p><input checked="" type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all assisted households</p> <p><input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<p><input type="checkbox"/> New admissions (i.e., applicants) only</p> <p><input type="checkbox"/> Currently assisted households only</p> <p><input checked="" type="checkbox"/> New admissions and currently assisted households</p>
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all family types</p> <p><input type="checkbox"/> The MTW activity applies only to selected family types</p>
<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For HCV activities:</b></p> <p><input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units</p> <p><input checked="" type="checkbox"/> The MTW activity applies to all properties with project-based vouchers</p> <p><input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers</p>

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment C: Hardship Policy.</b>
Does the MTW activity require an impact analysis?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment D: Impact Analysis.</b>
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.

<b>D.</b>	<b>Safe Harbor Waivers.</b>
<p><b>Safe Harbor Waivers seeking HUD Approval:</b>  The MTW Operations Notice describes a simplified process for MTW agencies to implement MTW activities outside of the safe harbors described in Appendix I. For each Safe Harbor Waiver request, a document that includes the following information must be provided: (a) the name and number of the MTW Waiver and associated activity for which the MTW agency is seeking to expand the safe harbor, (b) the specific safe harbor and its implementing regulation, (c) the proposed MTW activity the MTW agency wishes to implement via this Safe Harbor Waiver, (d) a description of the local issue and why such an expansion is needed to implement the MTW activity, (e) an impact analysis, (f) a description of the hardship policy for the MTW activity, if applicable, and (g) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.</p> <p>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

<b>E.</b>	<b>Agency-Specific Waivers.</b>
<p><b>Agency-Specific Waivers for HUD Approval:</b>  The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.</p> <p>In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.</p> <p>For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an</p>	

impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.

Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?

- Yes
- No

**Agency-Specific Waiver(s) for which HUD Approval has been Received:**

For each previously approved Agency-Specific Waiver(s), a set of questions will populate.

Does the MTW agency have any approved Agency-Specific Waivers?

- Yes
- No

IF THE BOARD APPROVES THIS PHA PLAN, AND ILLEGAL POLICIES IN 25-05, THEY ARE COMPLICIT IN THE FRAUD SCHEME! TO ILLEGALLY ACCUMULATE 'SURPLUS GRANT FUNDS' FROM FEDERAL PROGRAMS, FUNDS THAT DISAPPEAR

**F. Public Housing Operating Subsidy Grant Reporting.**

Please provide the public housing Operating Subsidy grant information in the table below for Operating Subsidy grants appropriated in each Federal Fiscal Year the PHA is designated an MTW PHA. FALSE FIGURES

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
2021	\$29,585,170	\$29,585,170	\$0	9/30/2029
2022	\$27,406,287	\$27,406,287	\$0	9/30/2030
2023	\$34,131,336	\$34,131,336	\$0	9/30/2031
2024	\$32,611,485	\$24,161,185	\$8,450,300	9/30/2032

REVENUE (SUBSIDY RECEIVED) v. EXPENDITURES (SURPLUS GRANT FUNDS RECEIVED AS A RESULT OF ILLEGAL POLICIES) DOES NOT EQUAL CLAIM 100% EXPENDITURES USED. FRAUD SCHEMES #1, #2, AND #3 PROVIDE FOR SURPLUS GRANT FUNDS, THAT DISAPPEAR FROM ALL FINANCIAL RECORDS.

**G.1 MTW Statutory Requirements.**

**75% Very Low Income – Local, Non-Traditional.**

HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.

Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
80%-50% Area Median Income	0
49%-30% Area Median Income	0
Below 30% Area Median Income	0
<b>Total Local, Non-Traditional Households</b>	<b>0</b>

\*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

<b>G.2</b>	<b>Establishing Reasonable Rent Policy.</b>	
<b>Question</b>	<b>Input options and instructions</b>	
Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

<b>G.3</b>	<b>Substantially the Same (STS) – Local, Non-Traditional.</b>	
<b>Questions</b>	<b>Input options and instructions</b>	
Please provide the total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	<u>0</u> # of unit months	
Please provide the total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	<u>0</u> # of unit months	
How many units, developed under the local, non-traditional housing development activity, were available for occupancy during the prior full calendar year (by bedroom size)?	Please include only those units that serve households <b>at or below 80% of AMI</b> in the table provided.	

PROPERTY NAME/ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
Name/Address	#	#	#	#	#	#	#	Type (below)	#	#	Y/N	\$
Name/Address	#	#	#	#	#	#	#	Type (below)	#	#	Y/N	\$
Name/Address	#	#	#	#	#	#	#	Type (below)	#	#	Y/N	\$
<b>Totals</b>	#	#	#	#	#	#	#		#	#		

\* User will select one of the following from the “Population Type” dropdown box: General, Elderly, Disabled, Elderly/Disabled, Other

If the “Population Type” of is Other is selected, please state the Property Name/Address, and describe the population type. [Text box]

\*\* The federal accessibility standard under HUD’s Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance. HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD’s Notice on “Instructions for use of alternative accessibility standard,” published in the Federal Register on May 23, 2014 (“Deeming Notice”) for purposes of Section 504 compliance, <https://www.govinfo.gov/content/pkg/FR-2014-05-23/pdf/2014-11844.pdf>. This would also include adaptable units as defined by HUD’s Section 504 regulation (See 24 CFR § 8.3 and § 8.22).

<b>G.4</b>	<b>Comparable Mix (by Family Size) – Local, Non-Traditional.</b>
<p>In order to demonstrate that the MTW statutory requirement of “maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration” is being achieved, the MTW agency will provide information for its most recently completed Fiscal Year in the following table.</p> <p>Local, non-traditional family size data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.</p>	

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
1 Person	#
2 Person	#
3 Person	#
4 Person	#
5 Person	#
6+ Person	#
<b>Totals</b>	#

G.5	Housing Quality Standards.
<p>Certification is included in MTW Certifications of Compliance for HCV and local, non-traditional program. The public housing program is monitored through physical inspections performed by the Real Estate Assessment Center (REAC).</p>	

H.	Public Comments.	
Question	Input options and instructions	
Please provide copy of all comments received by the public, Resident Advisory Board, and tenant associations.	Upload Attachment Please see <b>Attachment A: RAB Comments.</b> Please see <b>Attachment B: Public Testimony.</b>	
Please attach a narrative describing the MTW agency’s analysis of the comments and any decisions made based on these comments.	Upload Attachment Please see <b>Attachment A: RAB Comments.</b> Please see <b>Attachment B: Public Testimony.</b>	
If applicable, was an additional public hearing held for an Agency-Specific Waiver and/or Safe Harbor waiver?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
If yes, please attach the comments received along with the MTW agency’s description of how comments were considered.	Upload Attachment	

I.	Evaluations.	
Question	Input options and instructions	
<p>Please list any ongoing and completed evaluations of the MTW agency’s MTW policies, that the PHA is aware of, including the information requested in the table below. In the box “title and short description,” please write the title of the evaluation and a brief description of the focus of the evaluation.</p>		
Does the PHA have an agency-sponsored evaluation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Table I.1 - Evaluations of MTW Policies</b>		

Title and short description	Evaluator name and contact information	Time period	Reports available

J	MTW Certifications of Compliance.
<p>The MTW agency must execute the MTW Certifications of Compliance form and submit as part of the MTW Supplement submission to HUD. Certification is provided below.</p>	

## MTW CERTIFICATIONS OF COMPLIANCE

### U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING

#### **Certifications of Compliance with Regulations: Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning (07/01/2024), hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) examines its programs or proposed programs; (ii) identifies any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

**Hawaii Public Housing Authority**

**MTW PHA NAME**

**HI001**

**H1901 ?**

**MTW PHA NUMBER/HA CODE**

*I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).*

**Robert J. Hall**

**NAME OF AUTHORIZED OFFICIAL**

**Chairperson**

**TITLE**

**SIGNATURE**

**DATE**

*\* Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

**IF SIGNED, NONCOMPLIANCE WITH HUD REGULATIONS AND FEDERAL RULES WOULD CONSTITUTE PERJURY**

**TABLE 1. GUIDE**

- Core questions - An "X" in this column means that these are the set of core questions that are relevant for every waiver/activity.
- Custom questions - An "X" in this column means that these are questions that are specific to a particular activity. Not every activity will have custom questions.
- Safe Harbor - An "X" in this column means that the activity as described in Appendix 1 of the Operations Notice includes a set of Safe Harbor provisions.
- Impact Analysis - An "X" in this column means that the activity as described in Appendix 1 of the Operations Notice requires the PHA to conduct an impact analysis. This impact analysis must be submitted to HUD via the MTW Supplement; thus, the Supplement should include some statement regarding the requirement and an opportunity for the PHA to upload the impact analysis. The Operations Notice also states that an updated impact analysis must be attached to the MTW Supplement in each subsequent year.
- Hardship Policy - An "X" in this column means that the activity as described in Appendix 1 of the Operations Notice requires the PHA to establish a hardship policy. The hardship policy must be submitted to HUD via the MTW Supplement; thus, the Supplement should include some statement regarding the requirement and an opportunity for the PHA to upload the hardship policy. PHA must still grant reasonable accommodation requests related to all activities even if the hardship policy is not in place.

**TABLE 1. MTW ACTIVITIES QUESTIONS FOR THE MTW SUPPLEMENT**

Section/Question	Core Questions	Custom Questions	Safe Harbor	Impact Analysis	Hardship Policy
<b>1. Tenant Rent Policies</b>					
a. Tiered Rent (PH)	X	X	X		
b. Tiered Rent (HCV)	X	X	X		
c. Stepped Rent (PH)	X	X	X	X	X
d. Stepped Rent (HCV)	X	X	X	X	X
e. Minimum Rent (PH)	X	X	X	X	X
f. Minimum Rent (HCV)	X	X	X	X	X
g. Total Tenant Payment as a Percentage of Gross Income (PH)	X	X	X	X	X
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	X	X	X	X	X
i. Alternative Utility Allowance (PH)	X	X	X		
j. Alternative Utility Allowance (HCV)	X	X	X		
k. Fixed Rents (PH)	X	X	X		
l. Fixed Subsidy (HCV)	X	X	X		
m. Utility Reimbursements (PH)	X				
n. Utility Reimbursements (HCV)	X				
o. Initial Rent Burden (HCV)	X	X	X	X	
p. Imputed Income (PH)	X	X	X	X	X
q. Imputed Income (HCV)	X	X	X	X	X
r. Elimination of Deduction(s) (PH)	X	X		X	X
s. Elimination of Deduction(s) (HCV)	X	X		X	X
t. Standard Deductions (PH)	X	X			
u. Standard Deductions (HCV)	X	X			
v. Alternative Income Inclusions/Exclusions (PH)	X	X			
w. Alternative Income Inclusions/Exclusions (HCV)	X	X			
<b>2. Payment Standards and Rent Reasonableness</b>					
a. Payment Standards- Small Area Fair Market Rents (HCV)	X	X	X	X	X
b. Payment Standards- Fair Market Rents (HCV)	X	X	X	X	X
c. Rent Reasonableness – Process (HCV)	X	X			
d. Rent Reasonableness – Third-Party Requirement (HCV)	X	X			

Section/Question	Core Questions	Custom Questions	Safe Harbor	Impact Analysis	Hardship Policy
<b>3. Reexaminations</b>					
a. Alternative Reexamination Schedule for Households (PH)	X	X	X	X	X
b. Alternative Reexamination Schedule for Households (HCV)	X	X	X	X	X
c. Self-Certification of Assets (PH)	X	X	X		
d. Self-Certification of Assets (HCV)	X	X	X		
<b>4. Landlord Leasing Incentives</b>					
a. Vacancy Loss (HCV-Tenant-based Assistance)	X	X	X		
b. Damage Claims (HCV-Tenant-based Assistance)	X	X	X		
c. Other Landlord Incentives (HCV-Tenant-based Assistance)	X	X	X		
<b>5. Housing Quality Standards (HQS)</b>					
a. Pre-Qualifying Unit Inspections (HCV)	X	X	X		
b. Reasonable Penalty Payments for Landlords (HCV)	X	X	X		
c. Third-Party Requirement (HCV)	X	X			
d. Alternative Inspection Schedule (HCV)	X		X		
<b>6. Short-Term Assistance</b>					
a. Short-Term Assistance (PH)	X	X	X		
b. Short-Term Assistance (HCV)	X	X	X		
<b>7. Term-Limited Assistance</b>					
Term-Limited Assistance (PH)	X	X	X	X	X
Term-Limited Assistance	X	X	X	X	X
<b>8. Increase Elderly Age (PH &amp; HCV)</b>					
<b>9. Project-Based Voucher Program Flexibilities</b>					
a. Increase PBV Program Cap (HCV)	X	X	X		
b. Increase PBV Project Cap (HCV)	X		X		
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	X				
d. Alternative PBV Selection Process (HCV)	X				
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	X	X			
f. Increase PBV HAP Contract Length (HCV)	X		X		
g. Increase PBV Rent to Owner (HCV)	X				
h. Limit Portability for PBV Units (HCV)	X				
<b>10. Family Self-Sufficiency Program with MTW Flexibility</b>					
a. Waive Operating a Required FSS Program (PH & HCV)	X		X		
b. Alternative Structure for Establishing Program Coordinating Committee (PH & HCV)	X	X	X		
c. Alternative Family Selection Procedures (PH & HCV)	X	X	X		
d. Modify or Eliminate the Contract of Participation (PH & HCV)	X	X	X		

<b>Section/Question</b>	<b>Core Questions</b>	<b>Custom Questions</b>	<b>Safe Harbor</b>	<b>Impact Analysis</b>	<b>Hardship Policy</b>
e. Policies for Addressing Increases in Family Income (PH & HCV)	X	X	X		
<b>11. MTW Self-Sufficiency Program</b>					
a. Alternative Family Selection Procedures (PH & HCV)	X	X	X		
b. Policies for Addressing Increases in Family Income (PH & HCV)	X	X	X		
<b>12. Work Requirement</b>					
a. Work Requirement (PH)	X	X	X	X	X
b. Work Requirement (HCV)	X	X	X	X	X
<b>13. Use of Public Housing as an Incentive for Economic Progress (PH)</b>					
	X		X		
<b>14. Moving on Policy</b>					
a. Waive Initial HQS Inspection Requirement (HCV)	X		X		
b. Allow Income Calculations from Partner Agencies (PH & HCV)	X		X		
c. Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH & HCV)	X		X		
<b>15. Acquisition without Prior HUD Approval (PH)</b>					
	X	X			
<b>16. Deconcentration of Poverty in Public Housing Policy (PH)</b>					
	X				
<b>17. Local, Non-Traditional Activities</b>					
a. Rental Subsidy Programs	X	X	X		
b. Service Provision	X	X	X		
c. Housing Development Programs	X	X	X		

# Instructions for Preparation of Form HUD-50075-MTW, MTW Supplement to the Annual PHA Plan

The instructions below detail how to complete the MTW Supplement. These instructions will not appear in the fillable form.

**Note about file uploads:** PHAs can upload PDF, Word, or Excel documents. Files should be named with the following naming convention: PHA code, Fiscal Year (FY), and short name for the policy/item. Some examples would be CA789FY21RentHardship for a rent hardship policy, CA789FY21ImpactAnalysis for an impact analysis that is applicable to multiple MTW activities, and CA789FY21MTWCertofCompliance for the MTW Certifications of Compliance.

**A. PHA Information.** All PHAs must complete this section.

**A.1** Include the full **PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/DD/YYYY), MTW Cohort Number, and MTW Supplement Submission Type.**

**B. Narrative.** All MTW agencies must complete this section.

**B.1** MTW Supplement Narrative.

Provide a written description of how the MTW agency seeks to address the three statutory objectives during the coming year. Those three statutory objectives are: (1) to reduce cost and achieve greater cost effectiveness in federal expenditures; (2) to give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; (3) and to increase housing choices for low-income families.

The narrative provides the PHA an opportunity to explain to the public, and the families that it serves, its MTW plans and goals for the coming Fiscal Year.

**C. MTW Waivers.**

**Core Questions.** All MTW activities found in Section C require responses to the same common questions.

*Narrative.* Describe the activity, the agency's goals for this activity, and, if applicable, how this activity contributes to a larger initiative.

*Statutory Objective.* Indicate which of the MTW statutory objectives this activity serves; each activity may serve one or more objectives. The three statutory objectives are housing choice, self-sufficiency, and cost effectiveness. Check all that apply.

*Cost Implications.* State the cost implications of each activity. Choose the best description of the cost implications based on what is known at the time of completing the MTW Supplement. Indicate which categories best describe the cost implications of the activity from among the following choices: neutral (no cost implications), increased revenue, decreased revenue, increased costs, decreased costs. Check all that apply. For instance, an activity may increase revenue, increase costs, and therefore be cost neutral. Alternatively, an activity may simply increase costs.

*Different versions.* Indicate whether there will be different policies for different household statuses, family types, or locations (public housing developments or HCV properties). If [Yes] is checked, questions will pop up which allow the MTW agency to explain which household statuses, family types, and/or locations will be affected. If [No] is checked, the respondent will move on to the next question. The agency will be able to indicate if a policy is different for one or more of these areas.

For example, if an MTW agency chooses to apply a Tenant Rent Policy to only non-elderly, non-disabled families, and not to the elderly or disabled, then it would check [Yes] and then receive the subsequent items that allow the agency to indicate what types of households and family types are affected by the activity.

*Household status.* MTW Agency's must indicate what type of household to which the activity applies. Household types means the following types: new admissions only, currently assisted households only, or new admissions and currently assisted households.

*Family Types:* Family types mean the following: non-elderly, non-disabled families; elderly families; disabled families; or other specifically defined target populations.

*Location.* The MTW agency indicates if the activity is or will be implemented at all or only at certain locations. Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV. For PH, the questions will be about developments and for HCV the questions will be about tenant-based units and properties with project-based vouchers. The agency must check the applicable response for all or specific. If the response is for specific locations, then the agency will be asked to provide the details.

PHAs may develop one comprehensive hardship policy to cover all MTW activities requiring a hardship policy, which would only need to be uploaded once.

*Safe Harbor Waiver.* PHAs must indicate if a Safe Harbor Waiver is needed to implement this policy as described. If yes, then the MTW Agency is asked the following: what is the status of the Safe Harbor Waiver Request? PHAs must indicate if the waiver request is being submitted for review with this submission of the MTW Supplement (see Section D), or if the waiver was previously approved. If the latter is checked (the waiver was previously approved), then the PHA must describe the extent to which the Safe Harbor Waiver is supporting the PHA's goal in implementing this activity.

*Hardship policy.* The MTW Operations Notice requires agencies to adopt written policies for determining when a requirement or provision of the MTW activity constitutes a financial or other hardship for the family. If applicable for the activity, please upload the hardship policy associated with this activity. Hardship policies may be applicable to multiple MTW Activities. Only upload Hardship Policy once if said Hardship Policy applies to multiple Activities. Reference Table 1 for specificity on when a hardship policy is required.

*Modification of hardship policy.* PHAs must indicate if the hardship policy has been modified since the last submission of the MTW Supplement. PHAs must check yes or no. If yes, then the respondent is asked: why has the MTW agency modified the hardship policy? The PHA will use the provided text box to describe the modifications.

Number of hardship requests. PHAs must indicate the number of hardship requests that have been received for each applicable activity in the most recently completed PHA fiscal year.

PHAs are legally required to provide reasonable accommodations to their MTW requirements, provisions, or policies, or any component of those requirements, provisions, and policies, following the same standards and processes that generally apply to reasonable accommodations.

*Impact analysis.* The MTW Operations Notice requires agencies to analyze and put into writing the various impacts of the MTW activity if it is required for the MTW activity. Please upload the impact analysis that has been prepared related to this activity, if applicable. An impact analysis may be applicable to multiple MTW Activities. Only upload Impact Analysis once if said Impact Analysis applies to multiple Activities. Reference Table 1 for specificity on when an impact analysis is required.

*Description of accomplishments or changes in implementation.* Provide a description, based on the Fiscal Year goals as listed in the activity's previous Fiscal Year's narrative, about what has been accomplished or changed during the implementation.

*Discontinuation of activity.* If the PHA selects "Will be Discontinued in the Submission Year" or "Was Discontinued in a previous Submission Year" in the screener, a question will be displayed that asks for an explanation as to why the activity was discontinued or will be discontinued. The PHA should explain why the activity was or will be discontinued. If the activity has already been discontinued, the PHA should include the final outcomes and lessons learned. If the activity was discontinued in a previous submission year, the PHA should state which year the activity was discontinued in.

**Custom Questions.** Some MTW activities require responses to custom questions that are specific only to that activity. Some MTW activities contain no custom questions. Respondents must answer each of the custom questions, which will only appear if the PHA is opting to implement the MTW activity in the coming Fiscal Year.

Information for how to answer each custom question is included in the 'input options and instructions' column for each MTW activity.

## D. Safe Harbor Waivers

**D.1: Safe Harbor Waivers seeking HUD Approval.** The MTW Operations Notice describes a simplified process for MTW agencies to implement MTW activities outside of the safe harbors described in Appendix I For each Safe Harbor Waiver request, a

document that includes the following must be provided: a) the name and activity number of the MTW Waiver for which the PHA is seeking to expand the safe harbor, b) the specific safe harbor and its implementing regulation, c) the proposed policy the PHA wishes to implement via this waiver, d) a description of the local issue and why such an expansion is needed to implement the activity, e) an impact analysis, f) a description of the hardship policy for the initiative, and g) a copy of all comments received at the public hearing a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.

## E. Agency-Specific Waivers.

**E.1: Agency-Specific Waivers Submitted for HUD Approval.** The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, waive a statutory or regulatory requirement not included in Appendix I.

In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable).

For each Agency-Specific Waiver(s) request, please provide a title and upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative; f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.

A PHA planning to pursue an Agency-Specific Waiver is encouraged to read Section 4.c. of the MTW Operations Notice prior to filling out this section of the MTW Supplement.

**E.2: Agency-Specific Waiver(s) for which HUD Approval has been Received.** For each previously approved Agency-Specific Waiver(s), a set of questions will populate. Does the agency have any approved agency-specific waivers? If yes, the title previously provided in Section E.1 will prepopulate and ask if there has been a change in how the Agency-Specific Waivers is being implemented from when it was originally approved or if it has been discontinued. For changes, the PHA will need to provide a description of what has changed. If it has been discontinued, the PHA will need to provide a description about the final outcomes and lessons learned, as well as whether a final impact analysis was prepared at the time of discontinuation if one was previously required.

## F. Public Housing Operating Subsidy Grant Reporting.

**F.1: Public Housing Operating Subsidy Grant Reporting.** PHAs must fill out this table if it receives public housing Operating Subsidy grant funding from HUD. Only public housing Operating Subsidy grant funding awarded in the year the PHA is designated an MTW agency and beyond must be reported in this table. Additional rows must be added for Federal Fiscal Years beyond 2023, as applicable.

The federal account closing law applies to time-limited funds appropriated by Congress during the annual appropriations act process. For the public housing Operating Fund, PHAs must expend federal funds no more than five (5) years after the period of availability for obligation expires. After this 5-year period, the account closes, and the funds are no longer available for any purpose. For public housing Operating Subsidy grant funding, the period of availability for obligation ends at the end of the second Federal Fiscal Year (i.e., the period of availability for obligation of FY 2021 funds ends 9/30/2022). Pursuant to the account closing law, PHAs must expend all Operating Subsidy grant amounts within five years of this date (i.e., for FY 2021 funds, the account will close, and funds will no longer be legally available for any purpose on 9/30/2027).

## G. MTW Statutory Requirements.

**General.** HUD will verify compliance with the statutory requirements G.1, G.3, and G.4 for public housing units and HCV units through HUD systems. In addition, agencies are to report compliance with the same requirements for Local, Non-Traditional Households in the tables provided in this section. Once HUD systems are capable of capturing this data then this will no longer need to be reported through the MTW Supplement.

**G.1: 75% Very Low Income.** All PHAs must fill out the table in G.1. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its local, non-traditional program households. For instance, a PHA submitting its MTW Supplement to the FY2020 Annual PHA Plan should include its Fiscal Year (FY) 2018 local, non-traditional data since this is the most recently completed Fiscal year. Only local, non-traditional new admissions should be included in the table. If a PHA houses no local, non-traditional households, then zeros must be inputted into the table.

HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW PHA are very low income for public housing and HCV programs through existing HUD systems.

**G.2: Establishing Reasonable Rent Policy.** All PHAs must fill out section G.2. Per the MTW Operations Notice, all activities falling under the Tenant Rent Policies category (Section C.1 of the MTW Supplement) or the Alternative Reexamination Schedule category (Section C.3 of the MTW Supplement), detailed in the Appendix of the MTW Operations Notice, meet the definition of a reasonable rent policy.

MTW agencies are reminded that the Rent Determination section of the PHA Plan should be reflective of MTW reasonable rent policies where applicable. From the PHA Plan: "Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#)).

**G.3: Substantially the Same (STS).** All PHAs must fill out section G.3. The number of local, non-traditional families served must be provided by month for the most recently completed Calendar Year. If a PHA houses no local, non-traditional families, then zeros must be inputted into the table. The additional information on Local, Non-Traditional development units must be provided for each development.

HUD will verify compliance with the STS statutory requirement for public housing and HCV programs through existing HUD systems.

**G.4: Comparable Mix (by Family Size).** All PHAs must fill out section G.4. In order to demonstrate that the statutory objective of "maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration" is being achieved, the PHA will provide family size (i.e., not bedroom size) data in the table for the most recently completed Fiscal Year. For instance, a PHA submitting its MTW Supplement to the FY2021 Annual PHA Plan should include its FY 2019 local, non-traditional data since this is the most recently completed Fiscal Year. If a PHA houses no local, non-traditional household, then zeros must be inputted into the table.

HUD will verify compliance with the comparable mix statutory requirement for public housing and HCV programs through existing HUD systems.

**G.5: Housing Quality Standards.** PHAs are not required to enter any information into section G.5. This statutory requirement is certified to in the MTW Certifications of Compliance form for the HCV and local, non-traditional housing programs. The public housing program is monitored by HUD through the Public Housing Assessment System (PHAS) Physical Subsystem, or successor, despite the MTW PHA being exempt from an overall designation.

## H. Public Comments

**H.1: Public Comments.** All PHAs are required, per the Annual PHA Plan regulations, to go through a public process prior to submitting the MTW Supplement to HUD. The MTW agency must consider, in consultation with the Resident Advisory Board (RAB) and tenant association, as applicable, all of the comments received at the public hearing. The comments received by the public, RABs, and tenant associations must be submitted by the MTW agency, along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.

As described above, PHAs must submit comments and responses for all Safe Harbor and Agency-Specific Waivers, which are to be held in an additional public meeting.

The public comment process must include the Supplement and all uploaded attachments.

## I. Evaluations.

**I.1: Evaluations.** The MTW agency should fill in Table I.1, listing each evaluation of the MTW policies and providing contact information for the evaluator, the time period of the evaluation, and the names of available reports. The MTW agency should list

internal evaluations that result in reports that could be shared upon request but may leave off evaluations meant for internal use only. The MTW agency should list all third-party evaluations, as applicable.

**J. MTW Certifications of Compliance.**

**J.1: MTW Certifications of Compliance Form.** The format for submission of the required MTW Certifications of Compliance is provided in this Form MTW Supplement. The preamble to the MTW Certifications of Compliance directs the MTW PHA to fill in the beginning of the Fiscal Year for which the certification is being made. This should be provided as the first day of the Fiscal Year to be covered by the Annual PHA Plan (for example, a FY2021 Annual PHA Plan for an MTW PHA with a Fiscal Year of January 1 – December 31, this would be January 1, 2021).

The MTW Certifications of Compliance must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

The MTW Certifications of Compliance must be submitted to HUD as part of the MTW Supplement for each annual submission and each revised annual submission.

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Public reporting burden for this information collection is estimated to average 6.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB control number. The information collected is required to obtain or retain benefits. The information collected will not be held confidential.

## RAB Comments

The HPHA presented the draft Amended MTW Supplement for FY 26 to the Resident Advisory Board for review and comments on July 15, 2025, and August 12, 2025.

1. **Proposed Plan Revision:** The HPHA is requesting an MTW waiver to increase the minimum rent for non-elderly, non-disabled families to \$100.

- A. RAB Comment

A RAB member asked if the minimum rent increase would affect families with children who are disabled.

HPHA Response

It would depend upon whether the head of household (including co-head) or spouse is elderly or disabled. If the head and/or spouse are elderly or disabled, then the MTW policy will not affect the family's rent calculation. The \$100 minimum rent will be used in calculating the rent for all non-elderly, non-disabled families. Any family affected by this policy may seek relief by requesting a short-term or long-term hardship exemption.

- B. RAB Comment

A RAB member asked how the HPHA will determine whether or not the head or spouse is disabled and therefore exempt from this policy.

HPHA Response

The HPHA determines that a person is disabled if they meet the definition of a "person with disabilities" set forth in 24 CFR §5.403. Generally, the HPHA accepts receipt of disability benefits from the Social Security Administration (SSA) as verification of a disability. If a family member claims to be disabled and does not receive SSA disability benefits, a knowledgeable professional must provide third-party verification that the family member is disabled. Please see chapter 7 of the Admission & Continued Occupancy Policy (ACOP) for more details.

STATE EMPLOYEES  
DO NOT QUALIFY AS  
A "KNOWLEDGEABLE  
PROFESSIONAL"

2. **Proposed Plan Revision:** The HPHA is requesting an MTW waiver to eliminated utility reimbursements when a family's utility allowance exceeds the total tenant payment.

B. RAB Comments

A member of the RAB who resides at a mixed-population property asked how this policy change would affect his rent calculation.

HPHA Response

The policy being requested will not affect tenants who reside at the HPHA's mixed-population properties. (There are no tenant-paid utilities at these properties, so the HPHA does not provide a utility allowance.) This policy will only affect families with tenant-paid utilities residing at general occupancy properties.

3. **Proposed Plan Revision:** The HPHA is requesting an MTW waiver to create a 15-hour per week work requirement for all non-elderly, non-disabled tenants.

B. RAB Comments

The RAB was in unanimous support of the work requirement policy. A RAB member asked if this policy would replace the community service requirement. Another RAB member asked who would be excluded from meeting the work requirement.

HPHA Response

The HPHA is still evaluating how this policy will replace or be incorporated into the community service requirement set forth in 24 CFR Part 960 Subpart F. The proposed amendments to the Annual PHA Plan for FY 26 and MTW Supplement for FY 26 are only to request HUD approval to implement these policies. If the HPHA's MTW waiver request is approved, the agency will continue working with the RAB to iron out the specific policy details in the ACOP and Hawaii Administrative Rules.

The HPHA plans to exclude from the work requirement all persons who are already considered "exempt individuals" under the community service requirement. Additionally, the HPHA will exempt pregnant women and persons who are the primary caretaker of young children. Non-exempt persons may seek relief by requesting a short-term or long-term hardship exemption under the HPHA's MTW Hardship Policy.

## Public Testimony

On June 5, 2025, the HPHA published a public hearing notice in the Honolulu Star-Advertiser, The Garden Island, The Maui News, West Hawaii Today, and Hawaii Tribune Herald. A draft of the Amended MTW Supplement for FY 26 was made available at all HPHA AMP Offices and on the HPHA's website. A public hearing was held in-person and online on July 21, 2025.

1. **Proposed Plan Revision:** The HPHA is requesting an MTW waiver to eliminate utility reimbursements when a family's utility allowance exceeds the total tenant payment.

- A. Public Testimony

The HPHA received written and oral testimony in opposition to the proposal. The testifier wrote and stated that he opposed eliminating utility allowances for any public housing tenants until they are able to retain legal representation, and HUD approves such a change.

HPHA Response

The HPHA is not requesting to eliminate utility allowances entirely. The MTW waiver being requested is to eliminate utility reimbursements paid to a family with a total tenant payment that is less than their utility allowance. As of May 1, 2025, there are only 292 families who receive a utility reimbursement. All other families who receive utility allowances will not be affected if this waiver is approved and the policy implemented.



## NOTICE OF PUBLIC HEARING

Pursuant to 24 CFR 903.17 and the MTW Operations Notice, the Hawaii Public Housing Authority (HPHA), Department of Human Services, hereby provides notice that it will hold a public hearing on the Annual Public Housing Agency (PHA) Plan for Fiscal Year (FY) 2026 and the Amended Moving to Work (MTW) Supplement for Fiscal Year 2026.

**Background:** The HPHA developed the Annual PHA Plan for Fiscal Year 2026 as required by the Quality Housing and Work Responsibility Act of 1998. The PHA Plan describes how the HPHA will operate, manage, and administer all federally funded programs during the upcoming fiscal year. The HPHA submits the PHA Plan to the U.S. Department of Housing and Urban Development (HUD) for review and approval. The MTW Supplement, which is also submitted to HUD as an addendum to the PHA Plan, provides information on all ongoing and future MTW-related policies, waivers, and activities. All PHAs participating in the MTW Demonstration Program Expansion are required to submit an MTW Supplement.

The HPHA is proposing to amend the Annual PHA Plan for FY 2026 and the MTW Supplement for FY 2026, which were submitted to HUD on April 7, 2025, and are pending approval. The Amended MTW Supplement includes requests for six new MTW activity waivers for the public housing and the Section 8 program: Waivers 1.e. and 1.f. to implement a \$100 maximum rent for non-disabled, non-elderly families; Waivers 1.m. and 1.n. to eliminate utility reimbursements when the utility allowance exceeds a family's total tenant payment calculation; and Waivers 12.a. and 12.b. to implement a 15-hour weekly work requirement for all non-elderly, non-disabled individuals receiving housing assistance. The Amended PHA Plan includes general updates on the HPHA and the University of Hawaii's broadband infrastructure upgrade project. The Amended PHA Plan also references the six new MTW waivers being requested as part of the Amended MTW Supplement.

**Public Review:** The drafts of the Amended PHA Plan and Amended MTW Supplement are available for public viewing at the HPHA School Street Administrative Campus and the following property management offices on weekdays between 7:45 a.m. to 4:30 p.m.

HPHA Administrative and Section 8 Offices, 1002 North School Street, Honolulu  
Oahu: Puuwai Momi Office, 99-132 Kohomua Street, Aiea  
Oahu: Kalihi Valley Homes Office, 2250 Kalena Drive, Honolulu  
Oahu: Mayor Wright Homes Office, 521 North Kukui Street, Honolulu  
Oahu: Kalakaua Homes Office, 1545 Kalakaua Avenue, Honolulu  
Oahu: Kalanihuia Office, 1220 Aala Street, Honolulu  
Oahu: Hale Poai Office, 1001 North School Street, Honolulu  
Oahu: Waimaha Sunflower Office: 85-186 McArthur Street, Waianae  
Oahu: Koolau Village Office: 45-1027 Kamau Place, Kaneohe  
Oahu: Kauhale Nani Office: 310 North Cane Street, Wahiawa  
Oahu: Palolo Valley Homes Office: 2107 Ahe Street, Honolulu  
Oahu: Kuhio Homes Office: 1475 Linapuni Street, Honolulu  
Hawaii: Lanakila Homes Office, 600 Wailoa Street, Hilo  
Hawaii: Ka Hale Kahaluu Office, 78-6725 Makolea Street, Kailua-Kona  
Hawaii: Noelani II Office, 65-1191 Opelo Road, Kamuela  
Kauai: Kapaa Office, 4726 Malu Road, Kapaa  
Maui: Kahakii Terrace, 2015 Holowai Place, Wailuku  
Molokai: Kahale Mua, Maunaloa, Molokai

Digital copies of each draft are also available on the HPHA's website at:  
<https://hpha.hawaii.gov/about-the-hpha/plans-reports>.

**Public Hearing:** The public may participate in the public hearing remotely via Zoom using the following link: [zoom.us/j/83046144301](https://zoom.us/j/83046144301). When prompted, enter the Password: 0N7b5h. The HPHA requests that meeting participants display their first and last names.

Alternatively, the public may participate via telephone by calling 1-719-359-4580. When prompted, callers should enter the Meeting ID: 830 4614 4301 and the Password: 628033.

The public hearing will take place on:

**Monday, July 21, 2025, at 5:00 p.m.**

Physical Meeting Location: The public may attend the public hearing at 1002 North School Street, Building A Conference Room, Honolulu, HI 96817. The physical meeting location will be connected via Zoom to the remote meeting.

All interested persons are invited to provide oral or written comments on the Amended MTW Supplement. All comments received will be reviewed by the HPHA, and subsequent amendments may be considered, if appropriate. Oral comments may be presented at the public hearing. Persons who cannot attend the hearing and prefer not to provide written comments may call (808) 436-7183 to submit comments as a voicemail message. Written comments may be presented to the presiding officer at the public hearing, or mailed to the HPHA, Attn: PEO Public Hearing, at 1002 North School Street, Honolulu, Hawaii 96817. Written comments may also be faxed to (808) 832-4679 or sent by electronic mail to [hpha@hawaii.gov](mailto:hpha@hawaii.gov). Written comments not presented at the public hearing should be received by the HPHA's Administrative Office by 4:30 p.m. on July 21, 2025.

If you need an auxiliary aid/service or other accommodation due to a disability, contact Benjamin Park at (808) 436-7183 as soon as possible, preferably by Monday, July 14, 2025. If a response is received after July 14, 2025, the HPHA will attempt to obtain the auxiliary aid/service or accommodation but cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate forms such as large print, Braille, or electronic copy.

HAKIM OUANSAFI  
Executive Director  
Hawaii Public Housing Authority  
Department of Human Services

HPHA does not discriminate against any person because of race, color, religion, sex, physical or mental disability, familial status, ancestry/national origin, age, marital status, HIV infection or sexual orientation and gender identity.



(SA/HTH/WHT/TG11495000

6/06/25)



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- Hawaii: Lanakila Homes Office, 600 Wailoa Street, Hilo
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Hawaii Public Housing Authority  
Department of Human Services

HPHA does not discriminate against any person because of race, color, religion, sex, physical or mental disability, familial status, ancestry/national origin, age, marital status, HIV infection or sexual orientation and gender identity.

(MN: June 6, 2025)



Attendance Sheet

PUBLIC HEARING

Date: 7/21/25

5:00 p.m.

Amended Annual PHA Plan for FY 26,  
Amended MTW Supplement for FY 26

Location: Conference Rm, Bldg A

Name	Organization	Address	Telephone No.	Check here if testifying
FETU KOLIO	TENANT, COMMUNITY	[REDACTED]	[REDACTED]	YES, ✓
Nicolas Ayabe	HPHA - PEO			
Ben Park	HPHA - PEO			

MONDAY, JULY 21, 2025  
PUBLIC HEARING  
BUILDING (A)

I TOTALLY OPPOSED, AND ON BEHALF OF <sup>292</sup> 457  
PUBLIC HOUSING TENANTS. CONCERNING  
THE CHANGES TO THE UTILITY ALLOWANCES  
SHOULD NEVER CHANGE TILL ALL LEGAL  
RIGHTS OF 457 TENANTS ARE MET CONCERNING  
THE TENANTS LEGAL REPRESENTATIONS  
BY RESOURCES, ALSO CHANNEL THE CHANGES  
TO UTILITY ALLOWANCES FOR (HUD) SUPPORT  
AND APPROVAL.

AGAIN; TOTALLY OPPOSED ON BEHALF OF <sup>292</sup> 457  
PUBLIC HOUSING TENANTS, INCLUDING  
MYSELF. "2025" RESTORE PUBLIC HOUSING  
TENANTS RIGHTS IN FEDERALLY ASSISTED  
PUBLIC HOUSING UTILITY ALLOWANCE UNDER  
ADMINISTRATIVE RULE: 17-2028-7.

WRITTEN COMMENTS; ALSO VERBAL IN PERSON <sup>172</sup>

## **Hawaii Public Housing Authority General MTW Hardship Policy**

The General MTW Hardship Policy establishes how the Hawaii Public Housing Authority (HPHA) will determine when a requirement or provision of an MTW activity constitutes a financial or other hardship for a family.

The HPHA has established additional hardship policies specific to the Minimum Rent (MTW Waivers 1.e. and 1.f.) and the Work Requirement (MTW Waivers 12.a. and 12.d.) activities. Where no activity-specific policy exists, the General MTW Hardship Policy shall apply.

### **Definition of Hardship**

Situations in which a family might experience a financial or other hardship may include:

- A family has experienced a decrease in income because of the loss or reduction of employment, death in the family, or reduction in or loss of earnings or other assistance;
- A family has experienced an increase in expenses, because of changed circumstances, for medical costs, childcare, transportation, education, or similar items; or
- A family would be evicted because of the imposition of an MTW activity; or
- Such other situations and factors determined by the HPHA to be appropriate.

### **Requesting a Hardship Exemption**

A family must submit its request for a hardship exemption to the HPHA in writing. The written request must describe:

- The MTW activity the family is requesting an exemption from;
- The nature and circumstance of the hardship;
- The expected duration of the hardship; and
- How the hardship has affected or will affect the family's ability to pay rent.

### **Determination of Hardship**

Upon receipt of a written request for a hardship exemption, the HPHA shall suspend the MTW activity for a family, beginning the month after the request was made. The MTW activity shall remain suspended until **the HPHA determines** whether to grant a hardship exemption. A determination will be made within 30 calendar days. During the suspension of an MTW activity, a family shall not be required to participate in the MTW activity and, if applicable, support will be adjusted accordingly.

If the HPHA requests information from a family and it is not received within 10 calendar days, the HPHA may deny the hardship request and reimpose the MTW activity.

When evaluating a hardship request, **the HPHA shall determine** (a) if the claimed hardship exists, and (b) whether nexus can be established between the claimed hardship and the requirement or policy of the MTW activity a family is requesting relief from.

If the **HPHA determines** that no hardship exists, the HPHA will reinstate the MTW activity for a family and, if applicable, require the family to repay any rent amounts suspended within 30 calendar days after notice is given.

If the **HPHA determines** that a hardship does exist, a family will be exempted from the MTW activity until the hardship has been resolved or after a period of 90 calendar days, whichever comes first. The HPHA may extend the family's exemption beyond 90 calendar days if it determines that the hardship will persist. Until the MTW activity is reimposed, the family must continue to qualify for the hardship exemption and remain in compliance with all other program requirements.

### **Notifications**

The HPHA will notify all participating families affected by an MTW activity of their right to request an exemption at intake and/or during the reexamination process. The HPHA's notifications shall also advise families of their rights under the applicable program grievance procedures.

### **Record Keeping**

The HPHA will maintain records of all hardship requests received and the results of these requests for the duration of the agency's participation in the MTW Demonstration Program. Records shall be made available for public review and inspection at the Administrative Office located at 1002 N School St, Honolulu, HI 96817.

### **Grievance Procedure**

In the event a hardship request is denied, a family may appeal the agency's decision and request an informal hearing pursuant to Chapters 17-2021 and 17-2031, Hawaii Administrative Rules.

### **Reasonable Accommodations**

Reasonable accommodations shall be provided for persons with disabilities in accordance with HPHA's Reasonable Accommodation and Modification Policy (Administrative Memo No. 4).

**HPHA DOES NOT PROVIDE A GRIEVANCE PROCESS**

**Hawaii Public Housing Authority  
MTW Hardship Policy – Minimum Rent  
HPHA Activities 26-13 & 26-14 (MTW Waivers 1.e. & 1.f.)**

Pursuant to 24 C.F.R. 5.630 and the MTW Operations Notice, the HPHA will grant an exemption from the minimum rent if a family is unable to pay the minimum rent because of financial hardship.

The financial hardship exemption applies to families required to pay the minimum rent. If a family's Total Tenant Payment (TTP) is higher than the minimum rent, the family is not eligible for a hardship exemption. If the HPHA determines that a hardship exists, the family share of rent is the highest of the remaining components of the family's calculated TTP.

**HUD-Defined Financial Hardship**

Financial hardship includes the following situations:

- A family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. This includes a family member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

**HPHA Discretionary Policy**

The **HPHA will consider** a hardship to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent.

For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following (1) implementation of assistance, if approved; or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

- **The family would be evicted because it is unable to pay the minimum rent.**

**HPHA Discretionary Policy**

For a family to qualify under this provision, the cause of potential **eviction must be the family's failure to pay rent to the owner or tenant-paid utilities.**

- Family income has decreased because of changed family circumstances, including the loss of employment.
- A death has occurred in the family.

**HPHA Discretionary Policy**

**BY IMPOSING AN INCREASE IN THE MINIMUM RENT (FROM \$50 TO \$100 - FOR MTW PROGRAM ONLY), AND DECREASING THE UTILITY REIMBURSEMENTS CHECKS (FROM \$100 TO \$50), THIS WILL AFFECT THE FAMILIES ABILITY TO PAY THE RENT AND UTILITY BILLS, AND SUBJECT RECIPIENTS TO EVICTION (AND HOMELESSNESS)**

**MINIMUM RENT  
IS DEFINED IN  
24 CFR 5.630**

For a family to qualify under this provision, the family must describe how the death has created a financial hardship (e.g., due to funeral-related expenses or the loss of the family member's income).

### **Requesting a Hardship Exemption**

A family must submit its request for a hardship exemption to the HPHA in writing. The written request must describe:

- The MTW activity the family is requesting an exemption from;
- The nature and circumstance of the hardship;
- The expected duration of the hardship; and
- How the hardship has affected or will affect the family's ability to pay rent.

### **Determination of Hardship**

When a family requests a financial hardship exemption, the HPHA will suspend the minimum rent requirement beginning the first of the month following the family's request.

The HPHA will then determine whether the financial hardship exists, and if so, whether the hardship is temporary or long term.

#### **HPHA Discretionary Policy**

A temporary hardship is defined as a hardship expected to last 90 calendar days or less. A long-term hardship is defined as a hardship expected to last more than 90 calendar days.

When the minimum rent is suspended, the family's share of rent reverts to the highest of the remaining components of the calculated TTP (i.e., the greater of 30% of monthly adjusted income or 10% of monthly gross income).

If the HPHA determines that **no hardship** exists, the HPHA will reinstate the minimum rent and require the family to repay the amounts suspended. The family must repay the suspended amount within 30 calendar days of the HPHA's notice that a hardship has not been granted.

If the HPHA determines that a **temporary hardship** exists, the HPHA will suspend the minimum rent for a 90-day period beginning the first of the month following the date of the family's written request. At the end of the 90-day period, the family must resume payment of the minimum rent and must repay the HPHA the amounts suspended. The HPHA will offer a reasonable repayment agreement, on terms and conditions established by the HPHA. The HPHA may also determine that circumstances have changed, and a hardship is now long-term.

If the HPHA determines that a **long-term hardship** exists, the HPHA will exempt a family from the minimum rent requirement for so long as the hardship continues. The exemption will apply from the first of the month following the family's request until the end of the qualifying hardship. When the hardship was determined to be long-term, the family is not

required to repay the minimum rent. A long-term hardship will be considered to have ended when any of the following circumstances apply:

- At an interim or regular reexamination, the family's calculated TTP is greater than the minimum rent.
- For a hardship based on a loss of income, the exemption will continue to be recognized until new sources of income are received that are at least equal to the amount lost. For example, if a hardship is approved because a family no longer receives a \$50 per month child support payment, the hardship will continue to exist until the family receives at least \$50 per month in income from another source or once again begins to receive the child support payments.
- For a hardship based upon hardship-related expenses, the exemption will continue until the cumulative amount exempted is equal to the expense incurred.

**Hawaii Public Housing Authority**  
**MTW Hardship Policy – Work Requirement**  
**HPHA Activities 26-17 & 26-18 (MTW Waivers 12.a. & 12.b.)**

All non-disabled, non-elderly adults receiving housing assistance must participate in work-related activities for a minimum of 15-hours a week. Work-related activities may include, but are not limited to:

- Employment on at least a part-time basis;
- Enrollment in an accredited secondary education, vocational, technical, or other degree-seeking certification program;
- Apprenticeships or internships;
- Employment counseling;
- Job Corps; and
- Community service or volunteer activities.

Community service or volunteer work may count toward the 15-hour weekly requirement provided the community service or volunteer work constitutes no more than eight (8) of the required hours.

At admission, the HPHA will give each family a written description of the work requirement policy. A non-exempt family member will have the work requirement waived for an Introductory Period of six (6) months following admission or until the family member finds employment, whichever is sooner.

If a non-exempt individual does not meet the work requirement following the Introductory Period, the individual will be given a Warning Period of 90 calendar days to enter compliance with the work requirement. The individual shall be warned on a monthly basis of their continued non-compliance. Upon expiration of the 90-day Warning Period, the HPHA will issue the family a Notice of Violation of their obligations under the rental agreement for the public housing program or the eligibility requirements under the voucher for the Section 8 voucher programs.

**Work Requirement Exemptions**

The work requirement shall not apply to:

- Persons over the age of 62;
- Persons prevented from working due to disability, illness, injury, or other physical or mental impairment of a nature which is expected to last 12 months or more;
- Persons required at home due to a verified medically determined condition of another household member that does not permit self-care, and care is not available from another person in the home;
- Pregnant women;
- Persons caring for a child under the age of six or a dependent adult in the home. This exemption cannot be claimed by more than one adult in the household or when there is another person in the home who is capable of providing care; and
- Persons exempted from the Community Service Requirement in accordance with Section 12(c)(2)(A), (B), (D), and (E) of the 1937 Act.

The HPHA may also suspend this activity during periods of economic downturn, natural disasters, and public health emergencies. If this activity is temporarily suspended the HPHA will provide all non-exempt individuals with 90-days' notice prior to resuming the work requirement.

**Requesting a Work Requirement Exemption**

A non-elderly, non-disabled individual may submit a request for a work requirement exemption to the HPHA in writing. The written request must describe:

- The nature and circumstance of why an exemption is needed;
- The expected duration of the cause for the exemption; and
- How the hardship has affected or will affect the family's ability to pay rent.

A family member granted an exemption for any reason that is not of a permanent nature must provide updated verification of their continued qualification at each reexamination and upon request by the HPHA within a deadline specified in a written notice.

Family members residing in public housing who are denied an exemption may grieve the HPHA's decision pursuant to the Grievance Procedures set forth in Chapter 17-2021, Hawaii Administrative Rules.

**HPHA HAS ALREADY CONFIRMED THAT THEY DO NOT PROVIDE A GRIEVANCE PROCESS**

## **Impact Analysis**

### **HPHA Activities 26-13 & 26-17 (MTW Waivers 1.e & 12.a.)**

#### **LIPH Minimum Rent and Work Requirement**

The Hawaii Public Housing Authority is requesting MTW Waiver 1.e. to establish a minimum rent of \$100 for the low-income public housing program. The HPHA is also requesting MTW Waiver 12.a. to establish a 15-hour weekly work requirement for non-elderly, non-disabled individuals.

#### **1. Describe the impact on the agency's finances:**

The HPHA anticipates the minimum rent activity will increase rental revenue for the public housing program. As of May 1, 2025, there are 384 non-elderly, non-disabled households which pay a monthly rent less than the proposed \$100 minimum rent. Of these households, 195 pay zero rent and receive monthly utility reimbursements. In assisting all 384 of these non-elderly, non-disabled households, the agency loses roughly (\$7,659) per month, or (\$91,908) annually. As part of the Amended MTW Supplement for FY 26, the HPHA is also requesting MTW Waiver 1.m. to eliminate utility reimbursements when the utility allowance is greater than total tenant payment. Eliminating utility reimbursements in combination with the \$100 minimum rent policy for all non-disabled, non-elderly families would generate a monthly revenue stream of \$38,400, or \$460,800 annually.

Rent collections will also be positively impacted by the 15-hour weekly work requirement. This activity, in combination with the biennial reexamination policy, will encourage able-bodied individuals to grow their household income and assets. The overwhelming majority of public housing households pay an income-based rent. Any growth in household income will grow the total rent collected. This increased revenue is desperately needed to address long outstanding maintenance backlogs and fund necessary repairs across all the HPHA's properties.

#### **2. Describe the activity's impact on affordability of housing costs for affected households:**

Raising the minimum rent in and of itself could impose a considerable financial burden on extremely low-income families in public housing. However, the HPHA will exclude elderly and/or disabled families from this activity. The HPHA understands elderly residents living on fixed incomes would find any increase in rent difficult to absorb. Individuals with disabilities who may already incur

additional costs related to medical care and daily living would also face similar difficulties.

Roughly 32.55% (125 out of 384) of non-elderly, non-disabled families that are currently paying less than \$100 in rent per month would be rent burdened under the proposed policy (i.e., family would pay more than 30% of gross monthly income towards rent). To mitigate any potential impact from the minimum rent activity on these households, the HPHA will provide hardship exemptions for reasons such as the loss of eligibility or awaiting an eligibility determination for an assistance program; a decrease in household income, including the loss of employment; a death in the immediate family; or other circumstances as determined by the HPHA. All exemptions shall be granted in accordance with the HPHA’s MTW hardship policy.

The HPHA anticipates the 15-hour weekly work requirement will have a positive impact on housing affordability for non-elderly, non-disabled households. The average monthly rent payment among all 384 non-elderly, non-disabled households paying less than the proposed minimum rent amount is (\$19.95). As of May 1, 2025, these households have an average annual gross income of \$11,535. Beginning January 1, 2026, the State of Hawaii’s minimum wage is set to increase to \$16 per hour. Assuming a non-elderly, non-disabled individual worked only 15-hours a week earning a minimum wage, they would still earn enough to exceed the minimum rent amount:

<b>Tax Type</b>	<b>Tax Rate</b>	<b>2024 Taxes*</b>
Federal	0.00%	\$0
FICA	7.65%	\$955
State	1.40%	\$97
<b>Take-Home Pay</b>		<b>\$11,428</b>
Monthly Net Income		\$952
Monthly Rent (30.00%)		\$285
<b>Net Income After Rent</b>		<b>\$666</b>

\* Taxes owed for the 2024-2025 filing season.

**3. Describe the impact on the agency’s waitlist(s):**

The HPHA anticipates these activities will have no impact on the agency’s waiting lists. Both activities will only affect families already participating in the public housing program. During implementation, the HPHA will monitor the waiting lists and admission/denial rates to determine whether either activity is having unanticipated effects or impacts.

**4. Describe the impact on the agency's termination rate of households:**

Both activities may increase the program's termination rate, but the HPHA will attempt to mitigate this effect with its proposed hardship and exemption policies. Non-elderly, non-disabled households will be provided multiple opportunities to come into compliance with the 15-hour weekly work requirement before sanctions are imposed. The HPHA will also work with assisted households and make referrals to partnering service agencies to address any potential barriers to employment. Households will not be sanctioned for factors beyond their control – for example, lack of job opportunities during an economic downturn. The HPHA will look to implement a soft sanction approach in which a family will be given several warnings before issuing a notice of violation of the tenant obligations and/or rental agreement. Termination from the program will only be used as a sanction of last resort. The HPHA may also suspend both activities during periods of economic downturn, natural disasters, and public health emergencies.

**5. Describe the impact on the agency's current occupancy level in public housing and utilization rate in the HCV program:**

As of May 1, 2025, roughly 21.17% of all non-elderly, non-disabled households (384 out of 1,814) pay a monthly rent that is less than \$100. The minimum rent activity could lead to higher vacancy rates if these households are unable to absorb the proposed rent increase. However, the HPHA will try to mitigate negative impacts through its hardship policy and by promoting greater family self-sufficiency through its work requirement and biennial reexamination policies.

Assisted households that remain noncompliant with the work requirement activity for long enough may risk losing their housing assistance. However, the HPHA will treat termination from the program as a last resort. Prior to implementation, the HPHA will look to partner with outside community organizations that will be able to offer non-compliant families with intensive supportive services designed to get them back into compliance. Households will generally be given ninety (90) days to come back into compliance by finding employment or enrolling in an education or training program. The HPHA may provide non-disabled, non-elderly individuals with temporary exemptions, on a case-by case basis, pursuant to the hardship policy.

**6. Describe the impact on meeting the MTW statutory goals of cost effectiveness, self-sufficiency, and/or housing choice:**

The HPHA believes the minimum rent and work requirement activities will allow the HPHA to improve the overall cost-effectiveness of the public housing program. Additional revenues generated from rent collection could provide a much-needed boost to the agency's financial resources. These revenues would be directed towards offsetting rising operating costs and addressing a significant backlog of capital improvement and maintenance projects.

One of the primary goals of the work requirement activity is to increase employment, assets, and earned income among work-able individuals receiving housing assistance. If successful, the HPHA expects the activity to help households achieve greater self-sufficiency and allow them to eventually move out of assisted housing.

**7. Describe the impact on the agency's ability to meet the MTW statutory requirements:**

**a. Very-Low-Income Requirement**

The minimum rent policy may negatively impact the HPHA's ability to meet the very-low-income requirement if more families are terminated from the program than originally anticipated. Very-low and extremely-low-income families may struggle to pay the increased minimum rent amount. If a family accrues a significant amount of back rent owed, the HPHA will work with them to establish a payment plan and refer them to other sources of financial assistance. The HPHA will only pursue termination from the program as a last resort.

The work requirement policy may have a negative impact on the HPHA's ability to meet the very-low-income requirement. By encouraging employment and promoting greater economic self-sufficiency, the average annual income of assisted families is expected to increase. The HPHA will continue its income targeting policy at admission to the program. Additionally, families that improve their self-sufficiency significantly enough to no longer need housing assistance will be subject to the public housing over-income policy.

**b. Reasonable Rent Policy Requirement**

The HPHA already complies with the Reasonable Rent Policy Requirement because of previously approved MTW activity waivers. The proposed minimum rent activity, which is being requested as part of this Amended MTW Supplement, is also considered a reasonable rent policy.

**c. Substantially the Same Requirement**

The HPHA does not expect either activity will affect its ability to meet the Substantially the Same Requirement. Even if vacancy rates are affected because of implementation, the HPHA will adhere to its Income Targeting policy and admit low-income families as needed.

**d. Comparable Mix Requirement**

The HPHA does not anticipate either activity will have any effect on its ability to meet the comparable mix requirement. The minimum rent policy will not be applied to elderly and/or disabled households which are generally smaller in composition. Furthermore, a significant majority (78.83%, or 1,430 out of 1,814) of non-elderly, non-disabled households, which are generally larger in composition, already pay more than the proposed monthly minimum rent of \$100 and would not be affected.

**e. Housing Quality Standards (HQS) Requirement**

The HPHA expects both activities to have a positive impact on its ability to meet the HQS statutory requirement. HUD verifies this requirement for the public housing program through its review of the public housing physical inspection scores. Increased revenues generated from both activities will be used to address outstanding capital improvement and modernization projects across the HPHA's inventory.

**8. Describe the impact on the rate of hardship requests and the number granted and denied as a result of this activity:**

Both activities are pending implementation during FY 2026. The HPHA does not have a baseline average for the number of hardship requests received per year because the public housing program currently has a minimum rent of \$0. The HPHA will report on the number of hardship requests received, granted, and denied for each activity in subsequent MTW Supplement submissions.

**9. Across the other factors above, describe the impact on protected classes (and any associated disparate impact):**

Neither activity is expected to have a disparate impact on protected classes. The HPHA will implement both activities within the HUD-established Safe Harbors, and they will only apply to work-able individuals. The minimum rent for disabled and/or

elderly families will remain at \$0. Additional exceptions to the work requirement policy will also be provided to those already pursuing greater self-sufficiency (e.g., full-time students; persons undergoing vocational rehabilitation) and other vulnerable populations (e.g., pregnant women; a primary caretaker of a child under the age of six).

During the implementation of these activities, the HPHA will continuously monitor the rate of requests received for reasonable accommodations and hardship exemptions. Any significant increase in the number or rate of requests received will be presented in future MTW Supplements and may result in the suspension of either activity.

LIPH Demographic Report as of May 1, 2025  
 Families Paying Less Than \$100 Monthly Rent

AMP No.	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Family Members	Bedrooms	Disabled	Elderly
30	000074813	10,653.00	11.26%	No	41.00	171.00	1	2	No	Yes
30	000038863	11,844.00	10.13%	No	24.00	262.00	1	2	Yes	No
30	000050749	3,492.00	34.36%	Yes	-94.00	171.00	1	2	No	Yes
30	000027228	7,028.00	17.07%	No	-5.00	171.00	1	2	No	Yes
30	000073181	8,784.00	13.66%	No	36.00	174.00	1	2	Yes	Yes
30	000050686	8,545.00	14.04%	No	43.00	171.00	1	2	No	No
30	000086286	5,211.00	23.03%	No	2.00	128.00	1	1	No	No
30	000074413	4,512.00	26.60%	No	-25.00	128.00	1	1	No	Yes
30	000129826	1,536.00	78.13%	Yes	-78.00	128.00	1	1	No	No
30	000031116	3,566.00	33.65%	Yes	-49.00	128.00	1	1	Yes	Yes
30	000039490	11,808.00	10.16%	No	66.00	219.00	1	1	Yes	Yes
30	000139426	4,392.00	27.32%	No	-28.00	128.00	1	1	Yes	No
30	000115869	4,872.00	24.63%	No	-16.00	128.00	1	1	Yes	No
30	000091436	2,954.00	40.62%	Yes	-54.00	128.00	1	1	No	No
30	000143934	4,872.00	24.63%	No	-16.00	128.00	1	1	Yes	No
30	000073593	12,509.00	9.59%	No	-44.00	357.00	1	4	No	No
30	000088697	3,600.00	33.33%	Yes	-38.00	128.00	1	1	No	No
30	000085205	11,556.00	10.38%	No	96.00	171.00	2	2	No	Yes
30	000126262	11,316.00	10.60%	No	52.00	221.00	2	3	Yes	Yes
30	000061022	11,604.00	10.34%	No	47.00	221.00	2	3	Yes	No
30	000049455	13,784.00	8.71%	No	33.00	312.00	2	3	No	No
30	000020323	7,284.00	16.47%	No	-1.00	171.00	2	2	No	No
30	000144012	5,067.00	23.68%	No	-1.00	128.00	2	1	No	No
30	000014226	8,770.00	13.68%	No	0.00	219.00	2	1	No	No
30	000134003	12,552.00	9.56%	No	93.00	221.00	3	3	No	No
30	000048950	12,684.00	9.46%	No	29.00	266.00	3	4	Yes	Yes
30	000052170	16,840.00	7.13%	No	87.00	312.00	3	3	No	Yes
30	000089417	9,156.00	13.11%	No	34.00	171.00	3	2	No	No
30	000052179	7,284.00	16.47%	No	1.00	171.00	3	2	No	Yes
30	000143620	9,860.00	12.17%	No	52.00	171.00	3	2	No	No
30	000084690	13,320.00	9.01%	No	88.00	221.00	3	3	No	No
30	000016080	11,844.00	10.13%	No	41.00	221.00	3	3	Yes	No
30	000071772	11,320.00	10.60%	No	62.00	221.00	3	3	No	No
30	000028372	11,237.00	10.68%	No	76.00	171.00	4	2	Yes	No
30	000051197	12,370.00	9.70%	No	64.00	221.00	4	3	No	No
30	000075014	13,668.00	8.78%	No	87.00	221.00	4	3	No	No
30	000143774	6,131.00	19.57%	No	-42.00	171.00	4	2	No	No
30	000050900	14,223.00	8.44%	No	20.00	312.00	5	3	No	No
30	000132859	9,085.00	13.21%	No	-30.00	221.00	5	3	No	No
30	000050873	11,696.00	10.26%	No	98.00	171.00	5	2	No	No
30	000088707	4,651.00	25.80%	No	-91.00	171.00	5	2	No	No
30	000088315	11,640.00	10.31%	No	22.00	221.00	6	3	No	No
30	000012532	16,246.00	7.39%	No	92.00	266.00	6	4	No	No
30	000088293	14,635.00	8.20%	No	97.00	221.00	7	3	No	No
30	000060983	14,730.00	8.15%	No	54.00	266.00	7	4	No	No
30	000067343	19,030.00	6.31%	No	39.00	403.00	4	2	Yes	No
30	000091481	8,467.00	14.17%	No	7.00	157.00	6	3	No	No
30	000048519	6,312.00	19.01%	No	55.00	103.00	1	2	No	No
30	000029250	7,832.00	15.32%	No	83.00	103.00	2	2	No	Yes
30	000082716	9,504.00	12.63%	No	71.00	119.00	5	3	No	No
30	000015721	4,597.00	26.10%	No	9.00	106.00	1	2	No	No

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AMP No.	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Family Members	Bedrooms	Disabled	Elderly
30	000050151	6,602.00	18.18%	No	59.00	106.00	1	2	No	No
30	000071116	7,596.00	15.80%	No	-3.00	183.00	1	2	No	Yes
30	000084104	3,848.00	31.19%	Yes	-97.00	183.00	1	2	No	Yes
30	000012787	11,316.00	10.60%	No	90.00	183.00	1	2	Yes	No
30	000130955	3,920.00	30.61%	Yes	-97.00	183.00	2	2	No	No
30	000086182	12,072.00	9.94%	No	97.00	183.00	3	2	No	Yes
30	000049237	11,881.00	10.10%	No	78.00	183.00	4	2	No	No
31	000010791	97,890.00	1.23%	No	0.00	0.00	0	2	No	No
31	000145589	284,726.00	0.42%	No	0.00	0.00	0	5	No	No
31	000050889	3,309.00	36.26%	Yes	-47.00	120.00	1	1	Yes	No
31	000071839	4,956.00	24.21%	No	-6.00	120.00	1	1	Yes	Yes
31	000116123	9,122.00	13.16%	No	82.00	136.00	1	2	Yes	Yes
31	000140980	8,420.00	14.25%	No	-11.00	211.00	1	1	Yes	No
31	000028375	4,656.00	25.77%	No	-29.00	136.00	1	2	No	Yes
31	000070850	2,080.00	57.69%	Yes	-68.00	120.00	1	1	No	No
31	000074704	2,784.00	43.10%	Yes	-60.00	120.00	1	1	No	Yes
31	000062855	7,164.00	16.75%	No	59.00	120.00	1	1	No	No
31	000033290	520.00	230.77%	Yes	-70.00	120.00	1	1	No	No
31	000144366	260.00	461.54%	Yes	-80.00	130.00	1	1	No	No
31	000035539	4,872.00	24.63%	No	-8.00	130.00	1	1	No	No
31	000059211	4,872.00	24.63%	No	-8.00	130.00	1	1	No	No
31	000144020	4,872.00	24.63%	No	-18.00	130.00	1	1	Yes	No
31	000067411	1,800.00	66.67%	Yes	-80.00	130.00	1	1	Yes	No
31	000114929	6,898.00	17.40%	No	27.00	136.00	2	2	No	Yes
31	000052366	3,432.00	34.97%	Yes	-44.00	120.00	2	1	No	Yes
31	000051994	0.00	N/A	Yes	-86.00	136.00	2	2	No	No
31	000025115	11,316.00	10.60%	No	6.00	267.00	2	4	Yes	No
31	000063909	9,312.00	12.89%	No	28.00	195.00	2	4	No	Yes
31	000126529	8,530.00	14.07%	No	65.00	136.00	2	2	No	No
31	000048724	7,400.00	16.22%	No	-1.00	174.00	2	2	No	No
31	000047123	7,284.00	16.47%	No	-14.00	174.00	2	2	Yes	No
31	000048730	3,229.00	37.16%	Yes	-164.00	223.00	2	3	Yes	Yes
31	000077774	10,968.00	10.94%	No	90.00	174.00	2	2	Yes	No
31	000058924	6,310.00	19.02%	No	-77.00	223.00	2	3	No	No
31	000139288	10,583.00	11.34%	No	79.00	174.00	2	2	No	No
31	000033570	4,760.00	25.21%	No	-67.00	174.00	2	2	No	No
31	000104545	4,656.00	25.77%	No	-79.00	174.00	2	2	No	Yes
31	000013328	7,284.00	16.47%	No	-4.00	174.00	2	2	No	No
31	000047573	1,300.00	92.31%	Yes	-173.00	223.00	2	3	No	No
31	000132097	8,600.00	13.95%	No	36.00	167.00	2	3	No	No
31	000014737	15,585.00	7.70%	No	80.00	286.00	3	4	No	No
31	000148240	10,052.00	11.94%	No	72.00	167.00	3	3	No	No
31	000061981	9,156.00	13.11%	No	40.00	167.00	3	3	Yes	No
31	000034537	2,320.00	51.72%	Yes	-78.00	136.00	3	2	No	No
31	000090880	8,148.00	14.73%	No	6.00	174.00	3	2	No	No
31	000148602	3,224.00	37.22%	Yes	-210.00	267.00	3	4	No	No
31	000073034	6,012.00	19.96%	No	-91.00	195.00	4	4	No	Yes
31	000134254	5,340.00	22.47%	No	-69.00	167.00	4	3	No	No
31	000130132	0.00	N/A	Yes	-86.00	136.00	4	2	No	No
31	000132432	8,428.00	14.24%	No	8.00	167.00	4	3	No	No
31	000052210	7,584.00	15.82%	No	-27.00	195.00	4	4	No	Yes

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31	000066050	12,320.00	9.74%	No	75.00	209.00	4	5	No	No
31	000125195	0.00	N/A	Yes	-124.00	174.00	4	2	No	No
31	000043327	6,384.00	18.80%	No	-87.00	223.00	4	3	No	No
31	000017597	2,376.00	50.51%	Yes	-217.00	267.00	4	4	No	No
31	000145914	6,600.00	18.18%	No	-94.00	223.00	4	3	No	No
31	000132207	4,360.00	27.52%	No	-138.00	223.00	4	3	No	No
31	000081007	11,856.00	10.12%	No	81.00	167.00	5	3	No	No
31	000092649	13,356.00	8.98%	No	75.00	223.00	5	3	No	No
31	000060966	4,200.00	28.57%	No	-138.00	195.00	5	4	No	No
31	000116776	10,176.00	11.79%	No	-58.00	267.00	5	4	No	Yes
31	000027921	4,320.00	27.78%	No	-193.00	267.00	5	4	No	Yes
31	000073491	2,400.00	50.00%	Yes	-217.00	267.00	5	4	No	No
31	000066216	4,884.00	24.57%	No	-149.00	223.00	6	3	No	No
31	000134230	11,000.00	10.91%	No	72.00	167.00	6	3	No	No
31	000131377	3,600.00	33.33%	Yes	-117.00	167.00	6	3	No	No
31	000045935	0.00	N/A	Yes	-217.00	267.00	6	4	No	No
31	000087048	9,881.00	12.14%	No	32.00	167.00	6	3	No	No
31	000035932	3,600.00	33.33%	Yes	-217.00	267.00	6	4	No	No
31	000064107	6,311.00	19.01%	No	-101.00	223.00	6	3	No	No
31	000064501	11,796.00	10.17%	No	68.00	167.00	6	3	No	No
31	000084464	111.00	1081.08%	Yes	-145.00	195.00	7	4	No	No
31	000008983	11,556.00	10.38%	No	12.00	195.00	7	4	Yes	Yes
31	000092807	0.00	N/A	Yes	-117.00	167.00	7	3	No	No
31	000134090	8,970.00	13.38%	No	-139.00	303.00	7	5	No	No
31	000117691	1,068.00	112.36%	Yes	-173.00	223.00	7	3	No	No
31	000043430	7,008.00	17.12%	No	-117.00	210.00	8	5	No	No
31	000091456	9,306.00	12.89%	No	-50.00	223.00	8	3	No	No
31	000069758	2,265.00	52.98%	Yes	-217.00	267.00	8	4	No	No
31	000132858	11,442.00	10.49%	No	-101.00	303.00	8	5	No	No
31	000007407	18,072.00	6.64%	No	76.00	304.00	9	5	No	No
31	000052461	14,924.00	8.04%	No	80.00	209.00	10	5	No	No
31	000044235	17,592.00	6.82%	No	88.00	304.00	10	5	No	No
31	000133441	10,825.00	11.09%	No	-92.00	267.00	10	4	No	No
32	000026425	3,576.00	33.56%	Yes	4.00	76.00	1	2	No	Yes
32	000073807	4,656.00	25.77%	No	30.00	77.00	1	2	Yes	Yes
32	000134036	6,984.00	17.18%	No	88.00	77.00	1	2	No	Yes
32	000073538	3,660.00	32.79%	Yes	-86.00	168.00	1	2	No	Yes
32	000146389	7,056.00	17.01%	No	91.00	76.00	1	2	No	Yes
32	000072018	3,972.00	30.21%	Yes	21.00	68.00	1	1	No	Yes
32	000075016	5,628.00	21.32%	No	82.00	59.00	1	2	No	No
32	000005198	3,600.00	33.33%	Yes	22.00	68.00	1	1	No	No
32	000071836	6,808.00	17.63%	No	84.00	78.00	1	2	No	Yes
32	000025870	6,276.00	19.12%	No	98.00	59.00	1	2	No	No
32	000116094	4,548.00	26.39%	No	18.00	86.00	1	3	No	Yes
32	000007618	4,656.00	25.77%	No	31.00	76.00	1	2	No	Yes
32	000005547	2,400.00	50.00%	Yes	-16.00	66.00	2	3	No	Yes
32	000066978	7,639.00	15.71%	No	95.00	86.00	2	3	Yes	Yes
32	000010808	3,600.00	33.33%	Yes	19.00	59.00	2	2	No	No
32	000148278	5,660.00	21.20%	No	42.00	77.00	2	2	Yes	Yes
32	000038614	5,400.00	22.22%	No	50.00	85.00	2	3	No	No
32	000124611	4,704.00	25.51%	No	29.00	77.00	2	2	No	No

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32	000071431	5,820.00	20.62%	No	57.00	77.00	2	2	No	No
32	000124259	3,084.00	38.91%	Yes	-32.00	85.00	3	3	No	No
32	000049217	5,660.00	21.20%	No	53.00	77.00	3	2	No	No
32	000022746	7,320.00	16.39%	No	73.00	86.00	3	3	No	No
32	000042377	960.00	125.00%	Yes	-36.00	86.00	3	3	No	Yes
32	000050192	5,889.00	20.38%	No	58.00	77.00	4	2	No	No
32	000066859	8,760.00	13.70%	No	51.00	134.00	4	3	No	Yes
32	000051322	3,768.00	31.85%	Yes	-16.00	86.00	5	3	No	No
32	000080019	5,400.00	22.22%	No	-88.00	177.00	5	3	No	Yes
32	000082728	6,916.00	17.35%	No	51.00	86.00	5	3	No	No
32	000069511	9,717.00	12.35%	No	27.00	168.00	5	2	No	No
32	000024985	4,563.00	26.30%	No	4.00	86.00	6	3	No	No
32	000081113	6,134.00	19.56%	No	7.00	86.00	6	3	No	No
32	000019334	6,096.00	19.69%	No	18.00	86.00	7	3	No	No
33	000148286	8,712.00	13.77%	No	30.00	188.00	1	2	No	No
33	000051249	11,316.00	10.60%	No	-6.00	279.00	1	2	Yes	No
33	000049933	9,846.00	12.19%	No	58.00	188.00	1	2	No	No
33	000067380	6,493.00	18.48%	No	-36.00	188.00	1	2	No	Yes
33	000048754	7,820.00	15.35%	No	-3.00	188.00	1	2	Yes	Yes
33	000116023	4,601.00	26.08%	No	-73.00	188.00	1	2	No	No
33	000148268	11,316.00	10.60%	No	85.00	188.00	1	2	Yes	No
33	000042629	13,440.00	8.93%	No	47.00	279.00	1	2	No	Yes
33	000017672	8,200.00	14.63%	No	7.00	188.00	1	2	Yes	No
33	000067007	9,156.00	13.11%	No	-60.00	279.00	1	2	Yes	No
33	000108359	11,724.00	10.24%	No	4.00	279.00	1	2	No	Yes
33	000006616	3,995.00	30.04%	Yes	-98.00	188.00	1	2	No	Yes
33	000022606	11,844.00	10.13%	No	98.00	188.00	1	2	Yes	Yes
33	000106075	6,310.00	19.02%	No	-30.00	188.00	1	2	No	No
33	000091290	4,872.00	24.63%	No	-66.00	188.00	1	2	No	No
33	000050133	4,656.00	25.77%	No	-81.00	188.00	1	2	No	Yes
33	000073613	11,604.00	10.34%	No	92.00	188.00	1	2	Yes	Yes
33	000012300	10,480.00	11.45%	No	64.00	188.00	1	2	Yes	No
33	000050622	7,872.00	15.24%	No	9.00	188.00	2	2	No	No
33	000145544	10,552.00	11.37%	No	64.00	188.00	2	2	No	No
33	000061750	10,004.00	12.00%	No	62.00	188.00	2	2	No	No
33	000112897	10,120.00	11.86%	No	53.00	188.00	2	2	No	No
33	000117626	12,290.00	9.76%	No	67.00	230.00	2	3	Yes	Yes
33	000066935	7,272.00	16.50%	No	-107.00	279.00	2	2	No	Yes
33	000133956	8,136.00	14.75%	No	3.00	188.00	2	2	No	No
33	000050875	11,610.00	10.34%	No	48.00	230.00	2	3	No	No
33	000145468	7,920.00	15.15%	No	-2.00	188.00	2	2	No	No
33	000116024	6,508.00	18.44%	No	-37.00	188.00	2	2	No	No
33	000132499	12,300.00	9.76%	No	96.00	188.00	3	2	No	No
33	000045225	960.00	125.00%	Yes	-316.00	366.00	3	2	No	No
33	000048763	12,948.00	9.27%	No	23.00	279.00	3	2	Yes	No
33	000126306	11,810.00	10.16%	No	83.00	188.00	3	2	No	No
33	000029449	9,923.00	12.09%	No	-53.00	279.00	3	2	No	Yes
33	000080310	11,380.00	10.54%	No	72.00	188.00	3	2	No	No
33	000071329	12,276.00	9.78%	No	-48.00	321.00	3	3	Yes	Yes
33	000081487	10,917.00	10.99%	No	61.00	188.00	4	2	No	No
33	000067344	14,136.00	8.49%	No	50.00	279.00	4	2	No	No

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33	000084282	8,952.00	13.40%	No	-40.00	230.00	4	3	No	No
33	0001146719	10,708.00	11.21%	No	2.00	230.00	4	3	No	No
33	000075025	12,776.00	9.39%	No	79.00	230.00	4	3	No	Yes
33	000062023	14,912.00	8.05%	No	83.00	230.00	7	3	No	No
33	000044083	95,669.00	1.25%	No	0.00	186.00	0	2	No	No
33	000045140	117,133.00	1.02%	No	0.00	186.00	0	2	No	Yes
33	000074715	207,291.00	0.58%	No	0.00	186.00	0	2	No	No
33	000117498	9,954.00	12.06%	No	98.00	151.00	1	1	No	No
33	000067235	9,600.00	12.50%	No	54.00	186.00	1	2	No	No
33	000042317	11,844.00	10.13%	No	44.00	242.00	1	1	Yes	Yes
33	000066573	11,316.00	10.60%	No	87.00	186.00	1	2	Yes	Yes
33	000004792	4,500.00	26.67%	No	-83.00	186.00	1	2	No	Yes
33	000067197	9,224.00	13.01%	No	70.00	151.00	1	1	No	Yes
33	000066899	8,904.00	13.48%	No	27.00	186.00	1	2	No	Yes
33	000081689	11,556.00	10.38%	No	93.00	186.00	1	2	Yes	Yes
33	000013277	4,872.00	24.63%	No	-39.00	151.00	1	1	Yes	No
33	000028331	6,876.00	17.45%	No	11.00	151.00	1	1	Yes	Yes
33	000046888	2,080.00	57.69%	Yes	-101.00	151.00	1	1	Yes	No
33	000067206	11,316.00	10.60%	No	87.00	186.00	1	2	Yes	Yes
33	000065112	10,416.00	11.52%	No	100.00	151.00	1	1	Yes	Yes
33	000042311	8,424.00	14.25%	No	50.00	151.00	1	1	No	Yes
33	000026697	11,316.00	10.60%	No	-4.00	277.00	1	2	Yes	Yes
33	000066966	11,556.00	10.38%	No	93.00	186.00	1	2	Yes	Yes
33	000012635	4,872.00	24.63%	No	-39.00	151.00	1	1	Yes	No
33	000088883	11,556.00	10.38%	No	93.00	186.00	1	2	Yes	Yes
33	000066904	1,710.00	70.18%	Yes	-136.00	186.00	1	2	No	No
33	000067207	5,556.00	21.60%	No	-57.00	186.00	1	2	No	Yes
33	000074530	11,556.00	10.38%	No	37.00	242.00	1	1	Yes	Yes
33	000134266	12,816.00	9.36%	No	69.00	242.00	1	1	Yes	Yes
33	000142850	4,656.00	25.77%	No	-44.00	151.00	1	1	No	Yes
33	000066959	11,844.00	10.13%	No	100.00	186.00	1	2	Yes	Yes
33	000072428	10,748.00	11.16%	No	73.00	186.00	1	2	Yes	Yes
33	000032828	4,872.00	24.63%	No	-39.00	151.00	1	1	Yes	No
33	000146049	9,144.00	13.12%	No	33.00	186.00	1	2	Yes	Yes
33	000002922	4,782.00	25.09%	No	-76.00	186.00	1	2	Yes	Yes
33	000148314	7,894.00	15.20%	No	11.00	186.00	1	2	No	No
33	000066940	17,232.00	6.96%	No	46.00	375.00	1	2	Yes	Yes
33	000067345	2,412.00	49.75%	Yes	-91.00	151.00	1	1	No	No
33	000004850	5,736.00	20.92%	No	-108.00	242.00	1	1	Yes	No
33	000145542	8,400.00	14.29%	No	59.00	151.00	1	1	No	No
33	000040706	13,284.00	9.03%	No	94.00	186.00	1	2	No	Yes
33	000145369	8,500.00	14.12%	No	61.00	151.00	1	1	No	No
33	000041404	11,964.00	10.03%	No	47.00	242.00	1	1	Yes	Yes
33	000066954	16,049.00	7.48%	No	72.00	242.00	1	1	Yes	Yes
33	000089951	5,216.00	23.01%	No	-67.00	186.00	2	2	No	No
33	000046416	11,316.00	10.60%	No	-16.00	277.00	2	2	Yes	Yes
33	000072501	15,492.00	7.75%	No	100.00	277.00	2	2	Yes	Yes
33	000082871	7,980.00	15.04%	No	4.00	186.00	2	2	No	Yes
33	000084871	6,876.00	17.45%	No	-24.00	186.00	2	2	No	Yes
33	000044012	6,932.00	17.31%	No	-23.00	186.00	2	2	Yes	No
33	000039797	13,459.00	8.92%	No	37.00	277.00	2	2	Yes	No

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33	000067195	17,220.00	6.97%	No	55.00	366.00	2	2	Yes	Yes
33	000072907	480.00	250.00%	Yes	-136.00	186.00	2	2	No	No
33	000087077	9,368.00	12.81%	No	36.00	186.00	2	2	No	No
33	000141076	6,388.00	18.79%	No	-38.00	186.00	2	2	No	No
33	000072690	12,036.00	9.97%	No	2.00	277.00	2	2	Yes	Yes
33	000040613	480.00	250.00%	Yes	-136.00	186.00	2	2	No	No
33	000055184	9,261.00	12.96%	No	46.00	186.00	2	2	No	No
33	000008582	11,604.00	10.34%	No	94.00	186.00	2	2	Yes	No
33	000086852	5,232.00	22.94%	No	-30.00	151.00	2	1	No	Yes
33	000091479	11,316.00	10.60%	No	87.00	186.00	2	2	No	Yes
33	000069520	11,120.00	10.79%	No	23.00	231.00	3	3	No	No
33	000085687	12,562.00	9.55%	No	13.00	277.00	3	2	No	No
33	000038052	12,363.00	9.71%	No	20.00	277.00	3	2	No	No
33	000072316	14,498.00	8.28%	No	73.00	277.00	3	2	No	No
33	000126330	6,472.00	18.54%	No	-48.00	186.00	3	2	No	No
33	000089419	6,000.00	20.00%	No	-72.00	186.00	4	2	No	No
33	000032868	12,766.00	9.40%	No	76.00	231.00	4	3	No	No
33	000015428	7,284.00	16.47%	No	-74.00	186.00	7	2	Yes	No
34	000003942	0.00	N/A	Yes	0.00	0.00	0	1	No	Yes
34	000064279	80.00	1500.00%	Yes	50.00	0.00	1	1	Yes	No
34	000052618	2,304.00	52.08%	Yes	50.00	0.00	1	1	No	Yes
34	000148747	3,792.00	31.65%	Yes	85.00	0.00	1	1	No	Yes
34	000091698	4,339.00	27.66%	No	98.00	0.00	1	0	No	Yes
34	000140450	72.00	1666.67%	Yes	50.00	0.00	1	0	Yes	No
34	000051909	3,477.00	34.51%	Yes	77.00	0.00	1	0	No	Yes
34	000128817	0.00	N/A	Yes	50.00	0.00	1	0	Yes	No
34	000089421	4,308.00	27.86%	No	98.00	0.00	1	0	No	Yes
34	000011730	95,679.00	1.25%	No	0.00	106.00	0	2	No	No
34	000064993	4,872.00	24.63%	No	10.00	102.00	1	1	Yes	No
34	000142931	4,872.00	24.63%	No	10.00	102.00	1	1	Yes	Yes
34	000062553	4,872.00	24.63%	No	10.00	102.00	1	1	Yes	No
34	000038684	2,244.00	53.48%	Yes	-46.00	102.00	1	1	No	No
34	000139280	0.00	N/A	Yes	-52.00	102.00	1	1	No	No
34	000044279	3,340.00	35.93%	Yes	-28.00	102.00	1	1	Yes	Yes
34	000051651	4,656.00	25.77%	No	5.00	102.00	1	1	No	Yes
34	000071314	11,316.00	10.60%	No	80.00	193.00	1	1	Yes	Yes
34	000132878	4,200.00	28.57%	No	3.00	102.00	1	1	No	No
34	000030568	11,316.00	10.60%	No	80.00	193.00	1	1	Yes	No
34	000035086	11,556.00	10.38%	No	86.00	193.00	1	1	Yes	No
34	000133219	4,200.00	28.57%	No	-7.00	102.00	1	1	No	Yes
34	000070952	65.00	1846.15%	Yes	-52.00	102.00	1	1	No	No
34	000091484	3,398.00	35.31%	Yes	-27.00	102.00	1	1	Yes	Yes
34	000108659	5,480.00	21.90%	No	31.00	106.00	1	2	No	No
34	000067362	4,212.00	28.49%	No	-1.00	106.00	1	2	No	No
34	000033699	9,376.00	12.80%	No	27.00	197.00	1	2	Yes	No
34	000049624	13,356.00	8.98%	No	-8.00	332.00	1	3	Yes	Yes
34	000029704	6,222.00	19.29%	No	44.00	100.00	2	1	No	No
34	000090763	11,316.00	10.60%	No	80.00	193.00	2	1	No	Yes
34	000037438	4,536.00	26.46%	No	-17.00	106.00	3	2	No	No
35	000075080	2,760.00	43.48%	Yes	59.00	0.00	1	1	No	Yes
35	000011221	1,644.00	72.99%	Yes	50.00	0.00	1	1	Yes	Yes

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35	000092661	2,277.00	52.70%	Yes	50.00	0.00	3	2	No	No
35	000060903	3,180.00	37.74%	Yes	58.00	0.00	4	2	No	No
35	000139890	1,380.00	86.96%	Yes	50.00	0.00	1	0	Yes	No
35	000148517	4,398.00	27.29%	No	100.00	0.00	1	1	Yes	Yes
35	000029571	1,800.00	66.67%	Yes	50.00	0.00	1	0	No	No
35	000087352	1,416.00	84.75%	Yes	50.00	0.00	1	0	Yes	No
35	000128270	600.00	200.00%	Yes	50.00	0.00	1	0	Yes	No
35	000043749	2,400.00	50.00%	Yes	50.00	0.00	1	1	No	Yes
35	000139608	2,400.00	50.00%	Yes	50.00	0.00	1	1	Yes	Yes
35	000052442	3,600.00	33.33%	Yes	80.00	0.00	2	1	No	Yes
35	000144449	0.00	N/A	Yes	50.00	0.00	1	0	No	Yes
35	000144577	2,400.00	50.00%	Yes	50.00	0.00	1	0	No	Yes
35	000085137	1,205.00	99.59%	Yes	50.00	0.00	1	0	No	Yes
35	000144463	125.00	960.00%	Yes	50.00	0.00	1	0	Yes	No
35	000144421	0.00	N/A	Yes	50.00	0.00	1	0	No	Yes
35	000046756	1,200.00	100.00%	Yes	50.00	0.00	1	0	No	Yes
35	000144437	3,888.00	30.86%	Yes	87.00	0.00	1	0	No	Yes
35	000092008	3,792.00	31.65%	Yes	85.00	0.00	1	0	No	Yes
35	000018203	4,392.00	27.32%	No	100.00	0.00	1	0	Yes	No
35	000148778	2,992.00	40.11%	Yes	65.00	0.00	1	1	No	Yes
35	000066155	3,016.00	39.79%	Yes	65.00	0.00	1	0	Yes	Yes
35	000044209	5,400.00	22.22%	No	40.00	83.00	2	3	No	No
35	000148437	5,068.00	23.68%	No	31.00	84.00	2	3	No	No
35	000087083	4,992.00	24.04%	No	5.00	84.00	4	3	No	No
37	000145330	4,680.00	25.64%	No	-61.00	166.00	2	2	No	No
37	000115266	9,312.00	12.89%	No	22.00	201.00	2	3	Yes	Yes
37	000068827	4,872.00	24.63%	No	-44.00	166.00	2	2	No	No
37	000108509	480.00	250.00%	Yes	-151.00	201.00	4	3	No	No
37	000064158	960.00	125.00%	Yes	-151.00	201.00	6	3	No	No
37	000025853	156,249.00	0.77%	No	0.00	232.00	0	2	No	No
37	000066934	5,520.00	21.74%	No	-39.00	167.00	1	2	No	Yes
37	000044336	11,316.00	10.60%	No	70.00	203.00	2	3	Yes	No
37	000115939	11,004.00	10.91%	No	-14.00	267.00	2	2	No	Yes
37	000116106	12,539.00	9.57%	No	99.00	203.00	3	3	No	No
37	000118270	9,600.00	12.50%	No	25.00	203.00	3	3	No	No
37	000087708	9,228.00	13.00%	No	42.00	167.00	3	2	No	Yes
37	000088793	3,984.00	30.12%	Yes	-151.00	203.00	5	3	No	No
37	000068716	6,720.00	17.86%	No	-47.00	167.00	5	2	No	No
37	000044069	2,600.00	46.15%	Yes	-203.00	268.00	1	2	No	No
37	000047910	10,920.00	10.99%	No	95.00	168.00	1	2	Yes	No
37	000084242	5,639.00	21.28%	No	-37.00	168.00	1	2	Yes	Yes
37	000028627	9,360.00	12.82%	No	66.00	168.00	2	2	No	No
37	000134123	4,872.00	24.63%	No	-46.00	168.00	2	2	No	No
37	000090594	6,000.00	20.00%	No	-42.00	168.00	3	2	No	No
37	000018904	11,028.00	10.88%	No	72.00	168.00	4	2	No	No
37	000073329	203,619.00	0.59%	No	0.00	202.00	0	3	Yes	No
37	000019562	108,546.00	1.11%	No	0.00	202.00	0	3	No	No
37	000022502	11,316.00	10.60%	No	71.00	202.00	1	3	Yes	Yes
37	000025646	12,180.00	9.85%	No	-19.00	302.00	2	3	Yes	No
37	000015434	1,560.00	76.92%	Yes	-152.00	202.00	3	3	No	No
37	000073112	115,199.00	1.04%	No	0.00	235.00	0	4	No	No

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37	000092203	0.00	N/A	Yes	-117.00	167.00	1	2	No	No
37	000088152	0.00	N/A	Yes	-153.00	203.00	1	3	No	Yes
37	000116187	7,812.00	15.36%	No	48.00	137.00	1	1	No	Yes
37	000062797	13,609.00	8.82%	No	95.00	235.00	2	4	No	No
37	000116223	4,680.00	25.64%	No	-74.00	167.00	3	2	No	No
37	000062795	11,316.00	10.60%	No	14.00	235.00	3	4	Yes	No
37	000148362	4,872.00	24.63%	No	-103.00	203.00	3	3	Yes	No
37	000033527	0.00	N/A	Yes	-153.00	203.00	4	3	No	No
37	000148315	5,808.00	20.66%	No	-42.00	126.00	1	2	No	Yes
37	000048750	8,964.00	13.39%	No	87.00	127.00	1	2	Yes	Yes
37	000085835	2,100.00	57.14%	Yes	-73.00	126.00	1	2	No	No
37	000048609	4,656.00	25.77%	No	-20.00	127.00	1	2	Yes	No
37	000068130	6,564.00	18.28%	No	9.00	145.00	2	3	Yes	No
37	000043781	3,600.00	33.33%	Yes	-36.00	126.00	2	2	No	No
37	000115895	4,872.00	24.63%	No	-8.00	120.00	1	1	Yes	No
38	000142747	5,400.00	22.22%	No	57.00	66.00	2	2	No	No
38	000068571	159,008.00	0.75%	No	0.00	0.00	0	4	No	No
38	000067201	4,092.00	29.33%	No	50.00	52.00	1	1	No	No
38	000048283	6,808.00	17.63%	No	89.00	81.00	1	4	No	No
38	000140971	6,816.00	17.61%	No	100.00	58.00	2	1	No	No
38	000068361	3,540.00	33.90%	Yes	79.00	0.00	1	0	Yes	Yes
38	000136335	3,960.00	30.30%	Yes	50.00	49.00	1	1	No	No
38	000115232	6,324.00	18.98%	No	69.00	89.00	1	1	No	No
38	000107601	3,948.00	30.40%	Yes	50.00	49.00	1	1	No	No
38	000036396	9,395.00	12.77%	No	100.00	111.00	3	3	No	No
38	000146231	6,876.00	17.45%	No	25.00	111.00	4	3	No	No
38	000134272	9,156.00	13.11%	No	50.00	155.00	3	3	No	No
38	000035977	11,832.00	10.14%	No	51.00	185.00	7	3	No	No
39	000033633	0.00	N/A	Yes	0.00	83.00	0	2	No	No
39	000074482	0.00	N/A	Yes	0.00	83.00	0	2	No	No
39	000084298	95,021.00	1.26%	No	0.00	83.00	0	2	No	No
39	000146475	0.00	N/A	Yes	0.00	178.00	0	2	No	No
39	000116049	5,763.00	20.82%	No	-68.00	188.00	3	3	No	No
39	000148223	8,267.00	14.52%	No	90.00	93.00	3	3	No	No
39	000038574	11,844.00	10.13%	No	75.00	211.00	1	3	Yes	Yes
39	000013981	11,604.00	10.34%	No	57.00	211.00	2	3	Yes	Yes
39	000117302	9,600.00	12.50%	No	26.00	202.00	2	3	No	No
39	000132977	3,120.00	38.46%	Yes	-136.00	202.00	3	3	No	No
39	000148190	12,396.00	9.68%	No	63.00	211.00	4	3	No	No
39	000117928	11,400.00	10.53%	No	59.00	202.00	4	3	No	No
39	000117039	11,802.00	10.17%	No	33.00	202.00	6	3	No	No
39	000146570	11,832.00	10.14%	No	46.00	202.00	6	3	No	No
39	000083822	2,888.00	41.55%	Yes	-36.00	96.00	3	3	No	No
40	000074594	136,857.00	0.88%	No	0.00	80.00	0	3	No	No
40	000144056	8,124.00	14.77%	No	81.00	63.00	1	1	No	Yes
40	000028603	1,932.00	62.11%	Yes	-13.00	63.00	1	1	No	No
40	000065786	2,400.00	50.00%	Yes	-30.00	80.00	1	3	Yes	No
40	000016887	1,920.00	62.50%	Yes	-13.00	63.00	1	1	No	No
40	000081947	1,200.00	100.00%	Yes	-13.00	63.00	1	1	No	Yes
40	000013697	1,160.00	103.45%	Yes	-22.00	72.00	1	2	No	No
40	000115714	4,200.00	28.57%	No	13.00	80.00	2	3	No	No

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40	000091160	4,872.00	24.63%	No	29.00	93.00	2	5	No	No
40	000146808	4,656.00	25.77%	No	4.00	91.00	2	4	No	Yes
40	000115306	5,400.00	22.22%	No	50.00	63.00	2	1	No	Yes
40	000064303	6,564.00	18.28%	No	60.00	80.00	4	3	No	No
40	000080736	1,615.00	74.30%	Yes	-30.00	80.00	4	3	No	No
40	000146595	4,666.00	25.72%	No	-8.00	91.00	4	4	Yes	Yes
40	000106091	1,200.00	100.00%	Yes	-30.00	80.00	4	3	No	No
40	000067346	1,800.00	66.67%	Yes	-30.00	80.00	4	3	No	No
40	000107550	2,362.00	50.80%	Yes	-41.00	91.00	5	4	No	No
40	000145881	5,340.00	22.47%	No	23.00	63.00	5	1	No	No
40	000052659	6,324.00	18.98%	No	62.00	72.00	6	2	No	No
40	000145990	6,848.00	17.52%	No	30.00	93.00	6	5	No	No
40	000146763	2,400.00	50.00%	Yes	-41.00	91.00	7	4	No	No
40	000145988	4,584.00	26.18%	No	-38.00	93.00	9	5	No	No
40	000071931	2,400.00	50.00%	Yes	50.00	0.00	3	4	No	No
40	000021824	2,100.00	57.14%	Yes	50.00	0.00	8	4	No	No
43	000010315	13,272.00	9.04%	No	86.00	236.00	1	1	Yes	Yes
43	000132963	4,872.00	24.63%	No	53.00	69.00	1	1	No	No
43	000127096	0.00	N/A	Yes	-30.00	80.00	2	2	No	No
43	000023629	0.00	N/A	Yes	-30.00	80.00	2	2	No	No
43	000126967	0.00	N/A	Yes	-37.00	87.00	3	3	No	No
43	000089512	0.00	N/A	Yes	-30.00	80.00	4	2	No	No
43	000051640	0.00	N/A	Yes	-30.00	80.00	5	2	No	No
43	000146427	4,872.00	24.63%	No	13.00	99.00	2	1	Yes	No
43	000132490	7,114.00	16.87%	No	64.00	104.00	1	1	Yes	No
43	000071504	5,187.00	23.13%	No	-2.00	132.00	1	3	No	No
43	000044982	4,872.00	24.63%	No	-20.00	132.00	2	3	Yes	No
43	000011101	0.00	N/A	Yes	-164.00	214.00	3	2	No	No
43	000072382	5,742.00	20.90%	No	-112.00	232.00	4	3	No	No
43	000115051	9,156.00	13.11%	No	61.00	132.00	4	3	No	No
43	000052284	0.00	N/A	Yes	-92.00	142.00	4	4	No	No
43	000044171	0.00	N/A	Yes	-192.00	242.00	5	4	No	No
43	000091627	11,326.00	10.60%	No	93.00	132.00	6	3	Yes	Yes
43	000117248	45.00	2666.67%	Yes	-90.00	140.00	1	1	Yes	No
43	000030239	95,795.00	1.25%	No	0.00	116.00	0	2	No	No
43	000126320	104,963.00	1.14%	No	0.00	116.00	0	2	No	No
43	000007336	94,125.00	1.27%	No	0.00	116.00	0	2	No	No
43	000033707	236.00	508.47%	Yes	-55.00	105.00	1	1	No	No
43	000064798	7,488.00	16.03%	No	72.00	105.00	1	1	No	Yes
43	000061702	4,656.00	25.77%	No	-9.00	116.00	1	2	Yes	Yes
43	000051274	6,984.00	17.18%	No	19.00	132.00	4	3	No	No
43	000088384	8,736.00	13.74%	No	74.00	132.00	4	3	No	No
43	000083725	0.00	N/A	Yes	-66.00	116.00	5	2	No	No
43	000018997	11,316.00	10.60%	No	69.00	132.00	7	3	Yes	No
44	000023102	10,416.00	11.52%	No	4.00	247.00	1	3	Yes	Yes
44	000051497	8,484.00	14.14%	No	71.00	129.00	2	2	No	No
44	000074446	4,200.00	28.57%	No	-24.00	129.00	2	2	No	No
44	000069360	5,400.00	22.22%	No	-18.00	129.00	3	2	No	No
44	000030728	4,800.00	25.00%	No	-124.00	220.00	3	2	No	No
44	000072794	3,600.00	33.33%	Yes	-102.00	156.00	5	3	No	No
44	000029241	4,656.00	25.77%	No	-97.00	156.00	5	3	No	Yes

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44	000025903	7,056.00	17.01%	No	-13.00	156.00	5	3	No	No
44	000133021	3,600.00	33.33%	Yes	-77.00	167.00	1	3	No	No
44	000136364	6,300.00	19.05%	No	-33.00	167.00	3	3	No	No
44	000034380	9,156.00	13.11%	No	38.00	167.00	3	3	No	No
44	000074534	10,884.00	11.03%	No	59.00	167.00	4	3	No	Yes
44	000091690	9,156.00	13.11%	No	28.00	167.00	4	3	No	No
44	000008177	11,316.00	10.60%	No	68.00	167.00	5	3	No	No
44	000070331	1,200.00	100.00%	Yes	-117.00	167.00	5	3	No	No
44	000093143	11,041.00	10.87%	No	61.00	167.00	6	3	No	No
44	000115105	3,096.00	38.76%	Yes	-117.00	167.00	7	3	No	No
44	000065078	2,880.00	41.67%	Yes	-38.00	110.00	1	1	No	No
44	000143168	6,000.00	20.00%	No	30.00	110.00	1	1	Yes	No
44	000078884	1,200.00	100.00%	Yes	-60.00	110.00	1	1	No	No
44	000047084	4,872.00	24.63%	No	2.00	110.00	1	1	Yes	No
44	000038045	1,800.00	66.67%	Yes	-78.00	128.00	1	2	No	No
44	000012952	2,400.00	50.00%	Yes	-68.00	128.00	1	2	No	No
44	000072805	6,756.00	17.76%	No	47.00	112.00	1	1	Yes	Yes
44	000036762	5,920.00	20.27%	No	36.00	112.00	1	1	No	No
44	000142866	1,800.00	66.67%	Yes	-81.00	131.00	1	2	No	No
44	000033035	2,160.00	55.56%	Yes	-58.00	112.00	1	1	No	No
44	000074789	4,872.00	24.63%	No	10.00	112.00	1	1	No	No
44	000142331	7,580.00	15.83%	No	50.00	128.00	2	2	No	No
44	000130280	1,800.00	66.67%	Yes	-78.00	128.00	2	2	No	No
44	000068090	7,284.00	16.47%	No	42.00	128.00	2	2	No	No
44	000126443	5,629.00	21.32%	No	-1.00	130.00	2	2	No	No
44	000129868	5,284.00	22.71%	No	-11.00	131.00	2	2	No	No
44	000124249	2,640.00	45.45%	Yes	-74.00	128.00	3	2	No	No
44	000125984	6,000.00	20.00%	No	-2.00	128.00	3	2	No	No
44	000081646	2,400.00	50.00%	Yes	-78.00	128.00	3	2	No	Yes
44	000068434	2,160.00	55.56%	Yes	-81.00	131.00	3	2	No	No
44	000124237	8,244.00	14.56%	No	51.00	131.00	3	2	No	No
44	000036338	1,200.00	100.00%	Yes	-107.00	157.00	3	3	No	No
44	000067348	840.00	142.86%	Yes	-81.00	131.00	3	2	No	No
44	000133924	1,800.00	66.67%	Yes	-81.00	131.00	3	2	No	No
44	000092426	10,308.00	11.64%	No	14.00	222.00	3	3	No	Yes
44	000052339	2,400.00	50.00%	Yes	-123.00	173.00	3	2	No	No
44	000064541	5,820.00	20.62%	No	-51.00	173.00	3	2	No	No
44	000028788	9,630.00	12.46%	No	84.00	157.00	4	3	No	No
44	000145720	11,028.00	10.88%	No	73.00	157.00	4	3	Yes	No
44	000129796	2,400.00	50.00%	Yes	-81.00	131.00	4	2	No	No
44	000133423	4,872.00	24.63%	No	-33.00	131.00	4	2	No	No
44	000084486	6,852.00	17.51%	No	-22.00	157.00	4	3	No	No
44	000049447	7,800.00	15.38%	No	2.00	157.00	5	3	No	No
44	000130636	3,600.00	33.33%	Yes	-78.00	128.00	6	2	No	No
44	000086590	3,456.00	34.72%	Yes	-107.00	157.00	8	3	No	No
44	000063739	5,280.00	22.73%	No	-28.00	150.00	2	3	No	Yes
44	000045025	6,180.00	19.42%	No	-4.00	147.00	3	3	No	No
44	000027926	6,083.00	19.73%	No	9.00	119.00	3	3	No	No
44	000064044	11,028.00	10.88%	No	93.00	147.00	4	3	No	No
44	000070518	9,012.00	13.32%	No	54.00	147.00	4	3	No	No
44	000084326	3,600.00	33.33%	Yes	-93.00	147.00	4	3	No	No

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44	000089169	3,600.00	33.33%	Yes	-93.00	147.00	4	3	No	No
44	000090147	3,600.00	33.33%	Yes	-93.00	147.00	5	3	No	No
44	000092343	7,200.00	16.67%	No	-27.00	147.00	6	3	No	No
44	000091718	2,400.00	50.00%	Yes	-97.00	147.00	6	3	No	No
44	000038417	11,316.00	10.60%	No	76.00	147.00	8	3	No	No
44	000148862	600.00	200.00%	Yes	-87.00	137.00	2	2	No	No
44	000015204	4,872.00	24.63%	No	-27.00	137.00	3	2	No	No
44	000116552	6,876.00	17.45%	No	1.00	137.00	4	2	Yes	Yes
44	000066898	16,980.00	7.07%	No	22.00	381.00	6	4	Yes	No
44	000039306	2,400.00	50.00%	Yes	-147.00	197.00	7	4	No	No
45	000074897	14,580.00	8.23%	No	-33.00	328.00	6	4	Yes	Yes
45	000064785	4,872.00	24.63%	No	-211.00	323.00	1	4	Yes	No
45	000041082	12,372.00	9.70%	No	20.00	279.00	1	3	Yes	Yes
45	000044642	10,644.00	11.27%	No	79.00	177.00	1	1	Yes	Yes
45	000042268	10,992.00	10.92%	No	-14.00	279.00	1	3	No	Yes
45	000115275	3,843.00	31.23%	Yes	-127.00	223.00	1	2	No	No
45	000022781	11,676.00	10.28%	No	59.00	223.00	1	2	Yes	Yes
45	000072589	13,116.00	9.15%	No	97.00	221.00	1	2	No	Yes
45	000074132	5,820.00	20.62%	No	-87.00	223.00	1	2	No	Yes
45	000014393	16,392.00	7.32%	No	86.00	314.00	1	2	Yes	No
45	000040982	11,316.00	10.60%	No	52.00	221.00	1	2	Yes	No
45	000036939	11,108.00	10.80%	No	45.00	221.00	2	2	No	No
45	000045639	11,316.00	10.60%	No	52.00	221.00	2	2	Yes	No
45	000071678	11,370.00	10.55%	No	-7.00	279.00	2	3	No	No
45	000132395	15,017.00	7.99%	No	-7.00	370.00	3	3	No	No
45	000047496	5,400.00	22.22%	No	-167.00	278.00	3	3	No	No
45	000033983	11,028.00	10.88%	No	-39.00	279.00	4	3	No	No
45	000116790	15,144.00	7.92%	No	42.00	279.00	5	3	No	Yes
45	000067318	5,200.00	23.08%	No	-141.00	223.00	5	2	No	No
45	000019353	12,230.00	9.81%	No	-21.00	279.00	6	3	No	No
45	000069779	14,194.00	8.45%	No	-28.00	323.00	7	4	No	No
45	000067390	4,872.00	24.63%	No	-24.00	136.00	1	1	Yes	No
45	000032063	13,308.00	9.02%	No	96.00	227.00	1	1	Yes	No
45	000035403	8,268.00	14.51%	No	61.00	136.00	1	1	Yes	Yes
45	000048181	4,872.00	24.63%	No	-57.00	179.00	1	2	No	No
45	000004089	11,316.00	10.60%	No	94.00	179.00	1	2	Yes	No
45	000080908	8,769.00	13.68%	No	28.00	179.00	2	2	No	No
45	000035268	5,030.00	23.86%	No	-156.00	270.00	2	2	No	No
45	000140247	10,968.00	10.94%	No	7.00	231.00	4	2	No	No
45	000136136	9,156.00	13.11%	No	14.00	179.00	4	2	No	No
45	000037007	3,599.00	33.34%	Yes	-129.00	179.00	5	2	No	No
45	000115446	11,556.00	10.38%	No	88.00	191.00	1	2	Yes	No
45	000013052	5,628.00	21.32%	No	-50.00	191.00	1	2	No	No
45	000028275	11,772.00	10.19%	No	93.00	191.00	1	2	Yes	No
45	000047608	5,824.00	20.60%	No	-55.00	191.00	1	2	No	Yes
45	000061072	4,392.00	27.32%	No	-81.00	191.00	1	2	No	No
45	000032043	4,872.00	24.63%	No	-69.00	191.00	1	2	No	No
45	000073434	11,604.00	10.34%	No	89.00	191.00	1	2	Yes	Yes
45	000030939	7,004.00	17.13%	No	-16.00	191.00	1	2	No	No
45	000011442	5,400.00	22.22%	No	-9.00	144.00	1	1	No	No
45	000026757	4,872.00	24.63%	No	-32.00	144.00	1	1	Yes	Yes

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45	000014256	1,480.00	81.08%	Yes	-93.00	143.00	1	1	Yes	No
45	000066884	4,739.00	25.32%	No	-94.00	191.00	2	2	No	Yes
45	000085941	0.00	N/A	Yes	-141.00	191.00	2	2	No	No
45	000025520	7,284.00	16.47%	No	-33.00	191.00	3	2	No	No
45	000115355	9,040.00	13.27%	No	11.00	191.00	3	2	No	No
45	000013016	2,555.00	46.97%	Yes	-141.00	191.00	3	2	No	No
45	000132654	2,646.00	45.35%	Yes	-203.00	257.00	3	3	No	No
45	000144936	15,308.00	7.84%	No	96.00	251.00	4	3	No	No
45	000029341	12,696.00	9.45%	No	21.00	251.00	5	3	Yes	No
45	000017976	4,719.00	25.43%	No	-109.00	191.00	5	2	No	No
45	000081708	9,156.00	13.11%	No	-75.00	256.00	6	3	No	No
45	000097331	780.00	153.85%	Yes	-201.00	251.00	6	3	No	No
45	000072813	9,988.00	12.01%	No	6.00	234.00	1	3	No	Yes
45	000030287	3,508.00	34.21%	Yes	-158.00	234.00	2	3	No	No
45	000133440	5,276.00	22.74%	No	-114.00	234.00	3	3	No	No
45	000048956	9,176.00	13.08%	No	-131.00	325.00	5	3	No	No
45	000116734	11,628.00	10.32%	No	9.00	234.00	5	3	No	No
45	000045920	14,400.00	8.33%	No	90.00	234.00	6	3	No	No
45	000031043	182,777.00	0.66%	No	0.00	231.00	0	2	No	No
45	000023776	11,556.00	10.38%	No	48.00	231.00	1	2	Yes	Yes
45	000072301	12,228.00	9.81%	No	65.00	231.00	1	2	No	Yes
45	000014484	11,906.00	10.08%	No	55.00	231.00	2	2	No	No
45	000024852	11,316.00	10.60%	No	-49.00	322.00	2	2	Yes	No
45	000025480	4,872.00	24.63%	No	-109.00	231.00	2	2	No	No
45	000017993	11,880.00	10.10%	No	43.00	230.00	4	2	No	No
45	000013767	15,139.00	7.93%	No	60.00	283.00	4	3	No	No
45	000146526	13,488.00	8.90%	No	-4.00	283.00	6	3	No	Yes
45	000031870	9,624.00	12.47%	No	-2.00	231.00	6	2	No	No
46	000066103	7,284.00	16.47%	No	62.00	108.00	2	2	No	No
46	000043251	0.00	N/A	Yes	-73.00	123.00	3	2	Yes	Yes
46	000043277	128,670.00	0.93%	No	0.00	141.00	0	3	No	No
46	000118128	0.00	N/A	Yes	-85.00	135.00	3	3	No	No
46	000087710	0.00	N/A	Yes	-85.00	135.00	4	3	No	No
46	000067306	9,300.00	12.90%	No	55.00	142.00	6	3	No	No
46	000108252	0.00	N/A	Yes	-92.00	142.00	6	3	No	No
46	000052431	5,400.00	22.22%	No	-43.00	142.00	6	3	No	No
49	000065131	0.00	N/A	Yes	50.00	0.00	1	1	Yes	No
49	000092876	0.00	N/A	Yes	50.00	0.00	2	2	No	No
49	000073169	2,400.00	50.00%	Yes	60.00	0.00	2	3	No	No
49	000012999	3,600.00	33.33%	Yes	78.00	0.00	2	2	No	No
49	000019523	3,600.00	33.33%	Yes	66.00	0.00	3	2	No	No
49	000033344	0.00	N/A	Yes	50.00	0.00	3	4	No	No
49	000016034	1,140.00	105.26%	Yes	50.00	0.00	4	3	No	No
49	000018263	2,400.00	50.00%	Yes	50.00	0.00	4	3	No	No
49	000133157	1,800.00	66.67%	Yes	50.00	0.00	4	2	No	No
49	000117909	2,880.00	41.67%	Yes	50.00	0.00	5	2	No	No
49	000050758	4,656.00	25.77%	No	71.00	0.00	6	4	No	Yes
49	000092945	4,488.00	26.74%	No	64.00	0.00	6	2	No	No
49	000050796	0.00	N/A	Yes	50.00	0.00	7	4	No	No
49	000054114	1,202.00	99.83%	Yes	50.00	0.00	1	0	No	Yes
49	000117060	10,680.00	11.24%	No	88.00	169.00	1	1	Yes	No

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49	000074210	3,036.00	39.53%	Yes	-119.00	169.00	1	1	No	Yes
49	000067033	12,600.00	9.52%	No	40.00	265.00	1	3	Yes	No
49	000108322	12,528.00	9.58%	No	38.00	265.00	1	3	No	Yes
49	000012643	13,832.00	8.68%	No	-10.00	356.00	1	3	No	No
49	000024418	8,784.00	13.66%	No	-101.00	265.00	1	3	Yes	Yes
49	000035472	4,872.00	24.63%	No	-93.00	215.00	1	2	No	No
49	000079539	4,656.00	25.77%	No	-62.00	169.00	1	1	Yes	Yes
49	000074597	11,604.00	10.34%	No	15.00	265.00	1	3	Yes	Yes
49	000061406	15,408.00	7.79%	No	70.00	265.00	1	3	Yes	No
49	000067326	3,612.00	33.22%	Yes	-135.00	215.00	1	2	Yes	Yes
49	000025012	6,492.00	18.48%	No	-17.00	169.00	2	1	No	Yes
49	000067305	5,040.00	23.81%	No	-111.00	215.00	2	2	Yes	Yes
49	000018934	480.00	250.00%	Yes	-165.00	215.00	2	2	No	No
49	000022809	11,316.00	10.60%	No	-107.00	356.00	3	3	Yes	Yes
49	000115776	9,252.00	12.97%	No	-46.00	265.00	3	3	No	No
50	000048753	0.00	N/A	Yes	0.00	176.00	0	2	No	No
50	000006155	11,544.00	10.40%	No	11.00	268.00	1	4	Yes	Yes
50	000073160	2,593.00	46.28%	Yes	-90.00	145.00	1	1	No	Yes
50	000067228	4,872.00	24.63%	No	-33.00	145.00	1	1	Yes	No
50	000067222	8,400.00	14.29%	No	28.00	182.00	1	2	No	No
50	000115055	11,556.00	10.38%	No	97.00	182.00	1	2	Yes	Yes
50	000073477	11,604.00	10.34%	No	98.00	182.00	1	2	Yes	Yes
50	000070892	9,600.00	12.50%	No	48.00	182.00	1	2	No	Yes
50	000072884	2,028.00	59.17%	Yes	-131.00	182.00	1	2	No	No
50	000083625	7,272.00	16.50%	No	-86.00	268.00	2	4	No	No
50	000081379	8,160.00	14.71%	No	-32.00	224.00	2	3	No	No
50	000130064	3,120.00	38.46%	Yes	-110.00	176.00	2	2	No	No
50	000132865	5,303.00	22.63%	No	-103.00	224.00	2	3	No	No
50	000045076	11,316.00	10.60%	No	79.00	182.00	2	2	Yes	No
50	000032928	11,556.00	10.38%	No	97.00	182.00	2	2	Yes	Yes
50	000067257	11,556.00	10.38%	No	85.00	182.00	2	2	Yes	Yes
50	000019331	13,482.00	8.90%	No	89.00	224.00	3	3	No	No
50	000107938	7,848.00	15.29%	No	-88.00	262.00	3	4	No	Yes
50	000089494	6,468.00	18.55%	No	-141.00	267.00	4	2	No	No
50	000028208	3,600.00	33.33%	Yes	-158.00	224.00	5	3	No	No
50	000023331	6,000.00	20.00%	No	-110.00	224.00	5	3	No	No
50	000142719	6,240.00	19.23%	No	-183.00	291.00	5	5	No	No
50	000085656	800.00	150.00%	Yes	-265.00	315.00	5	3	No	No
50	000085558	8,720.00	13.76%	No	-98.00	268.00	6	4	No	No
50	000063352	12,501.00	9.60%	No	41.00	224.00	6	3	No	No
50	000038610	5,544.00	21.65%	No	-145.00	224.00	7	3	No	No
50	000050569	6,276.00	19.12%	No	12.00	109.00	7	4	No	No
50	000072825	14,820.00	8.10%	No	-19.00	308.00	8	5	Yes	Yes

**Impact Analysis**  
**HPHA Activities 26-14 & 26-18 (MTW Waivers 1.f & 12.b.)**  
**HCV Minimum Rent and Work Requirement**

The Hawaii Public Housing Authority is requesting MTW Waiver 1.f. to establish a minimum rent of \$100 for the Section 8 voucher programs. The HPHA is also requesting MTW Waiver 12.b. to establish a 15-hour weekly work requirement for non-elderly, non-disabled individuals.

**1. Describe the impact on the agency's finances:**

The HPHA anticipates the minimum rent activity will decrease Housing Assistance Payment (HAP) expenditures for the Section 8 voucher programs. As of May 1, 2025, there are 457 non-elderly, non-disabled households which pay a monthly rent less than the proposed \$100 minimum rent. Of these households, 327 pay zero rent. If all 457 non-elderly, non-disabled households were to pay a minimum rent of \$100, the agency expects to save roughly \$40,578 per month, or \$486,936 annually. As part of the Amended MTW Supplement for FY 26, the HPHA is also requesting MTW Waiver 1.n. to eliminate utility reimbursements when the utility allowance is greater than total tenant payment. Eliminating utility reimbursements in combination with the \$100 minimum rent policy for all non-disabled, non-elderly families could generate a monthly cost savings of \$99,384, or \$1,192,608 annually.

HAP expenditures would also be reduced by the 15-hour weekly work requirement. This activity, in combination with the biennial reexamination policy, will encourage able-bodied individuals to grow their household income and assets. The overwhelming majority of voucher-assisted households pay an income-based rent. Any growth in household income will reduce the amount of HAP expended. Reducing expenditures will allow the HPHA to issue more vouchers and provide additional rental assistance to a greater number of low-income families.

**2. Describe the activity's impact on affordability of housing costs for affected households:**

Raising the minimum rent in and of itself could impose a considerable financial burden on extremely low-income families in the Section 8 voucher programs. However, the HPHA will exclude elderly and/or disabled families from this activity. The HPHA understands elderly residents living on fixed incomes would find any increase in rent difficult to absorb. Individuals with disabilities who may already incur additional costs related to medical care and daily living would also face similar difficulties.

Roughly 47.45% (223 out of 470) of non-elderly, non-disabled families that are currently paying less than \$100 in rent per month would be rent burdened under the proposed policy (i.e., family would pay more than 30% of gross monthly income towards rent). To mitigate any potential impact from the minimum rent activity on these households, the HPHA will provide hardship exemptions for reasons such as the loss of eligibility or awaiting an eligibility determination for an assistance program; a decrease in household income, including the loss of employment; a death in the immediate family; or other circumstances as determined by the HPHA. All exemptions shall be granted in accordance with the HPHA’s MTW hardship policy.

The HPHA anticipates the 15-hour weekly work requirement will have a positive impact on housing affordability for non-elderly, non-disabled households. The average monthly rent payment among all 457 non-elderly, non-disabled households paying less than the proposed minimum rent amount is \$11.21. As of May 1, 2025, these households have an average annual gross income of \$7,317. Beginning January 1, 2026, the State of Hawaii’s minimum wage is set to increase to \$16 per hour. Assuming a non-elderly, non-disabled individual worked only 15-hours a week earning a minimum wage, they would still earn enough to exceed the minimum rent amount:

<b>Tax Type</b>	<b>Tax Rate</b>	<b>2024 Taxes*</b>
Federal	0.00%	\$0
FICA	7.65%	\$955
State	1.40%	\$97
<b>Take-Home Pay</b>		<b>\$11,428</b>
Monthly Net Income		\$952
Monthly Rent (30.00%)		\$285
<b>Net Income After Rent</b>		<b>\$666</b>

\* Taxes owed for the 2024-2025 filing season.

**3. Describe the impact on the agency’s waitlist(s):**

The HPHA anticipates these activities will have no impact on the agency’s waiting lists. Both activities will only affect families already participating in the Section 8 voucher programs. During implementation, the HPHA will monitor the waiting lists and admission/denial rates to determine whether either activity is having unanticipated effects or impacts.

**4. Describe the impact on the agency’s termination rate of households:**

Both activities may increase the program's termination rate, but the HPHA will attempt to mitigate this effect with its proposed hardship and exemption policies. Non-elderly, non-disabled households will be provided multiple opportunities to come into compliance with the 15-hour weekly work requirement before sanctions are imposed. The HPHA will also work with assisted households and make referrals to partnering service agencies to address any potential barriers to employment. Households will not be sanctioned for factors beyond their control – for example, lack of job opportunities during an economic downturn. The HPHA will look to implement a soft sanction approach in which a family will be given several warnings before issuing a notice of violation of the tenant obligations under the voucher and/or continued eligibility requirements. Termination from the program will only be used as a sanction of last resort. The HPHA may also suspend both activities during periods of economic downturn, natural disasters, and public health emergencies.

**5. Describe the impact on the agency's current occupancy level in public housing and utilization rate in the HCV program:**

As of May 1, 2025, roughly 60.61% of all non-elderly, non-disabled households (457 out of 754) pay a monthly rent that is less than \$100. The minimum rent activity could lead to a higher voucher utilization rate if the savings in HAP expenditures allows the HPHA to issue additional vouchers. On the other hand, the utilization rate may be negatively impacted if more families are sanctioned or terminated from the voucher programs than originally anticipated. The HPHA will try to mitigate negative impacts through its hardship policy and by promoting greater family self-sufficiency through its work requirement and biennial reexamination policies.

Assisted households that remain noncompliant with the work requirement activity for long enough may risk losing their housing assistance. However, the HPHA will treat termination from the program as a last resort. Prior to implementation, the HPHA will look to partner with outside community organizations that will be able to offer non-compliant families with intensive supportive services designed to get them back into compliance. Households will generally be given ninety (90) days to come back into compliance by finding employment or enrolling in an education or training program. The HPHA may provide non-disabled, non-elderly individuals with temporary exemptions, on a case-by case basis, pursuant to the hardship policy.

**6. Describe the impact on meeting the MTW statutory goals of cost effectiveness, self-sufficiency, and/or housing choice:**

The HPHA believes the minimum rent and work requirement activities will allow the HPHA to improve the overall cost-effectiveness of the Section 8 voucher programs. Reduced HAP expenditures would create less strain on the HPHA's financial resources and help to avoid a funding shortfall. Cost savings could also be directed towards issuing more vouchers and housing subsidies to unassisted, low-income families.

One of the primary goals of the work requirement activity is to increase employment, assets, and earned income among work-able individuals receiving housing assistance. If successful, the HPHA expects the activity to help households achieve greater financial self-sufficiency and allow them to graduate from needing additional housing assistance.

**7. Describe the impact on the agency's ability to meet the MTW statutory requirements:**

**a. Very-Low-Income Requirement**

The minimum rent policy may negatively impact the HPHA's ability to meet the very-low-income requirement if more families are terminated from the program than originally anticipated. Very-low and extremely-low-income families may struggle to pay the increased minimum rent amount. If a family is unable to pay the minimum rent, the HPHA can provide a temporary hardship exemption and refer them to other sources of financial assistance. The HPHA will only pursue termination from the program as a last resort.

The work requirement policy may have a negative impact on the HPHA's ability to meet the very-low-income requirement. By encouraging employment and promoting greater economic self-sufficiency, the average annual income of assisted families is expected to increase. A family that increases its income enough to no longer need housing assistance will be subject to the HPHA's zero-HAP policy. After six months of no HAP, the HPHA will terminate the family's voucher and issue one to another very-low-income household.

**b. Reasonable Rent Policy Requirement**

The HPHA already complies with the Reasonable Rent Policy Requirement because of previously approved MTW activity waivers. The proposed minimum rent activity, which is being requested as part of this Amended MTW Supplement, is also considered a reasonable rent policy.

**c. Substantially the Same Requirement**

The HPHA anticipates both activities may improve the agency's ability to meet the Substantially the Same Requirement. Potential cost savings which result from implementation could be used to issue additional vouchers and provide housing assistance to more low-income families.

**d. Comparable Mix Requirement**

The HPHA does not anticipate either activity will have any effect on its ability to meet the comparable mix requirement. The minimum rent policy will not be applied to elderly and/or disabled households which are generally smaller in composition. Furthermore, a significant majority (78.83%, or 1,430 out of 1,814) of non-elderly, non-disabled households, which are generally larger in composition, already pay more than the proposed monthly minimum rent of \$100 and would not be affected.

**e. Housing Quality Standards (HQS) Requirement**

The HPHA anticipates these activities will have no impact on its ability to meet the HQS statutory requirement. Neither activity affects or changes the National Standards for the Physical Inspection of Real Estate (NSPIRE) the HPHA uses during unit inspections.

**8. Describe the impact on the rate of hardship requests and the number granted and denied as a result of this activity:**

Both activities are pending implementation during FY 2026. The HPHA does not have a baseline average for the number of hardship requests received per year because the Section 8 voucher programs currently have a minimum rent of \$0. The HPHA will report on the number of hardship requests received, granted, and denied for each activity in subsequent MTW Supplement submissions.

**9. Across the other factors above, describe the impact on protected classes (and any associated disparate impact):**

Neither activity is expected to have a disparate impact on protected classes. The HPHA will implement both activities within the HUD-established Safe Harbors, and they will only apply to work-able individuals. The minimum rent for disabled and/or elderly families will remain at \$0. Additional exceptions to the work requirement policy will also be provided to those already pursuing greater self-sufficiency (e.g., full-time students; persons undergoing vocational rehabilitation) and other

vulnerable populations (e.g., pregnant women; a primary caretaker of a child under the age of six).

During the implementation of these activities, the HPHA will continuously monitor the rate of requests received for reasonable accommodations and hardship exemptions. Any significant increase in the number or rate of requests received will be presented in future MTW Supplements and may result in the suspension of either activity.

HCV Demographic Report as of May 1, 2025  
Families Paying Less Than \$100 Monthly Rent

Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
EHV	000120386	\$ 19,188.00	6.25%	No	\$ -	\$ -	\$ -	6	4	No	No
EHV	000018399	\$ -	N/A	Yes	\$ -	\$ 597.00	\$ 2,521.00	5	3	No	No
EHV	000133351	\$ 840.00	142.86%	Yes	\$ -	\$ 654.00	\$ 2,625.00	6	4	No	No
EHV	000070044	\$ -	N/A	Yes	\$ -	\$ 160.00	\$ 1,300.00	1	0	Yes	No
EHV	000121072	\$ 4,140.00	28.99%	No	\$ 92.00	\$ -	\$ 1,708.00	2	1	No	No
EHV	000132881	\$ -	N/A	Yes	\$ -	\$ 684.00	\$ 2,856.00	8	5	No	No
EHV	000133993	\$ 875.00	137.14%	Yes	\$ -	\$ 144.00	\$ 1,400.00	1	0	No	Yes
EHV	000127828	\$ 9,156.00	13.11%	No	\$ -	\$ 131.00	\$ 2,167.00	3	2	No	No
EHV	000133175	\$ 9,156.00	13.11%	No	\$ -	\$ 35.00	\$ 1,800.00	3	2	No	No
EHV	000126539	\$ 12,000.00	10.00%	No	\$ -	\$ 73.00	\$ 1,850.00	7	4	No	No
EHV	000130977	\$ 9,980.00	12.02%	No	\$ -	\$ 122.00	\$ 2,100.00	4	2	No	No
EHV	000081002	\$ -	N/A	Yes	\$ -	\$ 132.00	\$ 1,300.00	1	1	Yes	No
EHV	000033238	\$ -	N/A	Yes	\$ -	\$ 495.00	\$ 2,375.00	6	4	No	No
EHV	000094751	\$ -	N/A	Yes	\$ -	\$ 78.00	\$ 1,506.00	1	0	No	No
EHV	000133512	\$ 7,284.00	16.47%	No	\$ -	\$ 449.00	\$ 1,600.00	2	2	Yes	No
EHV	000107424	\$ 5,530.00	21.70%	No	\$ -	\$ 195.00	\$ 1,587.00	2	2	No	No
EHV	000128020	\$ -	N/A	Yes	\$ -	\$ 586.00	\$ 3,323.00	7	3	No	No
EHV	000033006	\$ 5,200.00	23.08%	No	\$ -	\$ 147.00	\$ 1,600.00	2	2	No	No
EHV	000098215	\$ 11,028.00	10.88%	No	\$ 44.00	\$ -	\$ 2,156.00	4	2	No	No
EHV	000079493	\$ 8,820.00	13.61%	No	\$ -	\$ 26.00	\$ 2,161.00	4	3	No	No
EHV	000120184	\$ -	N/A	Yes	\$ -	\$ 310.00	\$ 2,150.00	5	3	No	No
EHV	000134127	\$ 4,500.00	26.67%	No	\$ -	\$ 119.00	\$ 2,179.00	3	2	No	No
EHV	000133774	\$ 4,872.00	24.63%	No	\$ -	\$ 20.00	\$ 1,978.00	1	0	No	No
EHV	000090511	\$ -	N/A	Yes	\$ -	\$ -	\$ 2,126.00	2	2	No	No
EHV	000022806	\$ 19,452.00	6.17%	No	\$ -	\$ 218.00	\$ 2,492.00	7	4	Yes	Yes
EHV	000079620	\$ 5,200.00	23.08%	No	\$ -	\$ 134.00	\$ 2,161.00	4	3	No	No
EHV	000128086	\$ -	N/A	Yes	\$ -	\$ -	\$ 800.00	1	0	Yes	No
EHV	000124739	\$ 11,028.00	10.88%	No	\$ -	\$ 404.00	\$ 2,090.00	4	3	No	No
EHV	000131962	\$ 11,316.00	10.60%	No	\$ -	\$ 361.00	\$ 3,470.00	6	3	No	No
EHV	000133974	\$ 9,360.00	12.82%	No	\$ -	\$ 35.00	\$ 2,500.00	3	2	No	No
EHV	000134122	\$ -	N/A	Yes	\$ -	\$ 226.00	\$ 1,575.00	3	2	No	No
EHV	000063808	\$ 7,284.00	16.47%	No	\$ -	\$ 8.00	\$ 1,566.00	2	1	Yes	No
HCV	000091801	\$ 11,316.00	10.60%	No	\$ -	\$ -	\$ -	4	2	Yes	No
HCV	000042710	\$ 54,727.00	2.19%	No	\$ -	\$ -	\$ -	2	1	No	No
HCV	000030793	\$ 38,920.00	3.08%	No	\$ -	\$ -	\$ -	5	3	No	No
HCV	000042100	\$ 58,546.00	2.05%	No	\$ -	\$ -	\$ -	2	1	No	No
HCV	000095423	\$ 41,913.00	2.86%	No	\$ -	\$ -	\$ -	2	1	No	No
HCV	000052357	\$ 155,178.00	0.77%	No	\$ -	\$ -	\$ -	3	2	No	No
HCV	000063504	\$ 50,076.00	2.40%	No	\$ -	\$ -	\$ -	2	2	No	Yes
HCV	000124117	\$ 18,754.00	6.40%	No	\$ -	\$ -	\$ -	2	1	No	No
HCV	000049677	\$ 14,724.00	8.15%	No	\$ -	\$ -	\$ -	2	0	Yes	No
HCV	000093747	\$ 30,932.00	3.88%	No	\$ -	\$ -	\$ -	4	2	No	No
HCV	000047205	\$ 88,500.00	1.36%	No	\$ -	\$ -	\$ -	4	2	No	No
HCV	000124371	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,279.00	4	2	No	No
HCV	000094503	\$ 73,727.00	1.63%	No	\$ -	\$ -	\$ -	4	3	No	No
HCV	000060233	\$ 5,189.00	23.13%	No	\$ 46.00	\$ -	\$ 1,189.00	1	1	No	Yes
HCV	000057767	\$ -	N/A	Yes	\$ -	\$ -	\$ -	1	0	Yes	Yes
HCV	000088570	\$ -	N/A	Yes	\$ -	\$ -	\$ -	2	2	Yes	No
HCV	000068067	\$ -	N/A	Yes	\$ -	\$ -	\$ -	1	0	Yes	No
HCV	000066140	\$ -	N/A	Yes	\$ -	\$ -	\$ -	4	3	No	No
HCV	000091126	\$ 27,521.00	4.36%	No	\$ -	\$ 133.00	\$ 2,500.00	7	4	No	No
HCV	000091859	\$ 6,647.00	18.05%	No	\$ -	\$ 26.00	\$ 1,500.00	2	1	Yes	No
HCV	000146346	\$ 13,832.00	8.68%	No	\$ -	\$ 146.00	\$ 1,400.00	2	2	No	No
HCV	000085526	\$ 78.00	1538.46%	Yes	\$ -	\$ 106.00	\$ 1,318.00	1	0	No	No
HCV	000131717	\$ 21,677.00	5.54%	No	\$ 71.00	\$ -	\$ 1,758.00	3	2	No	No
HCV	000117141	\$ -	N/A	Yes	\$ -	\$ 120.00	\$ 2,500.00	4	2	No	No

HCV Demographic Report as of May 1, 2025  
Families Paying Less Than \$100 Monthly Rent

Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
HCV	000039407	\$ 9,924.00	12.09%	No	\$ 63.00	\$ -	\$ 932.00	1	2	Yes	Yes
HCV	000104105	\$ 4,872.00	24.63%	No	\$ 11.00	\$ -	\$ 1,411.00	1	0	No	No
HCV	000029816	\$ -	N/A	Yes	\$ -	\$ 638.00	\$ 1,900.00	4	3	No	No
HCV	000017109	\$ 25,909.00	4.63%	No	\$ -	\$ 34.00	\$ 1,700.00	4	3	No	No
HCV	000042285	\$ 17,628.00	6.81%	No	\$ 73.00	\$ -	\$ 1,116.00	2	1	Yes	Yes
HCV	000059433	\$ 11,316.00	10.60%	No	\$ 33.00	\$ -	\$ 1,617.00	1	2	Yes	Yes
HCV	000123369	\$ -	N/A	Yes	\$ -	\$ 78.00	\$ 1,300.00	1	0	No	No
HCV	000118694	\$ -	N/A	Yes	\$ -	\$ 226.00	\$ 2,063.00	4	3	No	No
HCV	000093343	\$ 11,316.00	10.60%	No	\$ -	\$ 66.00	\$ 2,378.00	4	3	No	No
HCV	000046522	\$ 5,760.00	20.83%	No	\$ -	\$ 55.00	\$ 1,700.00	4	2	No	No
HCV	000093883	\$ 1,700.00	70.59%	Yes	\$ -	\$ 259.00	\$ 2,352.00	5	3	No	No
HCV	000014462	\$ -	N/A	Yes	\$ -	\$ 203.00	\$ 2,210.00	3	2	No	No
HCV	000108496	\$ 11,830.00	10.14%	No	\$ -	\$ 24.00	\$ 2,300.00	2	2	No	No
HCV	000096327	\$ 600.00	200.00%	Yes	\$ -	\$ 506.00	\$ 1,935.00	3	2	No	No
HCV	000045762	\$ 11,288.00	10.63%	No	\$ -	\$ 367.00	\$ 2,000.00	5	3	Yes	No
HCV	000066006	\$ 15,931.00	7.53%	No	\$ -	\$ 66.00	\$ 1,848.00	3	2	No	No
HCV	000090596	\$ 5,400.00	22.22%	No	\$ -	\$ 59.00	\$ 1,300.00	2	2	No	No
HCV	000068835	\$ 576.00	208.33%	Yes	\$ -	\$ 73.00	\$ 1,457.00	1	0	Yes	No
HCV	000029315	\$ 11,316.00	10.60%	No	\$ 1.00	\$ -	\$ 1,599.00	2	2	Yes	No
HCV	000116501	\$ 11,820.00	10.15%	No	\$ -	\$ 363.00	\$ 2,595.00	7	3	No	No
HCV	000003163	\$ 3,564.00	33.67%	Yes	\$ -	\$ 206.00	\$ 1,215.00	1	0	Yes	Yes
HCV	000148416	\$ 2,640.00	45.45%	Yes	\$ -	\$ 90.00	\$ 1,300.00	1	0	No	No
HCV	000010963	\$ 11,844.00	10.13%	No	\$ 83.00	\$ -	\$ 1,117.00	1	0	Yes	Yes
HCV	000033845	\$ 11,592.00	10.35%	No	\$ 30.00	\$ -	\$ 1,820.00	2	2	Yes	No
HCV	000061784	\$ 4,680.00	25.64%	No	\$ -	\$ 758.00	\$ 2,600.00	7	4	No	No
HCV	000032064	\$ 4,872.00	24.63%	No	\$ 47.00	\$ -	\$ 1,658.00	2	1	No	No
HCV	000059996	\$ 3,216.00	37.31%	Yes	\$ -	\$ 360.00	\$ 2,813.00	8	4	No	No
HCV	000092888	\$ 7,482.00	16.04%	No	\$ 99.00	\$ -	\$ 1,801.00	1	0	Yes	No
HCV	000097349	\$ 24,960.00	4.81%	No	\$ -	\$ 208.00	\$ 1,650.00	5	3	No	No
HCV	000015143	\$ -	N/A	Yes	\$ -	\$ 75.00	\$ 1,800.00	5	3	No	No
HCV	000115263	\$ 7,088.00	16.93%	No	\$ 70.00	\$ -	\$ 1,030.00	1	0	No	Yes
HCV	000115403	\$ 1,500.00	80.00%	Yes	\$ -	\$ 54.00	\$ 1,795.00	2	2	No	No
HCV	000122931	\$ 23,773.00	5.05%	No	\$ 38.00	\$ -	\$ 1,862.00	5	3	No	No
HCV	000118464	\$ 7,284.00	16.47%	No	\$ -	\$ 8.00	\$ 1,600.00	2	1	No	No
HCV	000052304	\$ 28,814.00	4.16%	No	\$ 50.00	\$ -	\$ 3,400.00	5	3	No	No
HCV	000026093	\$ 11,556.00	10.38%	No	\$ 57.00	\$ -	\$ 1,018.00	1	0	Yes	Yes
HCV	000047340	\$ 11,316.00	10.60%	No	\$ -	\$ 438.00	\$ 1,800.00	4	3	Yes	No
HCV	000020634	\$ 11,028.00	10.88%	No	\$ -	\$ 32.00	\$ 1,600.00	4	3	No	No
HCV	000002902	\$ 7,884.00	15.22%	No	\$ 76.00	\$ -	\$ 1,256.00	1	0	Yes	Yes
HCV	000148851	\$ 5,988.00	20.04%	No	\$ -	\$ 12.00	\$ 1,532.00	1	1	No	Yes
HCV	000094371	\$ 31,668.00	3.79%	No	\$ -	\$ 61.00	\$ 3,740.00	9	5	No	No
HCV	000022069	\$ 4,200.00	28.57%	No	\$ 95.00	\$ -	\$ 1,505.00	1	0	No	Yes
HCV	000132104	\$ -	N/A	Yes	\$ -	\$ 133.00	\$ 1,358.00	1	0	No	Yes
HCV	000148879	\$ 29,689.00	4.04%	No	\$ -	\$ 133.00	\$ 2,704.00	8	4	No	No
HCV	000092141	\$ 7,994.00	15.01%	No	\$ -	\$ 74.00	\$ 2,350.00	3	2	No	No
HCV	000080156	\$ 37,154.00	3.23%	No	\$ 73.00	\$ -	\$ 2,027.00	6	4	No	No
HCV	000047524	\$ 17,352.00	6.92%	No	\$ -	\$ 74.00	\$ 1,950.00	4	3	No	No
HCV	000065627	\$ -	N/A	Yes	\$ -	\$ -	\$ 3,500.00	6	4	No	No
HCV	000116215	\$ 9,444.00	12.71%	No	\$ 70.00	\$ -	\$ 1,236.00	1	0	No	Yes
HCV	000044716	\$ 14,975.00	8.01%	No	\$ 2.00	\$ -	\$ 1,398.00	3	2	No	No
HCV	000124621	\$ 624.00	192.31%	Yes	\$ 5.00	\$ -	\$ 3,345.00	4	3	No	No
HCV	000093787	\$ 12,912.00	9.29%	No	\$ -	\$ 77.00	\$ 2,175.00	5	3	Yes	No
HCV	000143103	\$ 10,620.00	11.30%	No	\$ 83.00	\$ -	\$ 1,417.00	1	0	Yes	Yes
HCV	000050368	\$ 18,912.00	6.35%	No	\$ -	\$ 3.00	\$ 1,800.00	2	2	No	Yes
HCV	000059488	\$ 1,986.00	60.42%	Yes	\$ 17.00	\$ -	\$ 1,683.00	4	3	No	No
HCV	000025708	\$ 2,969.00	40.42%	Yes	\$ -	\$ 391.00	\$ 3,300.00	5	3	No	No

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Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
HCV	000060276	\$ 11,556.00	10.38%	No	\$ 79.00	\$ -	\$ 1,321.00	1	0	Yes	Yes
HCV	000059763	\$ 11,316.00	10.60%	No	\$ 59.00	\$ -	\$ 1,341.00	1	0	No	Yes
HCV	000116390	\$ -	N/A	Yes	\$ -	\$ -	\$ 2,500.00	1	2	Yes	No
HCV	000044017	\$ 11,028.00	10.88%	No	\$ -	\$ 322.00	\$ 1,996.00	4	3	No	No
HCV	000033232	\$ 8,208.00	14.62%	No	\$ -	\$ 62.00	\$ 1,100.00	2	2	Yes	Yes
HCV	000060260	\$ 9,852.00	12.18%	No	\$ -	\$ 16.00	\$ 1,200.00	2	1	Yes	Yes
HCV	000059459	\$ 11,844.00	10.13%	No	\$ 21.00	\$ -	\$ 1,229.00	1	2	Yes	Yes
HCV	000110283	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,000.00	1	0	No	No
HCV	000118316	\$ 4,003.00	29.98%	No	\$ 33.00	\$ -	\$ 1,600.00	1	0	No	No
HCV	000060314	\$ 16,848.00	7.12%	No	\$ 22.00	\$ -	\$ 1,338.00	2	2	Yes	Yes
HCV	000060384	\$ 3,600.00	33.33%	Yes	\$ 80.00	\$ -	\$ 1,324.00	1	0	No	Yes
HCV	000059769	\$ 11,556.00	10.38%	No	\$ 97.00	\$ -	\$ 1,053.00	1	1	Yes	Yes
HCV	000095233	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,833.00	1	0	No	No
HCV	000032212	\$ 22,296.00	5.38%	No	\$ 48.00	\$ -	\$ 1,602.00	3	2	No	Yes
HCV	000130048	\$ 100.00	1200.00%	Yes	\$ -	\$ 339.00	\$ 2,575.00	6	4	No	No
HCV	000002850	\$ 10,212.00	11.75%	No	\$ -	\$ 103.00	\$ 1,823.00	3	2	No	Yes
HCV	000002653	\$ 1,848.00	64.94%	Yes	\$ -	\$ 581.00	\$ 2,675.00	5	3	No	No
HCV	000131605	\$ 11,220.00	10.70%	No	\$ -	\$ 77.00	\$ 1,750.00	1	2	Yes	Yes
HCV	000043524	\$ 4,800.00	25.00%	No	\$ 53.00	\$ -	\$ 1,547.00	4	2	No	No
HCV	000031375	\$ 11,556.00	10.38%	No	\$ -	\$ 70.00	\$ 2,200.00	5	3	Yes	No
HCV	000036078	\$ 11,604.00	10.34%	No	\$ 35.00	\$ -	\$ 1,765.00	2	2	Yes	No
HCV	000034550	\$ 3,504.00	34.25%	Yes	\$ -	\$ 162.00	\$ 1,800.00	3	2	No	No
HCV	000082257	\$ 11,316.00	10.60%	No	\$ 91.00	\$ -	\$ 1,409.00	1	1	Yes	Yes
HCV	000010629	\$ 11,364.00	10.56%	No	\$ -	\$ 230.00	\$ 1,349.00	3	2	No	No
HCV	000027285	\$ 4,872.00	24.63%	No	\$ 77.00	\$ -	\$ 2,423.00	1	0	Yes	No
HCV	000042025	\$ 11,556.00	10.38%	No	\$ -	\$ 290.00	\$ 1,875.00	5	3	Yes	Yes
HCV	000052391	\$ 32,435.00	3.70%	No	\$ 85.00	\$ -	\$ 2,485.00	9	5	No	No
HCV	000059786	\$ 12,600.00	9.52%	No	\$ -	\$ 156.00	\$ 1,700.00	5	3	No	Yes
HCV	000007353	\$ 11,556.00	10.38%	No	\$ 29.00	\$ -	\$ 1,221.00	1	0	Yes	Yes
HCV	000087449	\$ 14,138.00	8.49%	No	\$ 55.00	\$ -	\$ 1,495.00	5	3	No	No
HCV	000017226	\$ 11,844.00	10.13%	No	\$ -	\$ 34.00	\$ 1,545.00	1	0	Yes	Yes
HCV	000083353	\$ 300.00	400.00%	Yes	\$ 8.00	\$ -	\$ 1,267.00	1	0	No	No
HCV	000132655	\$ 9,156.00	13.11%	No	\$ -	\$ 311.00	\$ 2,450.00	4	3	Yes	No
HCV	000049982	\$ 4,813.00	24.93%	No	\$ 96.00	\$ -	\$ 1,804.00	4	3	No	No
HCV	000047985	\$ 3,688.00	32.54%	Yes	\$ 80.00	\$ -	\$ 1,543.00	2	1	No	No
HCV	000059738	\$ 28,747.00	4.17%	No	\$ 86.00	\$ -	\$ 1,909.00	6	4	Yes	No
HCV	000049967	\$ 14,063.00	8.53%	No	\$ 31.00	\$ -	\$ 2,650.00	7	4	No	No
HCV	000011387	\$ 10,332.00	11.61%	No	\$ 33.00	\$ -	\$ 1,267.00	1	0	Yes	Yes
HCV	000036927	\$ 1,250.00	96.00%	Yes	\$ -	\$ 240.00	\$ 2,400.00	3	2	Yes	No
HCV	000129671	\$ 6,240.00	19.23%	No	\$ -	\$ -	\$ 1,200.00	1	0	No	No
HCV	000132090	\$ -	N/A	Yes	\$ -	\$ 133.00	\$ 1,000.00	1	0	No	No
HCV	000117258	\$ 9,084.00	13.21%	No	\$ 84.00	\$ -	\$ 1,466.00	1	0	No	Yes
HCV	000090745	\$ 20,102.00	5.97%	No	\$ 10.00	\$ -	\$ 1,890.00	2	2	Yes	Yes
HCV	000046050	\$ 11,316.00	10.60%	No	\$ -	\$ 71.00	\$ 2,350.00	5	3	No	Yes
HCV	000012080	\$ 9,156.00	13.11%	No	\$ -	\$ 463.00	\$ 2,200.00	5	3	No	No
HCV	000059697	\$ 1,141.00	105.17%	Yes	\$ -	\$ 101.00	\$ 1,400.00	1	0	No	No
HCV	000059790	\$ 9,060.00	13.25%	No	\$ 86.00	\$ -	\$ 1,114.00	1	0	No	Yes
HCV	000142560	\$ 1,380.00	86.96%	Yes	\$ 12.00	\$ -	\$ 1,788.00	4	3	No	No
HCV	000091486	\$ 5,436.00	22.08%	No	\$ -	\$ 79.00	\$ 1,550.00	1	0	No	No
HCV	000068037	\$ 9,156.00	13.11%	No	\$ -	\$ 25.00	\$ 2,034.00	3	2	No	No
HCV	000018931	\$ 10,491.00	11.44%	No	\$ 5.00	\$ -	\$ 1,495.00	2	2	No	No
HCV	000035930	\$ 16,120.00	7.44%	No	\$ 56.00	\$ -	\$ 2,344.00	5	2	No	No
HCV	000036668	\$ 17,081.00	7.03%	No	\$ 37.00	\$ -	\$ 2,863.00	5	3	No	No
HCV	000034332	\$ 14,400.00	8.33%	No	\$ -	\$ 192.00	\$ 3,748.00	11	6	No	No
HCV	000017844	\$ 4,835.00	24.82%	No	\$ -	\$ 556.00	\$ 2,800.00	7	5	No	No
HCV	000107506	\$ 8,716.00	13.77%	No	\$ -	\$ 567.00	\$ 3,050.00	7	4	No	No

HCV Demographic Report as of May 1, 2025  
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Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
HCV	000060232	\$ 16,668.00	7.20%	No	\$ -	\$ 186.00	\$ 2,919.00	7	4	No	No
HCV	000016605	\$ 4,650.00	25.81%	No	\$ -	\$ 224.00	\$ 3,156.00	5	3	Yes	No
HCV	000023413	\$ 29,086.00	4.13%	No	\$ -	\$ 57.00	\$ 2,825.00	5	3	Yes	Yes
HCV	000093863	\$ 1,197.00	100.25%	Yes	\$ -	\$ 262.00	\$ 1,559.00	3	2	No	No
HCV	000081569	\$ 13,236.00	9.07%	No	\$ -	\$ 179.00	\$ 2,389.00	7	4	No	No
HCV	000059495	\$ 17,640.00	6.80%	No	\$ 73.00	\$ -	\$ 1,387.00	2	1	Yes	Yes
HCV	000031022	\$ 3,600.00	33.33%	Yes	\$ -	\$ 63.00	\$ 1,800.00	2	1	No	No
HCV	000027634	\$ 348.00	344.83%	Yes	\$ -	\$ 130.00	\$ 1,100.00	1	0	No	Yes
HCV	000059572	\$ 11,844.00	10.13%	No	\$ 78.00	\$ -	\$ 922.00	1	2	Yes	Yes
HCV	000097859	\$ 3,000.00	40.00%	Yes	\$ -	\$ 179.00	\$ 1,695.00	3	2	No	No
HCV	000086621	\$ 20,548.00	5.84%	No	\$ -	\$ 35.00	\$ 1,850.00	2	2	No	No
HCV	000002286	\$ 240.00	500.00%	Yes	\$ -	\$ 423.00	\$ 2,200.00	4	3	Yes	No
HCV	000145852	\$ 13,699.00	8.76%	No	\$ -	\$ 230.00	\$ 3,700.00	5	3	No	No
HCV	000069133	\$ 13,493.00	8.89%	No	\$ -	\$ 465.00	\$ 2,950.00	6	4	No	No
HCV	000019058	\$ 7,200.00	16.67%	No	\$ -	\$ 502.00	\$ 2,900.00	5	3	No	No
HCV	000060067	\$ 13,352.00	8.99%	No	\$ 44.00	\$ -	\$ 2,456.00	4	3	No	No
HCV	000093219	\$ 13,169.00	9.11%	No	\$ -	\$ 31.00	\$ 2,801.00	3	2	No	No
HCV	000043818	\$ 13,937.00	8.61%	No	\$ -	\$ 327.00	\$ 2,350.00	7	4	No	No
HCV	000013252	\$ 12,898.00	9.30%	No	\$ 54.00	\$ -	\$ 2,194.00	3	2	No	No
HCV	000095063	\$ -	N/A	Yes	\$ -	\$ 285.00	\$ 2,426.00	6	4	No	No
HCV	000044879	\$ 8,268.00	14.51%	No	\$ 74.00	\$ -	\$ 1,607.00	1	0	No	No
HCV	000039144	\$ 13,511.00	8.88%	No	\$ -	\$ 304.00	\$ 2,505.00	6	4	No	No
HCV	000096941	\$ 483.00	248.45%	Yes	\$ 4.00	\$ -	\$ 1,996.00	3	2	No	No
HCV	000097111	\$ 6,000.00	20.00%	No	\$ -	\$ 497.00	\$ 2,695.00	5	3	No	No
HCV	000094065	\$ 15,204.00	7.89%	No	\$ -	\$ 50.00	\$ 1,984.00	4	3	Yes	Yes
HCV	000020638	\$ 18,540.00	6.47%	No	\$ -	\$ 266.00	\$ 2,300.00	8	4	No	No
HCV	000125053	\$ -	N/A	Yes	\$ -	\$ -	\$ 4,760.00	5	3	No	No
HCV	000109545	\$ -	N/A	Yes	\$ -	\$ 287.00	\$ 2,844.00	4	3	No	No
HCV	000116415	\$ 19,754.00	6.07%	No	\$ -	\$ 200.00	\$ 2,200.00	5	3	No	No
HCV	000088764	\$ 9,239.00	12.99%	No	\$ -	\$ 81.00	\$ 2,350.00	5	3	No	No
HCV	000030047	\$ 7,220.00	16.62%	No	\$ 47.00	\$ -	\$ 1,853.00	1	0	No	No
HCV	000116021	\$ 6,072.00	19.76%	No	\$ -	\$ 14.00	\$ 1,243.00	1	0	Yes	No
HCV	000085789	\$ 13,676.00	8.77%	No	\$ -	\$ 117.00	\$ 2,864.00	9	5	No	No
HCV	000028639	\$ 16,346.00	7.34%	No	\$ -	\$ 247.00	\$ 2,800.00	4	3	No	No
HCV	000095185	\$ 21,295.00	5.64%	No	\$ -	\$ 99.00	\$ 2,595.00	4	3	No	No
HCV	000148423	\$ 11,316.00	10.60%	No	\$ -	\$ 155.00	\$ 2,000.00	6	4	Yes	Yes
HCV	000095501	\$ 1,800.00	66.67%	Yes	\$ 21.00	\$ -	\$ 1,481.00	3	2	No	No
HCV	000016264	\$ 1,800.00	66.67%	Yes	\$ 15.00	\$ -	\$ 4,685.00	5	3	No	No
HCV	000050968	\$ 21,792.00	5.51%	No	\$ -	\$ 105.00	\$ 2,414.00	6	3	No	No
HCV	000096283	\$ 28,453.00	4.22%	No	\$ -	\$ 86.00	\$ 4,000.00	4	2	No	No
HCV	000082224	\$ -	N/A	Yes	\$ -	\$ 170.00	\$ 1,650.00	1	0	No	No
HCV	000017866	\$ 210.00	571.43%	Yes	\$ 2.00	\$ -	\$ 3,148.00	4	3	No	No
HCV	000085490	\$ 31,004.00	3.87%	No	\$ 7.00	\$ -	\$ 2,849.00	9	5	No	No
HCV	000093068	\$ 3,887.00	30.87%	Yes	\$ 85.00	\$ -	\$ 1,980.00	2	2	No	No
HCV	000091704	\$ 7,695.00	15.59%	No	\$ 2.00	\$ -	\$ 1,343.00	2	1	No	No
HCV	000021337	\$ 7,748.00	15.49%	No	\$ -	\$ 212.00	\$ 2,258.00	6	4	No	No
HCV	000015170	\$ 4,872.00	24.63%	No	\$ -	\$ 244.00	\$ 2,200.00	5	3	No	No
HCV	000093275	\$ 4,800.00	25.00%	No	\$ 86.00	\$ -	\$ 1,480.00	1	0	No	No
HCV	000068890	\$ 7,848.00	15.29%	No	\$ -	\$ 181.00	\$ 2,900.00	4	3	No	No
HCV	000116937	\$ 6,000.00	20.00%	No	\$ -	\$ 657.00	\$ 5,425.00	11	6	No	No
HCV	000016952	\$ 10,560.00	11.36%	No	\$ -	\$ 10.00	\$ 1,535.00	3	2	No	No
HCV	000014756	\$ 7,200.00	16.67%	No	\$ -	\$ 590.00	\$ 3,200.00	7	4	No	No
HCV	000091588	\$ -	N/A	Yes	\$ -	\$ 97.00	\$ 1,323.00	1	0	Yes	No
HCV	000037790	\$ 480.00	250.00%	Yes	\$ 4.00	\$ -	\$ 2,834.00	6	3	No	No
HCV	000032044	\$ -	N/A	Yes	\$ -	\$ 90.00	\$ 2,300.00	3	2	No	No
HCV	000096065	\$ 24,507.00	4.90%	No	\$ 91.00	\$ -	\$ 2,609.00	4	3	No	No

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Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
HCV	000116238	\$ 12,912.00	9.29%	No	\$ -	\$ 325.00	\$ 2,600.00	7	4	No	No
HCV	000060718	\$ 11,604.00	10.34%	No	\$ 23.00	\$ -	\$ 2,827.00	2	2	Yes	No
HCV	000096853	\$ -	N/A	Yes	\$ -	\$ 200.00	\$ 1,500.00	4	2	No	No
HCV	000050310	\$ 15,192.00	7.90%	No	\$ -	\$ 297.00	\$ 2,856.00	8	5	No	Yes
HCV	000117775	\$ 12,880.00	9.32%	No	\$ 50.00	\$ -	\$ 3,050.00	2	2	Yes	No
HCV	000117931	\$ 9,635.00	12.45%	No	\$ 65.00	\$ -	\$ 2,130.00	3	2	No	No
HCV	000030425	\$ 20,767.00	5.78%	No	\$ -	\$ 161.00	\$ 2,500.00	3	2	Yes	No
HCV	000020620	\$ 4,036.00	29.73%	No	\$ 65.00	\$ -	\$ 3,365.00	4	3	No	No
HCV	000096681	\$ 9,156.00	13.11%	No	\$ 53.00	\$ -	\$ 3,347.00	3	2	No	No
HCV	000096463	\$ -	N/A	Yes	\$ -	\$ -	\$ 2,950.00	2	2	No	No
HCV	000021692	\$ -	N/A	Yes	\$ -	\$ 120.00	\$ 2,400.00	3	2	No	No
HCV	000097653	\$ 1,800.00	66.67%	Yes	\$ -	\$ 217.00	\$ 2,500.00	2	2	No	No
HCV	000036753	\$ 22,758.00	5.27%	No	\$ -	\$ 99.00	\$ 6,338.00	8	5	No	No
HCV	000081757	\$ 672.00	178.57%	Yes	\$ -	\$ 145.00	\$ 2,200.00	5	3	No	No
HCV	000118360	\$ 14,400.00	8.33%	No	\$ 78.00	\$ -	\$ 2,446.00	7	4	No	No
HCV	000119620	\$ 10,416.00	11.52%	No	\$ 95.00	\$ -	\$ 1,305.00	1	0	No	Yes
HCV	000097063	\$ -	N/A	Yes	\$ -	\$ 156.00	\$ 975.00	1	0	No	No
HCV	000030388	\$ 7,284.00	16.47%	No	\$ -	\$ 5.00	\$ 2,304.00	2	2	No	No
HCV	000097729	\$ 2,520.00	47.62%	Yes	\$ -	\$ 110.00	\$ 1,100.00	1	0	No	No
HCV	000121764	\$ 3,730.00	32.17%	Yes	\$ 93.00	\$ -	\$ 1,482.00	1	0	No	No
HCV	000039155	\$ 10,092.00	11.89%	No	\$ -	\$ 225.00	\$ 1,174.00	4	3	No	No
HCV	000120716	\$ 11,316.00	10.60%	No	\$ 69.00	\$ -	\$ 1,557.00	2	2	No	No
HCV	000118916	\$ 1,356.00	88.50%	Yes	\$ -	\$ 164.00	\$ 2,393.00	4	2	No	No
HCV	000123813	\$ 16,959.00	7.08%	No	\$ 28.00	\$ -	\$ 2,258.00	5	2	No	No
HCV	000126234	\$ 12,526.00	9.58%	No	\$ 66.00	\$ -	\$ 1,559.00	4	2	No	No
HCV	000106005	\$ 9,600.00	12.50%	No	\$ -	\$ 29.00	\$ 1,665.00	3	2	No	No
HCV	000120460	\$ -	N/A	Yes	\$ 25.00	\$ -	\$ 1,875.00	3	2	No	No
HCV	000118642	\$ -	N/A	Yes	\$ -	\$ 156.00	\$ 1,400.00	1	0	No	No
HCV	000124335	\$ 2,700.00	44.44%	Yes	\$ -	\$ 189.00	\$ 1,275.00	2	2	No	No
HCV	000087085	\$ 7,392.00	16.23%	No	\$ 64.00	\$ -	\$ 1,098.00	1	0	Yes	Yes
HCV	000118708	\$ 7,284.00	16.47%	No	\$ -	\$ 22.00	\$ 1,500.00	2	2	Yes	No
HCV	000123349	\$ 6,887.00	17.42%	No	\$ 72.00	\$ -	\$ 1,428.00	1	0	No	No
HCV	000120694	\$ 4,844.00	24.77%	No	\$ -	\$ 12.00	\$ 1,145.00	1	0	No	No
HCV	000120662	\$ 4,872.00	24.63%	No	\$ 11.00	\$ -	\$ 1,119.00	1	0	No	No
HCV	000118382	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,800.00	1	0	No	No
HCV	000109057	\$ 13,833.00	8.67%	No	\$ 68.00	\$ -	\$ 1,332.00	3	2	No	No
HCV	000118898	\$ 30.00	4000.00%	Yes	\$ -	\$ 182.00	\$ 1,650.00	3	2	No	No
HCV	000046763	\$ 6,276.00	19.12%	No	\$ 14.00	\$ -	\$ 1,440.00	1	0	No	Yes
HCV	000123455	\$ 10,920.00	10.99%	No	\$ -	\$ 23.00	\$ 2,801.00	4	3	No	No
HCV	000119844	\$ 5,448.00	22.03%	No	\$ 33.00	\$ -	\$ 1,299.00	2	1	Yes	Yes
HCV	000100629	\$ 10,968.00	10.94%	No	\$ 12.00	\$ -	\$ 1,038.00	2	2	Yes	No
HCV	000122639	\$ 14,247.00	8.42%	No	\$ 87.00	\$ -	\$ 1,588.00	4	3	No	No
HCV	000082032	\$ 7,925.00	15.14%	No	\$ -	\$ 80.00	\$ 800.00	3	2	No	No
HCV	000017078	\$ 10,362.00	11.58%	No	\$ -	\$ 51.00	\$ 770.00	4	3	Yes	No
HCV	000122513	\$ 10,400.00	11.54%	No	\$ 10.00	\$ -	\$ 1,590.00	4	3	No	No
HCV	000068977	\$ 8,055.00	14.90%	No	\$ -	\$ 171.00	\$ 1,000.00	3	2	No	No
HCV	000011985	\$ -	N/A	Yes	\$ -	\$ -	\$ 2,300.00	3	2	No	No
HCV	000034142	\$ -	N/A	Yes	\$ 50.00	\$ -	\$ 1,600.00	1	0	No	No
HCV	000122111	\$ 7,284.00	16.47%	No	\$ -	\$ 18.00	\$ 1,044.00	2	2	No	No
HCV	000018621	\$ 9,878.00	12.15%	No	\$ -	\$ 46.00	\$ 1,400.00	5	3	No	No
HCV	000122421	\$ 8,040.00	14.93%	No	\$ 13.00	\$ -	\$ 1,487.00	2	1	No	Yes
HCV	000000467	\$ 16,104.00	7.45%	No	\$ -	\$ 70.00	\$ 1,620.00	2	2	No	No
HCV	000013334	\$ 10,692.00	11.22%	No	\$ -	\$ 29.00	\$ 2,343.00	4	2	No	No
HCV	000079747	\$ 11,028.00	10.88%	No	\$ -	\$ 167.00	\$ 1,200.00	4	3	No	No
HCV	000126100	\$ -	N/A	Yes	\$ -	\$ 348.00	\$ 1,685.00	3	2	No	No
HCV	000121122	\$ 37.00	3243.24%	Yes	\$ -	\$ 4.00	\$ 1,700.00	2	2	No	No

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Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
HCV	000085182	\$ 8,454.00	14.19%	No	\$ 65.00	\$ -	\$ 1,070.00	1	0	No	No
HCV	000120928	\$ -	N/A	Yes	\$ -	\$ 286.00	\$ 1,500.00	5	3	No	No
HCV	000124323	\$ 7,728.00	15.53%	No	\$ 27.00	\$ -	\$ 1,173.00	1	0	Yes	No
HCV	000015792	\$ 9,156.00	13.11%	No	\$ -	\$ 100.00	\$ 2,921.00	5	3	Yes	No
HCV	000123961	\$ 11,292.00	10.63%	No	\$ 4.00	\$ -	\$ 1,048.00	1	0	No	Yes
HCV	000120740	\$ 10,740.00	11.17%	No	\$ -	\$ 21.00	\$ 900.00	2	2	No	Yes
HCV	000121958	\$ -	N/A	Yes	\$ -	\$ 250.00	\$ 1,400.00	4	3	No	No
HCV	000119618	\$ 4,843.00	24.78%	No	\$ -	\$ 148.00	\$ 2,000.00	4	2	No	No
HCV	000043385	\$ 10,968.00	10.94%	No	\$ 94.00	\$ -	\$ 2,081.00	1	2	Yes	No
HCV	000064451	\$ 2,700.00	44.44%	Yes	\$ 58.00	\$ -	\$ 1,359.00	2	1	No	Yes
HCV	000087800	\$ 30,689.00	3.91%	No	\$ 76.00	\$ -	\$ 2,780.00	8	5	No	No
HCV	000118894	\$ 32,758.00	3.66%	No	\$ -	\$ 25.00	\$ 1,800.00	6	3	No	No
HCV	000105989	\$ -	N/A	Yes	\$ -	\$ 580.00	\$ 2,568.00	5	3	No	No
HCV	000082025	\$ -	N/A	Yes	\$ -	\$ 646.00	\$ 2,700.00	4	3	No	No
HCV	000121126	\$ 18,300.00	6.56%	No	\$ 70.00	\$ -	\$ 3,030.00	4	3	No	Yes
HCV	000045566	\$ -	N/A	Yes	\$ -	\$ -	\$ 2,210.00	1	0	No	No
HCV	000044308	\$ 7,824.00	15.34%	No	\$ 40.00	\$ -	\$ 1,228.00	1	0	No	No
HCV	000093579	\$ 3,600.00	33.33%	Yes	\$ -	\$ 102.00	\$ 1,564.00	2	2	No	No
HCV	000022983	\$ 2,767.00	43.37%	Yes	\$ 15.00	\$ -	\$ 1,885.00	3	2	No	No
HCV	000098995	\$ 9,624.00	12.47%	No	\$ 98.00	\$ -	\$ 902.00	1	0	Yes	Yes
HCV	000103127	\$ 6,961.00	17.24%	No	\$ 9.00	\$ -	\$ 1,491.00	2	1	No	No
HCV	000123979	\$ 2,880.00	41.67%	Yes	\$ 24.00	\$ -	\$ 3,129.00	8	4	No	No
HCV	000143101	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,746.00	3	2	No	No
HCV	000092491	\$ 8,400.00	14.29%	No	\$ -	\$ 404.00	\$ 3,950.00	9	5	No	No
HCV	000096005	\$ 13,368.00	8.98%	No	\$ -	\$ 55.00	\$ 2,900.00	6	3	No	No
HCV	000095263	\$ 10,120.00	11.86%	No	\$ -	\$ 21.00	\$ 2,358.00	5	3	No	No
HCV	000040944	\$ 11,316.00	10.60%	No	\$ 65.00	\$ -	\$ 1,304.00	1	2	Yes	Yes
HCV	000101663	\$ 3,600.00	33.33%	Yes	\$ -	\$ 191.00	\$ 1,895.00	4	2	No	No
HCV	000038531	\$ 11,316.00	10.60%	No	\$ -	\$ 12.00	\$ 1,215.00	1	0	Yes	Yes
HCV	000065054	\$ 11,172.00	10.74%	No	\$ -	\$ 194.00	\$ 3,950.00	7	4	No	Yes
HCV	000083436	\$ -	N/A	Yes	\$ -	\$ 130.00	\$ 1,260.00	1	0	Yes	No
HCV	000145253	\$ 14,640.00	8.20%	No	\$ 28.00	\$ -	\$ 2,457.00	4	3	No	No
HCV	000027765	\$ 192.00	625.00%	Yes	\$ 2.00	\$ -	\$ 1,348.00	2	1	No	No
HCV	000098389	\$ 6,204.00	19.34%	No	\$ 34.00	\$ -	\$ 1,249.00	1	0	Yes	No
HCV	000065604	\$ 8,820.00	13.61%	No	\$ 17.00	\$ -	\$ 1,473.00	4	3	No	No
HCV	000095921	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,750.00	2	1	No	No
HCV	000036428	\$ 10,079.00	11.91%	No	\$ -	\$ 483.00	\$ 3,250.00	6	3	No	No
HCV	000081195	\$ 31,472.00	3.81%	No	\$ -	\$ 45.00	\$ 3,422.00	4	3	No	No
HCV	000120650	\$ 7,200.00	16.67%	No	\$ 77.00	\$ -	\$ 1,255.00	2	1	No	Yes
HCV	000097283	\$ 17,847.00	6.72%	No	\$ -	\$ 427.00	\$ 2,362.00	7	5	No	No
HCV	000060846	\$ 27,773.00	4.32%	No	\$ 38.00	\$ -	\$ 2,944.00	5	3	No	No
HCV	000117873	\$ 11,076.00	10.83%	No	\$ 25.00	\$ -	\$ 1,575.00	2	2	Yes	No
HCV	000094139	\$ 7,676.00	15.63%	No	\$ 16.00	\$ -	\$ 3,434.00	4	3	No	No
HCV	000121768	\$ 9,156.00	13.11%	No	\$ -	\$ 40.00	\$ 1,825.00	3	2	No	No
HCV	000087968	\$ 16,716.00	7.18%	No	\$ -	\$ -	\$ 1,105.00	3	2	Yes	No
HCV	000102843	\$ 3,600.00	33.33%	Yes	\$ 66.00	\$ -	\$ 1,484.00	3	2	No	No
HCV	000033444	\$ 4,872.00	24.63%	No	\$ -	\$ 108.00	\$ 1,440.00	1	0	No	No
HCV	000060378	\$ 11,604.00	10.34%	No	\$ 92.00	\$ -	\$ 1,408.00	1	0	Yes	Yes
HCV	000035986	\$ 19,926.00	6.02%	No	\$ 74.00	\$ -	\$ 2,727.00	7	4	No	No
HCV	000091149	\$ 36,691.00	3.27%	No	\$ 91.00	\$ -	\$ 1,659.00	6	4	No	No
HCV	000047924	\$ 8,700.00	13.79%	No	\$ -	\$ 148.00	\$ 1,853.00	4	3	No	No
HCV	000064348	\$ 4,200.00	28.57%	No	\$ 69.00	\$ -	\$ 3,431.00	5	3	No	No
HCV	000116946	\$ 765.00	156.86%	Yes	\$ -	\$ 124.00	\$ 1,251.00	1	0	Yes	No
HCV	000124807	\$ 21,830.00	5.50%	No	\$ -	\$ 132.00	\$ 3,467.00	5	3	No	No
HCV	000092219	\$ 997.00	120.36%	Yes	\$ -	\$ 382.00	\$ 3,200.00	7	3	No	No
HCV	000018405	\$ 1,842.00	65.15%	Yes	\$ 48.00	\$ -	\$ 1,163.00	1	0	Yes	No

HCV Demographic Report as of May 1, 2025  
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Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
HCV	000010152	\$ 1,677.00	71.56%	Yes	\$ -	\$ 789.00	\$ 3,799.00	6	4	No	No
HCV	000123889	\$ 1,800.00	66.67%	Yes	\$ -	\$ 219.00	\$ 2,050.00	3	2	No	No
HCV	000122353	\$ 15,060.00	7.97%	No	\$ -	\$ 243.00	\$ 3,580.00	4	3	Yes	No
HCV	000082737	\$ 5,039.00	23.81%	No	\$ -	\$ 301.00	\$ 4,050.00	8	4	No	No
HCV	000119068	\$ -	N/A	Yes	\$ -	\$ 175.00	\$ 2,059.00	2	2	No	No
HCV	000101339	\$ 25,526.00	4.70%	No	\$ 5.00	\$ -	\$ 3,138.00	5	3	No	No
HCV	000062223	\$ 11,556.00	10.38%	No	\$ 74.00	\$ -	\$ 2,866.00	2	2	Yes	No
HCV	000085484	\$ 27,341.00	4.39%	No	\$ 55.00	\$ -	\$ 2,868.00	5	3	No	No
HCV	000082125	\$ 6,000.00	20.00%	No	\$ -	\$ 490.00	\$ 2,992.00	7	4	No	No
HCV	000028357	\$ 11,111.00	10.80%	No	\$ -	\$ 541.00	\$ 3,324.00	9	5	No	No
HCV	000132850	\$ 2,644.00	45.39%	Yes	\$ -	\$ 421.00	\$ 2,800.00	5	3	No	No
HCV	000119604	\$ 1,200.00	100.00%	Yes	\$ 10.00	\$ -	\$ 2,990.00	4	3	No	No
HCV	000088693	\$ 13,692.00	8.76%	No	\$ -	\$ 187.00	\$ 2,405.00	4	3	Yes	No
HCV	000124271	\$ 12,697.00	9.45%	No	\$ 19.00	\$ -	\$ 2,511.00	4	3	Yes	No
HCV	000060874	\$ 10,124.00	11.85%	No	\$ -	\$ 30.00	\$ 2,874.00	2	2	No	No
HCV	000017552	\$ 11,028.00	10.88%	No	\$ -	\$ 86.00	\$ 2,395.00	4	3	Yes	No
HCV	000063466	\$ 12,396.00	9.68%	No	\$ -	\$ 499.00	\$ 3,308.00	8	5	Yes	No
HCV	000085322	\$ -	N/A	Yes	\$ -	\$ 769.00	\$ 3,386.00	6	4	No	No
HCV	000001116	\$ 11,316.00	10.60%	No	\$ 79.00	\$ -	\$ 1,196.00	2	1	Yes	Yes
HCV	000127350	\$ 4,872.00	24.63%	No	\$ -	\$ 41.00	\$ 1,450.00	1	0	Yes	No
HCV	000089187	\$ -	N/A	Yes	\$ 7.00	\$ -	\$ 3,590.00	5	4	No	No
HCV	000090022	\$ 2,294.00	52.31%	Yes	\$ -	\$ 588.00	\$ 2,132.00	4	2	No	No
HCV	000112357	\$ 420.00	285.71%	Yes	\$ -	\$ 189.00	\$ 1,500.00	3	2	No	No
HCV	000065314	\$ 13,848.00	8.67%	No	\$ -	\$ 305.00	\$ 3,186.00	4	3	Yes	Yes
HCV	000094263	\$ 9,600.00	12.50%	No	\$ -	\$ 83.00	\$ 2,350.00	5	3	No	No
HCV	000068338	\$ 16,668.00	7.20%	No	\$ 43.00	\$ -	\$ 3,357.00	7	4	No	No
HCV	000138973	\$ 4,056.00	29.59%	No	\$ -	\$ 146.00	\$ 1,500.00	4	2	No	No
HCV	000115789	\$ 9,600.00	12.50%	No	\$ -	\$ 204.00	\$ 2,737.00	4	2	No	No
HCV	000096965	\$ 2,892.00	41.49%	Yes	\$ -	\$ 593.00	\$ 2,950.00	6	4	No	No
HCV	000115649	\$ 27,857.00	4.31%	No	\$ -	\$ 7.00	\$ 2,856.00	9	5	No	No
HCV	000084174	\$ -	N/A	Yes	\$ -	\$ 626.00	\$ 3,184.00	4	2	No	No
HCV	000136360	\$ 21,024.00	5.71%	No	\$ -	\$ 15.00	\$ 2,405.00	5	3	Yes	No
HCV	000136367	\$ 10,188.00	11.78%	No	\$ -	\$ 388.00	\$ 3,345.00	5	3	Yes	No
HCV	000148555	\$ 11,520.00	10.42%	No	\$ 18.00	\$ -	\$ 1,797.00	2	2	Yes	Yes
HCV	000068403	\$ -	N/A	Yes	\$ -	\$ -	\$ 2,520.00	4	2	No	No
HCV	000046123	\$ 11,207.00	10.71%	No	\$ -	\$ 371.00	\$ 2,774.00	4	3	No	Yes
HCV	000006710	\$ 29,873.00	4.02%	No	\$ 94.00	\$ -	\$ 3,556.00	4	3	No	No
HCV	000033625	\$ 10,572.00	11.35%	No	\$ -	\$ 172.00	\$ 2,686.00	3	2	Yes	No
HCV	000126108	\$ 2,400.00	50.00%	Yes	\$ -	\$ 108.00	\$ 2,400.00	3	2	No	No
HCV	000097851	\$ 14,784.00	8.12%	No	\$ -	\$ 336.00	\$ 3,500.00	6	3	No	No
HCV	000142770	\$ 11,844.00	10.13%	No	\$ 99.00	\$ -	\$ 1,384.00	1	0	Yes	Yes
HCV	000122259	\$ 11,316.00	10.60%	No	\$ 6.00	\$ -	\$ 2,874.00	2	2	No	No
HCV	000122147	\$ 16,476.00	7.28%	No	\$ -	\$ 47.00	\$ 2,582.00	2	2	No	No
HCV	000042324	\$ 11,556.00	10.38%	No	\$ 59.00	\$ -	\$ 1,341.00	1	0	Yes	No
HCV	000142921	\$ 12,144.00	9.88%	No	\$ -	\$ 33.00	\$ 2,422.00	5	4	No	No
HCV	000142807	\$ 3,600.00	33.33%	Yes	\$ -	\$ 162.00	\$ 2,100.00	4	2	No	No
HCV	000037417	\$ 24,456.00	4.91%	No	\$ -	\$ 30.00	\$ 3,666.00	6	4	No	No
HCV	000064178	\$ 17,052.00	7.04%	No	\$ -	\$ 1.00	\$ 2,697.00	3	2	No	No
HCV	000142631	\$ -	N/A	Yes	\$ -	\$ 597.00	\$ 2,834.00	6	3	No	No
HCV	000016371	\$ 13,608.00	8.82%	No	\$ -	\$ 103.00	\$ 3,925.00	7	4	Yes	No
HCV	000116855	\$ 9,156.00	13.11%	No	\$ 43.00	\$ -	\$ 3,032.00	3	2	Yes	No
HCV	000014119	\$ 9,524.00	12.60%	No	\$ -	\$ 221.00	\$ 1,807.00	2	2	No	No
HCV	000091735	\$ 26,478.00	4.53%	No	\$ -	\$ 57.00	\$ 4,100.00	4	3	No	No
HCV	000096735	\$ 14,515.00	8.27%	No	\$ -	\$ 211.00	\$ 1,701.00	3	2	No	No
HCV	000012006	\$ 4,872.00	24.63%	No	\$ -	\$ 70.00	\$ 1,650.00	1	1	Yes	No
HCV	000035430	\$ 12,765.00	9.40%	No	\$ -	\$ 512.00	\$ 4,500.00	7	4	No	No

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Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
HCV	000118165	\$ 7,284.00	16.47%	No	\$ -	\$ 38.00	\$ 2,254.00	2	2	No	No
HCV	000068301	\$ 528.00	227.27%	Yes	\$ -	\$ 37.00	\$ 1,550.00	1	0	No	No
HCV	000098379	\$ 53.00	2264.15%	Yes	\$ -	\$ 205.00	\$ 4,200.00	4	3	No	No
HCV	000145640	\$ 33,688.00	3.56%	No	\$ 35.00	\$ -	\$ 4,007.00	7	4	No	No
HCV	000114843	\$ -	N/A	Yes	\$ -	\$ -	\$ 2,100.00	2	1	Yes	No
HCV	000142584	\$ -	N/A	Yes	\$ -	\$ 442.00	\$ 1,970.00	3	2	No	No
HCV	000117529	\$ 5,004.00	23.98%	No	\$ -	\$ 68.00	\$ 2,222.00	2	1	No	No
HCV	000043346	\$ 26,000.00	4.62%	No	\$ 17.00	\$ -	\$ 3,479.00	5	3	No	No
HCV	000142173	\$ -	N/A	Yes	\$ -	\$ -	\$ 2,570.00	2	1	No	No
HCV	000094399	\$ 3,000.00	40.00%	Yes	\$ -	\$ 296.00	\$ 3,200.00	5	3	No	No
HCV	000145275	\$ 11,604.00	10.34%	No	\$ -	\$ 75.00	\$ 2,900.00	6	3	No	No
HCV	000089913	\$ 4,800.00	25.00%	No	\$ -	\$ 173.00	\$ 1,937.00	5	3	No	No
HCV	000091240	\$ -	N/A	Yes	\$ -	\$ 360.00	\$ 2,600.00	5	3	No	No
HCV	000015590	\$ 11,604.00	10.34%	No	\$ -	\$ 142.00	\$ 1,890.00	2	2	Yes	No
HCV	000094327	\$ -	N/A	Yes	\$ -	\$ 435.00	\$ 2,190.00	6	3	No	No
HCV	000145207	\$ 660.00	181.82%	Yes	\$ -	\$ 104.00	\$ 1,556.00	3	2	No	No
HCV	000120894	\$ 27,303.00	4.40%	No	\$ -	\$ 215.00	\$ 3,789.00	9	5	No	No
HCV	000119318	\$ 7,200.00	16.67%	No	\$ 24.00	\$ -	\$ 1,428.00	1	0	No	No
HCV	000145429	\$ -	N/A	Yes	\$ -	\$ 388.00	\$ 2,662.00	2	2	No	No
HCV	000089539	\$ 12,912.00	9.29%	No	\$ -	\$ 342.00	\$ 3,228.00	5	3	No	No
HCV	000074791	\$ 14,376.00	8.35%	No	\$ -	\$ -	\$ 1,800.00	2	2	Yes	No
HCV	000015853	\$ 26,088.00	4.60%	No	\$ -	\$ 99.00	\$ 3,516.00	6	4	No	No
HCV	000134912	\$ 10,092.00	11.89%	No	\$ -	\$ 398.00	\$ 2,713.00	5	3	No	No
HCV	000027943	\$ 4,152.00	28.90%	No	\$ 94.00	\$ -	\$ 1,406.00	1	0	No	Yes
HCV	000015978	\$ 24,252.00	4.95%	No	\$ -	\$ 25.00	\$ 2,840.00	5	3	Yes	No
HCV	000059427	\$ 9,688.00	12.39%	No	\$ -	\$ 13.00	\$ 2,900.00	1	2	Yes	Yes
HCV	000086661	\$ -	N/A	Yes	\$ -	\$ 209.00	\$ 2,991.00	8	5	No	No
HCV	000012504	\$ 3,998.00	30.02%	Yes	\$ -	\$ 157.00	\$ 2,806.00	4	2	No	No
HCV	000096435	\$ 11,328.00	10.59%	No	\$ 19.00	\$ -	\$ 2,131.00	3	2	No	No
HCV	000145582	\$ 2,023.00	59.32%	Yes	\$ -	\$ 325.00	\$ 3,600.00	4	3	No	No
HCV	000065515	\$ 22,284.00	5.39%	No	\$ -	\$ 108.00	\$ 3,710.00	5	3	No	No
HCV	000059620	\$ 11,556.00	10.38%	No	\$ 24.00	\$ -	\$ 2,271.00	1	2	Yes	Yes
HCV	000120224	\$ 1,270.00	94.49%	Yes	\$ -	\$ 139.00	\$ 2,900.00	3	2	Yes	No
HCV	000089352	\$ 7,308.00	16.42%	No	\$ 43.00	\$ -	\$ 1,250.00	1	0	Yes	Yes
HCV	000145788	\$ 1,200.00	100.00%	Yes	\$ -	\$ 136.00	\$ 1,700.00	1	0	Yes	No
HCV	000145785	\$ 2,100.00	57.14%	Yes	\$ -	\$ 597.00	\$ 3,684.00	4	3	No	No
HCV	000119608	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,700.00	1	0	No	No
HCV	000084577	\$ 5,400.00	22.22%	No	\$ 37.00	\$ -	\$ 1,525.00	1	0	Yes	No
HCV	000062226	\$ 3,060.00	39.22%	Yes	\$ -	\$ 308.00	\$ 3,250.00	5	3	No	No
HCV	000122949	\$ 29,280.00	4.10%	No	\$ 65.00	\$ -	\$ 3,085.00	5	3	No	No
HCV	000145882	\$ -	N/A	Yes	\$ -	\$ 626.00	\$ 3,242.00	4	3	Yes	No
HCV	000145820	\$ 9,156.00	13.11%	No	\$ -	\$ 42.00	\$ 2,803.00	3	2	No	No
HCV	000059382	\$ -	N/A	Yes	\$ -	\$ -	\$ 2,080.00	1	0	No	No
HCV	000099727	\$ -	N/A	Yes	\$ -	\$ 211.00	\$ 2,063.00	2	2	No	No
HCV	000099161	\$ 9,600.00	12.50%	No	\$ -	\$ 138.00	\$ 3,800.00	4	3	No	No
HCV	000145784	\$ 9,660.00	12.42%	No	\$ -	\$ 217.00	\$ 2,620.00	4	2	No	No
HCV	000094445	\$ 37,440.00	3.21%	No	\$ 14.00	\$ -	\$ 3,586.00	9	5	No	No
HCV	000007625	\$ 11,556.00	10.38%	No	\$ 81.00	\$ -	\$ 1,746.00	1	2	Yes	Yes
HCV	000146032	\$ 11,556.00	10.38%	No	\$ 71.00	\$ -	\$ 2,729.00	2	2	Yes	Yes
HCV	000082253	\$ 12,912.00	9.29%	No	\$ -	\$ 330.00	\$ 3,800.00	5	3	No	No
HCV	000134316	\$ 15,938.00	7.53%	No	\$ -	\$ 72.00	\$ 4,200.00	7	4	No	No
HCV	000086584	\$ 2,400.00	50.00%	Yes	\$ -	\$ 99.00	\$ 1,800.00	1	0	No	No
HCV	000089356	\$ 3,564.00	33.67%	Yes	\$ 53.00	\$ -	\$ 4,280.00	5	3	No	No
HCV	000129251	\$ -	N/A	Yes	\$ -	\$ 133.00	\$ 1,069.00	1	0	Yes	No
HCV	000065389	\$ 4,800.00	25.00%	No	\$ -	\$ 36.00	\$ 1,550.00	1	0	No	No
HCV	000061904	\$ -	N/A	Yes	\$ -	\$ -	\$ 2,800.00	3	2	No	No

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Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
HCV	000118746	\$ 25,740.00	4.66%	No	\$ -	\$ 188.00	\$ 4,000.00	7	4	Yes	No
HCV	000047246	\$ 11,208.00	10.71%	No	\$ 70.00	\$ -	\$ 1,798.00	1	2	Yes	No
HCV	000059200	\$ 288.00	416.67%	Yes	\$ 2.00	\$ -	\$ 1,416.00	3	2	No	No
HCV	000084416	\$ 1,381.00	86.89%	Yes	\$ -	\$ 614.00	\$ 3,332.00	5	3	No	No
HCV	000115220	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,600.00	1	0	No	No
HCV	000110069	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,600.00	4	3	No	No
HCV	000047139	\$ 4,872.00	24.63%	No	\$ 4.00	\$ -	\$ 1,366.00	2	1	Yes	No
HCV	000148750	\$ 2,400.00	50.00%	Yes	\$ 20.00	\$ -	\$ 2,730.00	7	4	No	No
HCV	000105951	\$ 19,628.00	6.11%	No	\$ -	\$ 331.00	\$ 3,636.00	6	4	No	No
HCV	000067685	\$ 10,968.00	10.94%	No	\$ -	\$ 62.00	\$ 2,825.00	5	4	No	No
HCV	000059226	\$ 11,604.00	10.34%	No	\$ -	\$ 186.00	\$ 1,600.00	1	2	Yes	No
HCV	000088272	\$ 7,200.00	16.67%	No	\$ -	\$ 293.00	\$ 3,525.00	5	3	No	No
HCV	000061365	\$ 7,284.00	16.47%	No	\$ -	\$ 29.00	\$ 2,263.00	3	2	No	No
HCV	000142915	\$ 11,028.00	10.88%	No	\$ -	\$ 389.00	\$ 3,140.00	7	3	No	No
HCV	000012053	\$ 35,022.00	3.43%	No	\$ 93.00	\$ -	\$ 3,747.00	7	4	No	No
HCV	000036630	\$ -	N/A	Yes	\$ -	\$ 769.00	\$ 3,695.00	7	4	No	No
HCV	000145359	\$ 11,316.00	10.60%	No	\$ 22.00	\$ -	\$ 1,602.00	1	0	Yes	No
HCV	000127772	\$ 5,837.00	20.56%	No	\$ 3.00	\$ -	\$ 1,399.00	1	0	Yes	No
HCV	000134089	\$ 1,800.00	66.67%	Yes	\$ -	\$ 122.00	\$ 1,595.00	3	2	No	No
HCV	000142893	\$ 12,059.00	9.95%	No	\$ -	\$ 351.00	\$ 3,333.00	5	3	No	No
HCV	000015671	\$ 1,800.00	66.67%	Yes	\$ 15.00	\$ -	\$ 4,085.00	8	5	No	No
HCV	000114184	\$ -	N/A	Yes	\$ -	\$ -	\$ 4,150.00	6	4	No	No
HCV	000115301	\$ 4,872.00	24.63%	No	\$ -	\$ 11.00	\$ 1,309.00	1	0	No	No
HCV	000016208	\$ 423.00	283.69%	Yes	\$ -	\$ 243.00	\$ 1,628.00	3	2	No	No
HCV	000027790	\$ 11,316.00	10.60%	No	\$ 44.00	\$ -	\$ 1,527.00	1	0	Yes	Yes
HCV	000133071	\$ 11,760.00	10.20%	No	\$ -	\$ 423.00	\$ 4,091.00	6	4	No	No
HCV	000079524	\$ 14,784.00	8.12%	No	\$ -	\$ 233.00	\$ 1,877.00	7	4	No	No
HCV	000090885	\$ 24,510.00	4.90%	No	\$ -	\$ 93.00	\$ 3,200.00	6	3	No	No
HCV	000033314	\$ 11,412.00	10.52%	No	\$ -	\$ 6.00	\$ 3,345.00	4	3	No	No
HCV	000125287	\$ 3,600.00	33.33%	Yes	\$ -	\$ 261.00	\$ 2,100.00	2	1	No	No
HCV	000099983	\$ 14,891.00	8.06%	No	\$ 11.00	\$ -	\$ 3,489.00	5	3	No	No
HCV	000095843	\$ 12,300.00	9.78%	No	\$ -	\$ 345.00	\$ 3,062.00	5	3	No	No
HCV	000093359	\$ 2,400.00	50.00%	Yes	\$ -	\$ 139.00	\$ 1,553.00	3	2	No	No
HCV	000122237	\$ 8,820.00	13.61%	No	\$ -	\$ 169.00	\$ 3,500.00	6	4	No	No
HCV	000092853	\$ 11,316.00	10.60%	No	\$ -	\$ 56.00	\$ 2,800.00	5	3	Yes	No
HCV	000090761	\$ 26,088.00	4.60%	No	\$ 7.00	\$ -	\$ 3,222.00	5	3	No	No
HCV	000089224	\$ 67.00	1791.04%	Yes	\$ -	\$ 174.00	\$ 2,248.00	3	3	No	No
HCV	000143070	\$ 42.00	2857.14%	Yes	\$ 2.00	\$ -	\$ 1,699.00	1	0	No	No
HCV	000021102	\$ 4,800.00	25.00%	No	\$ -	\$ 233.00	\$ 2,019.00	5	3	No	No
HCV	000029519	\$ 4,872.00	24.63%	No	\$ 25.00	\$ -	\$ 2,000.00	1	1	No	No
HCV	000145471	\$ 20,384.00	5.89%	No	\$ -	\$ 107.00	\$ 2,929.00	4	3	No	No
HCV	000124113	\$ 3,600.00	33.33%	Yes	\$ -	\$ 97.00	\$ 2,975.00	3	2	No	No
HCV	000145570	\$ 4,313.00	27.82%	No	\$ -	\$ 96.00	\$ 2,000.00	3	2	No	No
HCV	000148613	\$ 6,120.00	19.61%	No	\$ -	\$ 284.00	\$ 2,744.00	4	2	No	No
HCV	000116041	\$ 23,952.00	5.01%	No	\$ -	\$ 102.00	\$ 4,100.00	8	4	No	No
HCV	000043611	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,960.00	2	0	No	No
HCV	000120898	\$ 9,257.00	12.96%	No	\$ -	\$ 213.00	\$ 2,325.00	3	2	No	No
HCV	000089204	\$ 12,912.00	9.29%	No	\$ -	\$ 38.00	\$ 2,800.00	5	3	No	No
HCV	000142854	\$ -	N/A	Yes	\$ -	\$ 646.00	\$ 2,500.00	5	3	No	No
HCV	000063071	\$ -	N/A	Yes	\$ -	\$ 672.00	\$ 3,300.00	5	3	No	No
HCV	000035060	\$ 1,116.00	107.53%	Yes	\$ -	\$ 207.00	\$ 2,790.00	4	2	No	No
PBV	000122519	\$ 2,400.00	50.00%	Yes	\$ 48.00	\$ -	\$ 3,203.00	2	2	No	No
PBV	000131087	\$ 840.00	142.86%	Yes	\$ 7.00	\$ -	\$ 3,244.00	4	3	No	No
PBV	000132069	\$ 720.00	166.67%	Yes	\$ 6.00	\$ -	\$ 3,245.00	8	4	No	No
PBV	000118988	\$ -	N/A	Yes	\$ -	\$ -	\$ 3,251.00	7	4	No	No
PBV	000109871	\$ -	N/A	Yes	\$ -	\$ -	\$ 3,251.00	7	4	No	No

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Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
PBV	000114108	\$ 3,960.00	30.30%	Yes	\$ 33.00	\$ -	\$ 3,218.00	8	5	No	No
PBV	000050121	\$ -	N/A	Yes	\$ -	\$ -	\$ 3,251.00	4	3	No	No
PBV	000114204	\$ 2,088.00	57.47%	Yes	\$ 52.00	\$ -	\$ 1,688.00	1	1	No	No
PBV	000110907	\$ 240.00	500.00%	Yes	\$ 6.00	\$ -	\$ 1,734.00	1	1	No	No
PBV	000104521	\$ 2,460.00	48.78%	Yes	\$ 62.00	\$ -	\$ 1,678.00	1	1	No	No
PBV	000114658	\$ 3,180.00	37.74%	Yes	\$ 27.00	\$ -	\$ 3,224.00	9	5	No	No
PBV	000114316	\$ 3,000.00	40.00%	Yes	\$ 27.00	\$ -	\$ 3,224.00	5	3	No	No
PBV	000112177	\$ 4,764.00	25.19%	No	\$ 47.00	\$ -	\$ 3,204.00	7	4	No	No
PBV	000086483	\$ -	N/A	Yes	\$ -	\$ -	\$ 3,251.00	6	3	No	No
PBV	000109541	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,740.00	2	1	No	No
PBV	000146703	\$ 3,216.00	37.31%	Yes	\$ 35.00	\$ -	\$ 3,216.00	5	3	No	Yes
PBV	000130320	\$ -	N/A	Yes	\$ -	\$ -	\$ 3,251.00	4	3	No	No
PBV	000062406	\$ 16,536.00	7.26%	No	\$ -	\$ -	\$ -	1	0	No	Yes
PBV	000048701	\$ 4,977.00	24.11%	No	\$ -	\$ 131.00	\$ 2,350.00	1	2	No	Yes
PBV	000082260	\$ 15,551.00	7.72%	No	\$ 5.00	\$ -	\$ 844.00	4	2	No	No
PBV	000125365	\$ 12,298.00	9.76%	No	\$ 27.00	\$ -	\$ 2,323.00	5	3	No	No
PBV	000018659	\$ 11,604.00	10.34%	No	\$ 35.00	\$ -	\$ 2,315.00	2	2	Yes	No
PBV	000134638	\$ 12,732.00	9.43%	No	\$ -	\$ 37.00	\$ 3,325.00	5	3	No	No
PBV	000069623	\$ 7,800.00	15.38%	No	\$ -	\$ 74.00	\$ 2,350.00	3	2	No	No
PBV	000116662	\$ 2,400.00	50.00%	Yes	\$ -	\$ 195.00	\$ 2,350.00	2	2	No	Yes
PBV	000134812	\$ 3,600.00	33.33%	Yes	\$ -	\$ 174.00	\$ 849.00	3	2	No	No
PBV	000048940	\$ 9,742.00	12.32%	No	\$ -	\$ 65.00	\$ 2,350.00	3	2	No	Yes
PBV	000033074	\$ 11,316.00	10.60%	No	\$ 28.00	\$ -	\$ 2,322.00	1	0	Yes	Yes
PBV	000086818	\$ 11,556.00	10.38%	No	\$ 34.00	\$ -	\$ 2,316.00	1	2	Yes	Yes
PBV	000036629	\$ 11,604.00	10.34%	No	\$ 35.00	\$ -	\$ 2,315.00	1	0	Yes	Yes
PBV	000134686	\$ 14,401.00	8.33%	No	\$ -	\$ -	\$ 2,350.00	2	2	No	No
PBV	000059306	\$ 11,616.00	10.33%	No	\$ 36.00	\$ -	\$ 2,314.00	2	2	Yes	Yes
PBV	000061762	\$ 4,600.00	26.09%	No	\$ -	\$ 161.00	\$ 2,350.00	4	2	No	No
PBV	000040396	\$ 11,268.00	10.65%	No	\$ 27.00	\$ -	\$ 2,323.00	2	2	No	Yes
PBV	000028694	\$ 2,988.00	40.16%	Yes	\$ -	\$ 180.00	\$ 2,350.00	1	0	No	Yes
PBV	000062194	\$ 12,768.00	9.40%	No	\$ 64.00	\$ -	\$ 2,286.00	1	0	Yes	No
PBV	000060730	\$ 8,863.00	13.54%	No	\$ -	\$ 33.00	\$ 2,350.00	2	2	Yes	Yes
PBV	000015363	\$ 6,000.00	20.00%	No	\$ -	\$ 81.00	\$ 849.00	3	2	No	No
PBV	000079495	\$ -	N/A	Yes	\$ -	\$ 307.00	\$ 3,325.00	4	3	No	No
PBV	000107681	\$ 17,891.00	6.71%	No	\$ -	\$ 5.00	\$ 4,000.00	10	4	No	No
PBV	000134730	\$ 12,399.00	9.68%	No	\$ 41.00	\$ -	\$ 2,309.00	4	2	No	No
PBV	000062707	\$ 11,328.00	10.59%	No	\$ -	\$ 60.00	\$ 3,325.00	5	3	No	No
PBV	000018211	\$ 12,055.00	9.95%	No	\$ 26.00	\$ -	\$ 1,260.00	5	3	No	No
PBV	000062498	\$ 4,872.00	24.63%	No	\$ -	\$ 34.00	\$ 1,800.00	1	1	No	No
PBV	000037776	\$ 8,490.00	14.13%	No	\$ 24.00	\$ -	\$ 644.00	1	1	Yes	Yes
PBV	000052112	\$ 6,600.00	18.18%	No	\$ -	\$ 157.00	\$ 980.00	6	3	No	No
PBV	000108639	\$ -	N/A	Yes	\$ -	\$ 307.00	\$ 3,325.00	6	3	No	No
PBV	000042089	\$ 11,604.00	10.34%	No	\$ -	\$ 48.00	\$ 1,800.00	1	0	Yes	Yes
PBV	000079716	\$ 1,254.00	95.69%	Yes	\$ -	\$ 106.00	\$ 1,800.00	1	0	No	No
PBV	000035153	\$ 7,555.00	15.88%	No	\$ -	\$ 56.00	\$ 2,350.00	2	2	No	No
PBV	000048745	\$ 4,656.00	25.77%	No	\$ -	\$ 145.00	\$ 2,350.00	3	3	No	Yes
PBV	000039860	\$ 11,599.00	10.35%	No	\$ 35.00	\$ -	\$ 2,315.00	1	2	Yes	Yes
PBV	000022960	\$ 2,124.00	56.50%	Yes	\$ -	\$ 288.00	\$ 3,325.00	3	3	No	Yes
PBV	000062925	\$ 11,556.00	10.38%	No	\$ 97.00	\$ -	\$ 1,703.00	1	0	Yes	Yes
PBV	000082947	\$ 6,612.00	18.15%	No	\$ -	\$ 27.00	\$ 1,800.00	2	1	No	No
PBV	000063384	\$ 15,932.00	7.53%	No	\$ 43.00	\$ -	\$ 3,282.00	6	4	No	No
PBV	000086098	\$ 11,337.00	10.58%	No	\$ 28.00	\$ -	\$ 2,322.00	2	1	Yes	Yes
PBV	000062078	\$ 6,276.00	19.12%	No	\$ -	\$ 31.00	\$ 1,800.00	2	1	No	Yes
PBV	000037308	\$ 11,316.00	10.60%	No	\$ 91.00	\$ -	\$ 1,709.00	1	0	Yes	Yes
PBV	000128712	\$ 10,512.00	11.42%	No	\$ -	\$ 275.00	\$ 1,093.00	6	4	No	No
PBV	000148744	\$ 11,316.00	10.60%	No	\$ 28.00	\$ -	\$ 2,322.00	1	2	Yes	Yes

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PBV	000063829	\$ 19,478.00	6.16%	No	\$ -	\$ 107.00	\$ 1,180.00	7	4	No	No
PBV	000018814	\$ 10,440.00	11.49%	No	\$ 6.00	\$ -	\$ 2,344.00	1	2	Yes	Yes
PBV	000017479	\$ 11,160.00	10.75%	No	\$ 34.00	\$ -	\$ 2,316.00	1	0	No	No
PBV	000062922	\$ 11,604.00	10.34%	No	\$ 98.00	\$ -	\$ 1,702.00	1	1	Yes	No
PBV	000146797	\$ 2,364.00	50.76%	Yes	\$ -	\$ 267.00	\$ 1,068.00	3	3	No	No
PBV	000061165	\$ 10,257.00	11.70%	No	\$ -	\$ 110.00	\$ 3,325.00	6	3	No	No
PBV	000080814	\$ 3,600.00	33.33%	Yes	\$ -	\$ 241.00	\$ 3,325.00	5	3	No	No
PBV	000063290	\$ 11,028.00	10.88%	No	\$ -	\$ 111.00	\$ 4,000.00	6	4	No	No
PBV	000042991	\$ 12,732.00	9.43%	No	\$ 68.00	\$ -	\$ 2,282.00	1	2	Yes	No
PBV	000132200	\$ 7,272.00	16.50%	No	\$ -	\$ 73.00	\$ 2,350.00	1	2	Yes	No
PBV	000081632	\$ 13,215.00	9.08%	No	\$ -	\$ 13.00	\$ 3,325.00	4	3	No	No
PBV	000089302	\$ 16,668.00	7.20%	No	\$ -	\$ 97.00	\$ 4,600.00	8	5	No	No
PBV	000134344	\$ 4,872.00	24.63%	No	\$ -	\$ 133.00	\$ 2,350.00	2	2	Yes	No
PBV	000132138	\$ 11,885.00	10.10%	No	\$ 42.00	\$ -	\$ 2,308.00	2	2	No	No
PBV	000134436	\$ 17,124.00	7.01%	No	\$ 83.00	\$ -	\$ 2,267.00	4	2	Yes	No
PBV	000092421	\$ 10,362.00	11.58%	No	\$ -	\$ 10.00	\$ 2,350.00	3	2	No	No
Homeownership	00005719	\$ 15,448.00	7.77%	No	\$ -	\$ 880.00	\$ 535.00	1	0	Yes	Yes
Homeownership	000069756	\$ 16,105.00	7.45%	No	\$ -	\$ 1,364.00	\$ 780.00	2	2	Yes	Yes
RAD PBV	000063207	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,451.00	3	2	No	No
RAD PBV	000117369	\$ 3,060.00	39.22%	Yes	\$ 67.00	\$ -	\$ 1,384.00	1	1	No	Yes
RAD PBV	000026852	\$ 3,096.00	38.76%	Yes	\$ 65.00	\$ -	\$ 1,195.00	2	2	No	No
RAD PBV	000031417	\$ 1,200.00	100.00%	Yes	\$ 18.00	\$ -	\$ 1,433.00	2	2	No	No
RAD PBV	000044186	\$ 960.00	125.00%	Yes	\$ 12.00	\$ -	\$ 1,439.00	3	2	No	No
RAD PBV	000046398	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,260.00	3	2	No	No
RAD PBV	000133025	\$ 2,400.00	50.00%	Yes	\$ 60.00	\$ -	\$ 1,317.00	1	1	No	No
RAD PBV	000034525	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,451.00	1	2	No	No
RAD PBV	000040881	\$ 1,868.00	64.24%	Yes	\$ 35.00	\$ -	\$ 1,225.00	3	2	No	No
RAD PBV	000133027	\$ 3,600.00	33.33%	Yes	\$ 78.00	\$ -	\$ 1,182.00	2	2	No	No
RAD PBV	000085088	\$ 2,160.00	55.56%	Yes	\$ 32.00	\$ -	\$ 1,345.00	2	2	Yes	No
RAD PBV	000104823	\$ 660.00	181.82%	Yes	\$ 6.00	\$ -	\$ 1,445.00	2	2	No	No
RAD PBV	000026616	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,451.00	3	2	No	No
RAD PBV	000133045	\$ 180.00	666.67%	Yes	\$ 5.00	\$ -	\$ 1,446.00	1	0	No	No
RAD PBV	000071178	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,451.00	1	2	Yes	Yes
RAD PBV	000052020	\$ 2,160.00	55.56%	Yes	\$ 20.00	\$ -	\$ 1,431.00	4	2	No	Yes
RAD PBV	000086405	\$ 3,600.00	33.33%	Yes	\$ 80.00	\$ -	\$ 1,371.00	1	2	No	Yes
RAD PBV	000038648	\$ 2,772.00	43.29%	Yes	\$ 69.00	\$ -	\$ 1,191.00	1	0	No	No
RAD PBV	000015598	\$ -	N/A	Yes	\$ -	\$ -	\$ 2,076.00	5	3	No	No
RAD PBV	000044195	\$ 4,656.00	25.77%	No	\$ 95.00	\$ -	\$ 1,165.00	2	2	No	Yes
RAD PBV	000064587	\$ 4,620.00	25.97%	No	\$ 58.00	\$ -	\$ 1,393.00	5	2	No	Yes
RAD PBV	000074671	\$ 3,342.00	35.91%	Yes	\$ 62.00	\$ -	\$ 1,389.00	4	2	No	No
RAD PBV	000047425	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,451.00	3	2	No	No
RAD PBV	000133050	\$ 4,658.00	25.76%	No	\$ 95.00	\$ -	\$ 1,356.00	2	2	No	Yes
RAD PBV	000148376	\$ 3,600.00	33.33%	Yes	\$ 80.00	\$ -	\$ 1,180.00	2	2	Yes	Yes
RAD PBV	000148547	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,451.00	1	0	Yes	No
RAD PBV	000044394	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,260.00	2	1	No	No
RAD PBV	000139750	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,451.00	3	2	No	No
RAD PBV	000048946	\$ 3,144.00	38.17%	Yes	\$ 43.00	\$ -	\$ 1,927.00	4	2	No	No
RAD PBV	000111237	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,451.00	3	2	No	No
RAD PBV	000130330	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,260.00	4	2	No	No
RAD PBV	000048747	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,451.00	2	2	No	No
RAD PBV	000045012	\$ 3,120.00	38.46%	Yes	\$ 26.00	\$ -	\$ 1,944.00	8	3	No	No
RAD PBV	000029239	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,804.00	7	3	No	No
RAD PBV	000146297	\$ 1,200.00	100.00%	Yes	\$ 10.00	\$ -	\$ 1,441.00	4	2	No	No
RAD PBV	000133059	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,451.00	1	0	No	No
RAD PBV	000050705	\$ 2,172.00	55.25%	Yes	\$ 54.00	\$ -	\$ 1,397.00	2	2	No	No
RAD PBV	000145952	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,804.00	6	4	No	No

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RAD PBV	000131075	\$ 3,312.00	36.23%	Yes	\$ 71.00	\$ -	\$ 1,189.00	2	2	No	No
RAD PBV	000050791	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,451.00	3	2	No	No
RAD PBV	000133055	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,451.00	3	2	No	No
RAD PBV	000027881	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,260.00	3	2	No	No
RAD PBV	000080661	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,451.00	4	2	No	No
RAD PBV	000062321	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,451.00	5	2	No	No
RAD PBV	000124299	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,283.00	2	1	No	No
RAD PBV	000049983	\$ -	N/A	Yes	\$ -	\$ -	\$ 2,076.00	6	3	No	No
RAD PBV	000133068	\$ 4,656.00	25.77%	No	\$ 95.00	\$ -	\$ 1,356.00	3	2	No	Yes
RAD PBV	000133070	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,377.00	2	2	No	Yes
RAD PBV	000025444	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,283.00	5	2	No	No
RAD PBV	000050647	\$ 2,784.00	43.10%	Yes	\$ 58.00	\$ -	\$ 1,202.00	3	2	No	No
RAD PBV	000049813	\$ 2,201.00	54.52%	Yes	\$ 31.00	\$ -	\$ 1,229.00	4	2	No	No
RAD PBV	000133069	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,451.00	1	2	No	No
RAD PBV	000133046	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,104.00	1	1	No	No
RAD PBV	000074725	\$ 1,428.00	84.03%	Yes	\$ 36.00	\$ -	\$ 1,068.00	1	1	No	No
RAD PBV	000142547	\$ 2,400.00	50.00%	Yes	\$ 60.00	\$ -	\$ 2,016.00	3	2	No	No
RAD PBV	000082471	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,260.00	1	2	No	No
Mainstream	000127932	\$ 3,600.00	33.33%	Yes	\$ -	\$ 189.00	\$ 1,850.00	3	2	Yes	No
Mainstream	000127246	\$ 1,688.00	71.09%	Yes	\$ -	\$ 121.00	\$ 1,545.00	1	0	Yes	No
Mainstream	000079829	\$ 624.00	192.31%	Yes	\$ 6.00	\$ -	\$ 1,814.00	1	0	Yes	No
Mainstream	000127708	\$ 7,284.00	16.47%	No	\$ 7.00	\$ -	\$ 1,318.00	2	1	Yes	No
Mainstream	000099413	\$ 4,872.00	24.63%	No	\$ 15.00	\$ -	\$ 1,985.00	1	0	Yes	No
Mainstream	000129309	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,470.00	1	0	Yes	No
Mainstream	000030002	\$ 11,316.00	10.60%	No	\$ 33.00	\$ -	\$ 2,177.00	2	2	Yes	No
Mainstream	000095855	\$ 9,183.00	13.07%	No	\$ -	\$ 26.00	\$ 2,700.00	4	3	Yes	No
NED	000031115	\$ 41,648.00	2.88%	No	\$ -	\$ -	\$ -	2	1	Yes	No
NED	000087592	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,650.00	3	2	Yes	No
NED	000042323	\$ 11,604.00	10.34%	No	\$ -	\$ 513.00	\$ 2,450.00	4	4	Yes	Yes
NED	000059932	\$ 11,604.00	10.34%	No	\$ 22.00	\$ -	\$ 1,059.00	2	1	Yes	No
NED	000122555	\$ 11,316.00	10.60%	No	\$ 16.00	\$ -	\$ 1,679.00	3	2	Yes	No
NED	000084181	\$ 19,992.00	6.00%	No	\$ 94.00	\$ -	\$ 1,890.00	1	2	Yes	No
NED	000093327	\$ 4,872.00	24.63%	No	\$ -	\$ 24.00	\$ 1,369.00	1	0	No	No
NED	000043124	\$ 11,724.00	10.24%	No	\$ -	\$ 164.00	\$ 1,750.00	1	2	Yes	No
NED	000014465	\$ 9,324.00	12.87%	No	\$ 70.00	\$ -	\$ 1,401.00	2	1	No	Yes
NED	000100453	\$ 11,100.00	10.81%	No	\$ -	\$ 33.00	\$ 1,750.00	2	2	Yes	No
NED	000030844	\$ 14,916.00	8.05%	No	\$ -	\$ 138.00	\$ 2,800.00	5	3	Yes	No
NED	000002789	\$ 11,196.00	10.72%	No	\$ 88.00	\$ -	\$ 1,312.00	1	1	Yes	No
NED	000070961	\$ 7,860.00	15.27%	No	\$ 54.00	\$ -	\$ 1,381.00	1	0	Yes	No
NED	000013379	\$ 11,316.00	10.60%	No	\$ 28.00	\$ -	\$ 2,072.00	2	2	Yes	No
NED	000103361	\$ 10,092.00	11.89%	No	\$ 27.00	\$ -	\$ 1,148.00	1	0	Yes	No
NED	000092961	\$ 10,092.00	11.89%	No	\$ 27.00	\$ -	\$ 1,023.00	1	0	Yes	No
NED	000066184	\$ 12,216.00	9.82%	No	\$ 81.00	\$ -	\$ 794.00	1	0	Yes	No
NED	000129131	\$ 3,100.00	38.71%	Yes	\$ -	\$ 147.00	\$ 1,300.00	1	0	Yes	No
NED	000119888	\$ 17,916.00	6.70%	No	\$ -	\$ 32.00	\$ 2,550.00	7	4	Yes	No
NED	000105645	\$ 11,316.00	10.60%	No	\$ -	\$ 1.00	\$ 2,500.00	3	2	Yes	No
NED	000129459	\$ 5,805.00	20.67%	No	\$ -	\$ 114.00	\$ 2,000.00	3	2	Yes	No
NED	000128354	\$ -	N/A	Yes	\$ -	\$ -	\$ 2,080.00	1	0	Yes	No
NED	000093387	\$ 5,004.00	23.98%	No	\$ 4.00	\$ -	\$ 921.00	1	0	Yes	No
HCV Port-In	000117734	\$ 10,908.00	11.00%	No	\$ -	\$ -	\$ -	1	0	No	No
HCV Port-In	000148170	\$ 1,812.00	66.23%	Yes	\$ 33.00	\$ -	\$ 2,126.00	2	2	No	No
HCV Port-In	000145971	\$ 11,316.00	10.60%	No	\$ 52.00	\$ -	\$ 2,259.00	3	2	Yes	No
HCV Port-In	000144593	\$ 6,264.00	19.16%	No	\$ 25.00	\$ -	\$ 1,796.00	2	1	Yes	No
HCV Port-In	000146695	\$ 39.00	3076.92%	Yes	\$ -	\$ 461.00	\$ 1,908.00	2	2	No	No
HCV Port-In	000146738	\$ 11,028.00	10.88%	No	\$ -	\$ 378.00	\$ 3,322.00	4	3	No	No
HCV Port-In	000088906	\$ -	N/A	Yes	\$ -	\$ -	\$ 4,250.00	6	4	No	No

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HCV Port-In	000046717	\$ 9,816.00	12.22%	No	\$ 61.00	\$ -	\$ 2,914.00	3	2	No	Yes
HCV Port-In	000048735	\$ -	N/A	Yes	\$ -	\$ 747.00	\$ 3,851.00	6	4	No	No
HCV Port-Out	000016105	\$ -	N/A	Yes	\$ -	\$ -	\$ 805.00	4	4	Yes	No
HCV Port-Out	000006557	\$ -	N/A	Yes	\$ -	\$ -	\$ 918.00	4	3	No	No
TPV	000068660	\$ -	N/A	Yes	\$ -	\$ -	\$ 3,251.00	6	3	No	No
TPV	000107763	\$ -	N/A	Yes	\$ -	\$ -	\$ 3,251.00	5	3	No	No
TPV	000145552	\$ -	N/A	Yes	\$ -	\$ -	\$ 3,251.00	4	3	No	No
TPV	000011864	\$ 2,088.00	57.47%	Yes	\$ 52.00	\$ -	\$ 1,688.00	1	1	No	No
TPV	000007709	\$ -	N/A	Yes	\$ -	\$ 376.00	\$ 4,400.00	6	4	No	No
TPV	000129642	\$ -	N/A	Yes	\$ -	\$ -	\$ 2,990.00	3	2	No	No
TPV	000145263	\$ 7,320.00	16.39%	No	\$ -	\$ 230.00	\$ 745.00	3	2	No	No
TPV	000121384	\$ 10,896.00	11.01%	No	\$ 84.00	\$ -	\$ 1,343.00	2	1	Yes	No
HUD-VASH	000116626	\$ 7,680.00	15.63%	No	\$ -	\$ -	\$ -	1	0	Yes	No
HUD-VASH	000084570	\$ -	N/A	Yes	\$ -	\$ -	\$ 395.00	2	1	Yes	No
HUD-VASH	000061678	\$ -	N/A	Yes	\$ -	\$ -	\$ 463.00	1	0	No	Yes
HUD-VASH	000070942	\$ -	N/A	Yes	\$ -	\$ -	\$ -	1	0	Yes	Yes
HUD-VASH	000088679	\$ -	N/A	Yes	\$ -	\$ -	\$ -	3	2	Yes	No
HUD-VASH	000062531	\$ -	N/A	Yes	\$ -	\$ -	\$ 136.00	1	1	Yes	No
HUD-VASH	000146438	\$ -	N/A	Yes	\$ -	\$ 93.00	\$ 1,795.00	1	0	Yes	Yes
HUD-VASH	000115159	\$ 8,592.00	13.97%	No	\$ 73.00	\$ -	\$ 1,191.00	1	0	Yes	Yes
HUD-VASH	000118908	\$ 406.00	295.57%	Yes	\$ 3.00	\$ -	\$ 1,372.00	1	0	Yes	No
HUD-VASH	000025064	\$ 11,844.00	10.13%	No	\$ 41.00	\$ -	\$ 1,459.00	2	2	Yes	Yes
HUD-VASH	000132863	\$ -	N/A	Yes	\$ -	\$ 156.00	\$ 1,275.00	1	0	Yes	No
HUD-VASH	000143575	\$ -	N/A	Yes	\$ -	\$ 133.00	\$ 1,100.00	1	0	Yes	No
HUD-VASH	000031621	\$ 4,872.00	24.63%	No	\$ 62.00	\$ -	\$ 1,388.00	1	0	Yes	No
HUD-VASH	000085304	\$ 2,055.00	58.39%	Yes	\$ 41.00	\$ -	\$ 1,009.00	1	0	Yes	Yes
HUD-VASH	000116720	\$ 5,304.00	22.62%	No	\$ 1.00	\$ -	\$ 1,149.00	1	0	No	No
HUD-VASH	000115073	\$ 2,055.00	58.39%	Yes	\$ 41.00	\$ -	\$ 1,009.00	1	0	Yes	Yes
HUD-VASH	000090919	\$ -	N/A	Yes	\$ -	\$ 97.00	\$ 1,328.00	1	0	Yes	No
HUD-VASH	000091309	\$ -	N/A	Yes	\$ -	\$ 97.00	\$ 1,135.00	1	0	No	No
HUD-VASH	000108532	\$ -	N/A	Yes	\$ -	\$ 132.00	\$ 1,338.00	1	0	Yes	No
HUD-VASH	000116893	\$ 1,320.00	90.91%	Yes	\$ 33.00	\$ -	\$ 1,667.00	1	0	No	No
HUD-VASH	000108598	\$ 2,055.00	58.39%	Yes	\$ 41.00	\$ -	\$ 1,009.00	1	0	Yes	Yes
HUD-VASH	000108860	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,500.00	3	2	Yes	No
HUD-VASH	000115295	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,220.00	1	0	Yes	No
HUD-VASH	000115590	\$ -	N/A	Yes	\$ -	\$ 156.00	\$ 1,050.00	1	0	Yes	No
HUD-VASH	000116180	\$ 8,782.00	13.66%	No	\$ -	\$ 5.00	\$ 1,381.00	1	0	Yes	No
HUD-VASH	000062966	\$ 6,449.00	18.61%	No	\$ -	\$ 5.00	\$ 1,323.00	1	0	Yes	Yes
HUD-VASH	000116471	\$ 3,300.00	36.36%	Yes	\$ -	\$ 159.00	\$ 2,400.00	2	2	Yes	No
HUD-VASH	000117007	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,400.00	1	0	No	No
HUD-VASH	000142911	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,700.00	1	0	Yes	No
HUD-VASH	000117468	\$ 15,300.00	7.84%	No	\$ 90.00	\$ -	\$ 1,360.00	1	0	Yes	No
HUD-VASH	000117171	\$ 2,106.00	56.98%	Yes	\$ -	\$ 254.00	\$ 1,450.00	1	0	No	No
HUD-VASH	000117223	\$ 14,769.00	8.13%	No	\$ 76.00	\$ -	\$ 1,374.00	1	0	No	No
HUD-VASH	000117366	\$ 4,163.00	28.83%	No	\$ 94.00	\$ -	\$ 1,491.00	1	0	Yes	No
HUD-VASH	000145434	\$ -	N/A	Yes	\$ -	\$ 133.00	\$ 1,764.00	1	0	Yes	No
HUD-VASH	000045869	\$ 11,544.00	10.40%	No	\$ 82.00	\$ -	\$ 1,318.00	1	0	Yes	Yes
HUD-VASH	000117430	\$ 2,055.00	58.39%	Yes	\$ -	\$ 115.00	\$ 1,250.00	1	0	Yes	No
HUD-VASH	000117520	\$ -	N/A	Yes	\$ -	\$ 147.00	\$ 1,679.00	1	0	Yes	No
HUD-VASH	000117703	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,058.00	1	0	Yes	Yes
HUD-VASH	000132367	\$ 11,412.00	10.52%	No	\$ 60.00	\$ -	\$ 1,290.00	1	0	Yes	Yes
HUD-VASH	000129664	\$ 2,055.00	58.39%	Yes	\$ 41.00	\$ -	\$ 1,559.00	1	0	Yes	No
HUD-VASH	000098075	\$ 72.00	1666.67%	Yes	\$ 1.00	\$ -	\$ 1,349.00	1	0	Yes	Yes
HUD-VASH	000129617	\$ -	N/A	Yes	\$ -	\$ 215.00	\$ 1,250.00	1	0	Yes	No
HUD-VASH	000132315	\$ 2,055.00	58.39%	Yes	\$ 41.00	\$ -	\$ 1,659.00	1	0	Yes	No
HUD-VASH	000115240	\$ 4,656.00	25.77%	No	\$ 10.00	\$ -	\$ 1,035.00	1	0	Yes	Yes

HCV Demographic Report as of May 1, 2025  
 Families Paying Less Than \$100 Monthly Rent

Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
HUD-VASH	000115433	\$ -	N/A	Yes	\$ -	\$ 194.00	\$ 1,506.00	1	0	No	No
HUD-VASH	000134146	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,700.00	1	0	Yes	No
HUD-VASH	000146353	\$ -	N/A	Yes	\$ -	\$ 41.00	\$ 1,834.00	1	0	Yes	No
HUD-VASH	000088238	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,100.00	1	0	Yes	No
HUD-VASH	000118209	\$ 10,644.00	11.27%	No	\$ 74.00	\$ -	\$ 2,136.00	2	1	No	Yes
HUD-VASH	000105485	\$ 3,895.00	30.81%	Yes	\$ 50.00	\$ -	\$ 2,694.00	6	4	No	No
HUD-VASH	000142618	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,700.00	1	0	Yes	No
HUD-VASH	000134050	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,400.00	1	0	Yes	No
HUD-VASH	000046549	\$ 2,106.00	56.98%	Yes	\$ 43.00	\$ -	\$ 1,257.00	1	0	No	Yes
HUD-VASH	000142811	\$ 2,106.00	56.98%	Yes	\$ 43.00	\$ -	\$ 1,524.00	1	0	Yes	No
HUD-VASH	000086787	\$ -	N/A	Yes	\$ -	\$ 273.00	\$ 1,085.00	1	0	Yes	No
HUD-VASH	000148446	\$ 4,872.00	24.63%	No	\$ 19.00	\$ -	\$ 1,931.00	1	0	Yes	No
HUD-VASH	000087341	\$ -	N/A	Yes	\$ -	\$ 57.00	\$ 1,543.00	1	0	No	No
HUD-VASH	000030052	\$ -	N/A	Yes	\$ -	\$ 133.00	\$ 1,105.00	1	0	Yes	No
HUD-VASH	000145718	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,700.00	1	0	Yes	No
HUD-VASH	000146242	\$ 4,872.00	24.63%	No	\$ 19.00	\$ -	\$ 1,815.00	1	0	Yes	No
HUD-VASH	000145961	\$ 5,010.00	23.95%	No	\$ 23.00	\$ -	\$ 1,760.00	1	0	Yes	No
HUD-VASH	000123621	\$ -	N/A	Yes	\$ -	\$ 615.00	\$ 3,335.00	5	3	No	No
HUD-VASH	000146690	\$ -	N/A	Yes	\$ -	\$ 93.00	\$ 1,797.00	1	0	Yes	No
HUD-VASH	000146511	\$ 3,648.00	32.89%	Yes	\$ -	\$ 30.00	\$ 1,500.00	1	0	Yes	No
HUD-VASH	000148277	\$ -	N/A	Yes	\$ -	\$ 133.00	\$ 1,308.00	1	0	Yes	No
HUD-VASH	000146428	\$ 4,062.00	29.54%	No	\$ 92.00	\$ -	\$ 1,608.00	1	0	Yes	Yes
HUD-VASH	000126994	\$ 4,656.00	25.77%	No	\$ -	\$ 26.00	\$ 1,310.00	1	0	Yes	Yes
HUD-VASH	000148202	\$ -	N/A	Yes	\$ -	\$ 156.00	\$ 1,500.00	1	0	No	No
VASH Project-Based	000145639	\$ 2,055.00	58.39%	Yes	\$ 41.00	\$ -	\$ 1,279.00	1	0	Yes	No
VASH Project-Based	000093120	\$ -	N/A	Yes	\$ -	\$ -	\$ 1,375.00	1	0	No	No

**RESOLUTION NO. 25-05**

HAWAII PUBLIC HOUSING AUTHORITY  
STATE OF HAWAII

**RESOLUTION APPROVING THE HAWAII PUBLIC HOUSING AUTHORITY'S AMENDED ANNUAL PUBLIC HOUSING AGENCY PLAN FOR FISCAL YEAR 2025-2026 AND AMENDED MOVING TO WORK SUPPLEMENT FOR FISCAL YEAR 2025-2026**

**WHEREAS** the Hawaii Public Housing Authority (HPHA) is required to submit an Annual Public Housing Agency (PHA) Plan to the U.S. Department of Housing and Urban Development (HUD) to be eligible to receive public housing operating and capital funds and Section 8 Housing Assistance Payments funds and administrative fees.

**WHEREAS** the Annual PHA Plan serves as a comprehensive guide to the HPHA's mission and the policies, programs, operations, and strategies it will use to meet local housing needs and other goals.

**WHEREAS** the HPHA was admitted as a participant in HUD's Moving to Work (MTW) Demonstration Program Expansion in 2021 as part of the Landlord Incentive Cohort and is required to submit an MTW Supplement as an addendum to its Annual PHA Plans.

**WHEREAS** the HPHA's MTW Supplements provide HUD, program participants, and the public with updated information on all planned and ongoing MTW activities over each fiscal year.

**WHEREAS** on May 29, 2025, the HPHA Board of Directors authorized the Executive Director to hold a public hearing on proposed amendments to the current Annual PHA Plan for Fiscal Year 2025-2026 and MTW Supplement for Fiscal Year 2025-2026 and undertake all actions necessary to accept and respond to comments received from the public and Resident Advisory Board.

**WHEREAS** the HPHA posted the draft Amended Annual PHA Plan for Fiscal Year 2025-2026 and draft Amended MTW Supplement for Fiscal Year 2025-2026 on its website for a 45-calendar day public comment period, made drafts available at its administrative office and all Asset Management Project offices, and published a public hearing notice in a major newspaper on each island.

**WHEREAS** on July 21, 2025, the HPHA held a public hearing to receive and consider feedback from the community regarding the Amended Annual PHA Plan for Fiscal Year 2025-2026 and Amended MTW Supplement for Fiscal Year 2025-2026.

**WHEREAS** on July 8, 2025, and August 12, 2025, the HPHA met with the Resident Advisory Board to present all proposed changes in the Amended Annual PHA Plan for Fiscal Year 2025-2026 and Amended MTW Supplement for Fiscal Year 2025-2026.

**NOW, THEREFORE, BE IT RESOLVED** by the HPHA Board of Directors that:

1. The HPHA Board of Directors approves the Amended PHA Plan for Fiscal Year 2025-2026 and the Amended MTW Supplement for Fiscal Year 2025-2026; and
2. The Executive Director is hereby authorized to take the required actions needed to submit the Amended Annual PHA Plan for Fiscal Year 2025-2026 and the Amended MTW Supplement for Fiscal Year 2025-2026 to HUD.

The UNDERSIGNED hereby certifies that the foregoing Resolution No. 25-05 was duly approved by the Directors of the Hawaii Public Housing Authority on December 10, 2025.

Adopted by the Board of Directors  
On the date set forth above.

**IF SIGNED, WILL CONSTITUTE PERJURY BY FAILING TO COMPLY WITH FEDERAL RULES AND HUD REGULATIONS.**

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Robert J. Hall  
Chairperson

**FEDERAL RULES REQUIRES ILLEGAL POLICIES  
MUST COMPLY WITH HUD REGULATIONS**

24 C.F.R. 982 governs how PHAs implement the Section Housing Choice Voucher Program.

24 C.F.R. §982.52(a) "...The PHA must comply with HUD regulations and other HUD requirements for the program. HUD requirements are issued by HUD headquarters, as regulations, Federal Register notices or other binding program directives..."

24 C.F.R. §982.54 "...HUD Requirements.  
(a) The PHA must comply with HUD regulations and other HUD requirements for the program. HUD requirements are issued by HUD headquarters, as regulations, Federal Register notices or other binding program directives.  
(b) The PHA must comply with the consolidated ACC and PHA's HUD-approved applications for program funding.

24 C.F.R. §982.54(b) "...The Administrative Plan must be in accordance with HUD regulations and requirements..."

## FOR ACTION

**MOTION:** To: Approve Resolution No. 25-06 Authorizing the Executive Director or His Designee to Prepare, Execute, and Submit a Disposition Application (HUD Forms 52860 and 52860-A) to the U.S. Department of Housing and Urban Development's (HUD) Special Applications Center (SAC) for the Kapaa Homes Redevelopment (Redevelopment), Located in Kapaa, Hawaii, (TMK Nos. (4) 4-5-015:007, (4) 4-5-015-038 and (4) 4-5-015-042)

(The Board may go into Executive Session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) 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. Kapaa Homes, located at 4726 Malu Road, Kapaa, Hawaii 96746, is an approximately 4.405-acre public housing site consisting of 36 public housing units and one non-dwelling structure, built in the 1960s and determined to be physically obsolete.
- B. HPHA entered into a Disposition and Development Agreement (DDA) with Highridge Costa Development Company (HCDC) on February 24, 2025, to redevelop the Kapaa Homes site with a total of 124 residential units, including 18 Restore-Rebuild units and additional mixed-income units.
- C. HPHA is required to submit HUD Forms 52860 and 52860-A to the Special Applications Center (SAC) under Section 18 of the U.S. Housing Act and 24 CFR 970.17(c) for approval to dispose of public housing units. As part of its submittal to the SAC, HPHA is required to provide a signed board resolution authorizing the submission of its Section 18 Application. (See Attachment A)

### II. DISCUSSION

- A. The Redevelopment requires the disposition of nineteen buildings totaling 36 existing units. The Redevelopment will involve a disposition of land by ground lease. Demolition of buildings and units will only occur after HUD's approval of the disposition of the property.

- B. The proposed Redevelopment will result in 124 units, for households at or below 80% of Area Median Income in which one (1) unit is an exempt manager's unit.
- C. SAC's approval of the Section 18 Application will enable HPHA and HCDC to proceed with relocation, site clearance, and redevelopment activities necessary to transform the Kapaa Homes site into a modern affordable housing community.
- D. The Redevelopment will be financed with Low-Income Housing Tax Credits and other non-HUD sources.
- E. The Redevelopment supports HPHA's goals to increase affordable housing, improve quality of life for current and future residents, and maximize public-private financing strategies for housing development.
- F. HCDC and HPHA are finalizing the selection of the relocation consultant. The consultant is expected to initiate resident outreach and tenant interviews to coordinate relocation services. It is anticipated that Tenant Protection Vouchers will be offered to affected households. The redevelopment will include 18 units under the HUD Restore-Rebuild program, formerly known as Faircloth-to-RAD.
- G. The HPHA staff seeks the Board's authorization for the Executive Director, or his designee, to prepare and submit all necessary HUD disposition applications, certifications, and supporting materials in connection with the Redevelopment.

(End of Section)

**III. RECOMMENDATION**

That the Board of Directors: Approve Resolution No. 25-06 Authorizing the Executive Director or His Designee to Prepare, Execute, and Submit a Disposition Application (HUD Forms 52860 and 52860-A) to the U.S. Department of Housing and Urban Development's Special Applications Center for the Kapaa Homes Redevelopment, Located in Kapaa, Hawaii, (TMK Nos. (4) 4-5-015:007, (4) 4-5-015-038 and (4) 4-5-015-042)

Attachment A: HPHA Board Resolution Authorizing the Submission of a Disposition Application to the United States Department of Housing and Urban Development's Special Applications Center for the Kapaa Homes Redevelopment

Prepared by: Brian Johnson, Housing Development Specialist BJS

Reviewed by: Carson Schultz, Development Officer CJS

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

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Robert J. Hall  
Chairperson

**RESOLUTION NO. 25-06**

**RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S SPECIAL APPLICATIONS CENTER FOR THE KAPAA HOMES REDEVELOPMENT**

**Whereas**, the Board of Directors (the "Board") of the Hawaii Public Housing Authority ("HPHA") has entered into an agreement with its partner developer, Highridge Costa Development Company ("HCDC") to facilitate redevelopment of the Kapaa Homes property located at or about 4726 Malu Road, Kapaa, Hawaii 96746 (TMK Nos. (4) 4-5-015:007, (4) 4-5-015-038 and (4) 4-5-015-042) (the "Property"); and

**Whereas**, Kapaa Homes is an approximately 4.405-acre public housing development located in Kapaa, District of Kawaihau (Puna), Island of Kauai, consisting of thirty-six (36) dwelling units and one (1) non-dwelling structure that were built around the early 1960's; and

**Whereas**, HPHA plans to dispose of the existing public housing units through a ground lease for the purpose of redevelopment; and

**Whereas**, following the approved disposition of the property, HPHA and an affiliated limited liability company of HCDC will then demolish and redevelop the entire site with subsidized units along with up to one hundred twenty-four (124) new units within thirteen (13) buildings. Eighteen (18) of the one hundred twenty-four (124) new units will be redeveloped as Restore-Rebuild units; and

**Whereas**, the Property for Kapaa Homes will be divided through a combination of subdivision and Condominium Property Regime ("CPR") processes that will reflect ground lease areas associated with each phase of the redevelopment; and

**Whereas**, the ground lease will be based on terms from the Disposition and Development Agreement ("DDA") entered into with HPHA and HCDC for redevelopment of the Kapaa Homes property; and

**Whereas**, Kapaa Homes is currently subject to a Declaration of Trust between the U.S. Department of Housing and Urban Development ("HUD") and HPHA; and

**Whereas**, the Redevelopment of Kapaa Homes will involve the disposition of eighteen (18) residential buildings comprised of thirty-six (36) units and one (1) non-dwelling building; and

**Whereas**, no demolition of buildings or units will occur until HUD's disposition of the property from the Declaration of Trust; and

**Whereas**, following disposition, the Redevelopment will consist of 124 units for households at or below 80% of the Area Median Income in which one (1) unit is an exempt manager's unit; and

**Whereas**, approximately thirty-six (36) Tenant Protection Vouchers will be provided for Kapaa Homes in order to replace the thirty-six (36) public housing units that will be disposed of on the premises; and

**Whereas**, HCDC, in coordination with HPHA, has applied to the Hawaii Housing Finance & Development Corporation for Low Income Housing Tax Credits (“LIHTC”) for the Kapaa Homes Redevelopment, and a tax credit investor to be named later will contribute equity to the project in return for a limited partnership interest; and

**Whereas**, as part of the financing structure necessary for the use of LIHTC, KLM Kapaa LP, a Hawaii limited partnership (“Partnership”) managed by HCDC, was created to own the Kapaa Homes property after disposition from HPHA; and

**Whereas**, the demolition costs for Kapaa Homes will be financed, in part, with LIHTC equity and other non-HUD funds; and

**Whereas**, the property in Kapaa Homes was determined to meet HUD’s Special Applications Center (“SAC”) Section 18 physical obsolescence justification criteria as determined by a Physical Needs Assessment conducted on the property; and

**Whereas**, the Board is asked to approve, in concept, the disposition via ground lease of the Kapaa Homes property in an effort to improve overall community livability through the submittal of the HUD Section 18 applications, specifically HUD Forms 52860 and 52860-A; and

**Whereas**, HCDC and HPHA also intend to utilize HUD’s Restore-Rebuild program (formerly known as Faircloth-to-RAD) to develop approximately 124 units of which 18 will be Restore Rebuild units at the redeveloped Kapaa Homes property, thereby providing these units rental subsidy through HUD’s Rental Assistance Demonstration program; and

**Whereas**, HCDC, in coordination with HPHA, held meetings with Kapaa Homes residents to receive input relating to HPHA’s disposition and the planned redevelopment; and

**Whereas**, the potential units to be identified as relocation resources will be decent, safe, and sanitary with rents no higher than those permitted by the Uniform Relocation Assistance and Real Property Acquisition Policies Act (“URA”); and

**Whereas**, consultation regarding the proposed disposition and demolition has occurred with local government representatives, specifically Mayor Derek S.K. Kawakami of the County of Kauai, who supports the redevelopment; and

**Whereas**, HPHA desires to assist HCDC with the development, financing, and operation of Kapaa Homes and in furtherance thereof, seeks approval for the submission of SAC’s Section 18 Disposition Applications under 24 CFR 970.17 (c).

**NOW THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Hawaii Public Housing Authority that the Executive Director, or his designee, is hereby authorized to prepare,

execute, and submit any and all applications, certifications, agreements, and other documents to the HUD SAC Office, including but not limited to HUD Section 18 Disposition applications (HUD Forms 52860 and 52860-A), in connection with the Kapaa Homes project on this 10th day of December, 2025; and

**BE IT FURTHER RESOLVED THAT** the HPHA hereby authorizes the Executive Director to do all things necessary and proper and to take actions to carry out the intent of this resolution.

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Robert J. Hall  
Chairperson

## FOR ACTION

**MOTION:** To: Approve the Second Amendment to the Master Planning and Predevelopment Agreement for Ka Lei Momi Redevelopment (“MPPA”) Between the Hawaii Public Housing Authority (“HPHA”) and HCDC Hawaii Development LLC (“Master Developer” or “HCDC”) Extending the MPPA Term

### I. FACTS

- A. On January 23, 2023, 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.
- B. The HPHA determined that HCDC’s proposal best met the needs of the HPHA. The HPHA selected the Developer to serve as the Master Developer for the revitalization of the KLM redevelopment sites and entered into the Ka Lei Momi MPPA dated as of June 28, 2023.
- C. The MPPA identified Targeted Portfolio Sites and Alternate Portfolio Sites<sup>1</sup> and provided for a period of assessment, master planning, and predevelopment work to ascertain the suitability of those sites for housing eventual redevelopment.
- D. The MPPA was initially set to expire on July 1, 2025; however, on May 29, 2025, the Board approved the First Amendment to the MPPA (“First Amendment”) providing an extension of the MPPA to evaluate the Alternate Portfolio Sites to meet the 10,000 additional affordable housing units required in the RFQ.
- E. Following the First Amendment, the HCDC and HPHA (together “Parties”) started evaluating some, but not all, of the Alternate Portfolio Sites.
- F. The MPPA is now set to expire on December 31, 2025, and the Parties recognize the need for additional time to extend the Agreement to

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<sup>1</sup> The original 9 sites are identified as the Targeted Portfolio Sites. The other 7 alternative sites are identified as Alternate Sites.

evaluate the remaining Alternate Portfolio Sites to meet the 10,000 additional affordable housing units required in the RFQ.

## II. DISCUSSION

- A. The MPPA has been in effect for approximately two and a half years resulting in significant progress by both Parties towards the implementation of KLM master planning and redevelopment.
- B. To date, nine (9) sites have been evaluated resulting in a projected 9,316 new units, which is short of the required 10,000 new units. Since the last extension, HCDC, in coordination with HPHA, has started, but not finished the master planning of several of the other seven (7) alternate sites.
- C. In the months following the First Amendment, HCDC engaged consultants to review and analyze the Hale Nana Kai O Kea, Kekaha Haaheo, Lokahi, and Hale Olaloa sites. Site due diligence has started for all four of these sites. Preliminary massing studies were prepared, but not finalized, for the Hale Nana Kai O Kea and Kekaha Haaheo sites.
- D. Both HPHA and HCDC desire to extend the MPPA to allow additional time to analyze the Alternate Portfolio Sites to achieve the required 10,000 new units.
- E. The First Amendment extended the MPPA to the earlier of (1) completion of all activities under the Agreement or (2) December 31, 2025.
- F. The Second Amendment would extend the MPPA to the earlier of (1) completion of all activities under the Agreement or (2) December 31, 2026. See Attachment A: Second Amendment to the Master Planning and Predevelopment Agreement for Ka Lei Momi Redevelopment.

(End of Section)

**III. RECOMMENDATION**

That the Board of Directors: Approve the Second Amendment to the Master Planning and Predevelopment Agreement for Ka Lei Momi Redevelopment (“MPPA”) Between the Hawaii Public Housing Authority (“HPHA”) and HCDC Hawaii Development LLC (“Master Developer” or “HCDC”) Extending the MPPA Term

Attachment A: Second Amendment to the Master Planning and Predevelopment Agreement for Ka Lei Momi Redevelopment

Prepared by: Carson Schultz, Development Officer *CJS*

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

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Robert J. Hall  
Chairperson

**SECOND AMENDMENT TO  
KA LEI MOMI MASTER PLANNING AND PREDEVELOPMENT  
AGREEMENT FOR KA LEI MOMI REDEVELOPMENT**

This SECOND AMENDMENT TO KA LEI MOMI MASTER PLANNING AND PREDEVELOPMENT AGREEMENT (the “**Second Amendment**”) is made as of December \_\_\_, 2025 (the “**Effective Date**”) by and between the **HAWAII PUBLIC HOUSING AUTHORITY**, a public body and a body corporate and politic, organized and existing under the laws of the State of Hawaii (together with any successor in interest the “**Authority**” or “**HPHA**”) and **HCDC HAWAII DEVELOPMENT LLC**, a Hawaii limited liability company (the “**Master Developer**” and together with the Authority, the “**Parties**”).

**RECITALS**

**WHEREAS**, the Parties entered into the Ka Lei Momi Master Planning and Predevelopment Agreement for the Ka Lei Momi Redevelopment dated as of June 28, 2023 (the “**Original Agreement**”) as amended by the First Amendment to Ka Lei Momi Master Planning and Predevelopment Agreement dated as of June 30, 2025 (the “**First Amendment**”) and together with the Original Agreement, the “**MPPA**”) pursuant to which the Parties identified Targeted Portfolio Sites and Alternate Portfolio Sites and agreed to provide for a period of assessment, master planning, and predevelopment work to ascertain the suitability of those sites for the housing construction and to evaluate and plan development options (“**Planning and Predevelopment Work**”); and

**WHEREAS**, in advance of the December 31, 2025 expiration of the Term of the MPPA, the Parties have determined that it would be beneficial to amend the MPPA to allow additional time to complete the Planning and Predevelopment Work.

**NOW THEREFORE**, in consideration of the mutual covenants and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Recitals**. The recitals set forth above are true and correct and are incorporated herein by this reference.
2. **Defined Terms**. Capitalized terms used in this Second Amendment and not otherwise defined shall have the meaning set forth in the MPPA.
3. **Ka Lei Momi Master Plan Refinement Schedule**. The schedule attached as Exhibit A to the First Amendment is hereby deleted and replaced with the Ka Lei Momi Master Plan Refinement Schedule attached hereto as Exhibit A, dated December 10, 2025.
4. **Extension of Term**. Section 7.1 of the MPPA is hereby amended to read:

**Term**. This Agreement shall commence upon the Effective Date and, unless sooner terminated in accordance with the provisions herein, shall terminate upon the earlier of (i) the completion of all activities under this Agreement and (ii) December 31, 2026 (the “**Term**”). Both Parties acknowledge that planning activities for the completion of the Ka Lei Momi Master Plan may take longer than the Term described above; therefore, the Parties agree to reasonably consider extending the Term to enter into an MDA or DDA, as the case may be, for any Targeted Portfolio Site identified in the Ka Lei Momi Master Plan. This Agreement shall terminate as to each Targeted Portfolio Site and/or Alternate Site upon the execution of an MDA for that Targeted Portfolio Site or Alternate Site or for which a Determination of Inadequacy was made. Notwithstanding anything else in this Agreement, this Agreement, including the exclusivity provision, shall not terminate and shall continue to be in effect, for any Targeted Portfolio Site that has not been terminated pursuant to a Determination of Infeasibility but for which an MDA (or DDA) may not yet, for whatever reason, be entered into. This Agreement does not apply to properties that have an MDA (or DDA) in place or to phases closed pursuant to an MDA (or DDA) and phase-specific closing documents except as to the Parties agreement to share costs provided for in Section 4.1(b).

5. **Binding Effect**. Except as provided herein, each and every term and condition contained in the MPPA shall remain in full force and effect.
6. **Counterparts**. This Second Amendment may be executed in any number of counterparts or counterpart signature pages (by facsimile transmission or otherwise), each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute but one and the same instrument.

[Signature pages follow.]

IN WITNESS WHEREOF, HPHA and the Master Developer have each duly executed, or caused to be duly executed this Second Amendment as of the date first written above.

**AUTHORITY:**

**HAWAII PUBLIC HOUSING AUTHORITY,**  
a public body and a body corporate and politic,  
organized and existing under the laws of the  
State of Hawaii

By: \_\_\_\_\_  
Name: Hakim Ouansafi  
Title: Executive Director

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Linda L.W. Chow  
Deputy Attorney General

[Signatures continue on following page.]

Signature Page – Second Amendment to  
Ka Lei Momi Master Planning and Predevelopment Agreement

**MASTER DEVELOPER:**

**HCDC HAWAII DEVELOPMENT LLC,**  
a Hawaii limited liability company

By: Highridge Costa Development Company, LLC,  
a Delaware limited liability company  
its Manager

By: \_\_\_\_\_  
Name: Michael A. Costa  
Title: Chief Executive Office

By: \_\_\_\_\_  
Name: Mohannad H. Mohanna  
Title: President

**EXHIBIT A**

KA LEI MOMI MASTER PLAN REFINEMENT SCHEDULE

[attached]

Task Name	Start	Finish	Notes
<b>KA LEI MOMI DEVELOPMENT ASSESSMENT ACTIVITIES SCHEDULE</b>	<b>Mon 5/22/23</b>	<b>11/12/26</b>	
<b>Agreements</b>	<b>Mon 5/22/23</b>	<b>Thu 6/29/23</b>	
Negotiate MPA/MDA	Mon 5/22/23	Wed 6/28/23	COMPLETED
Execute MPA/MDA	Thu 6/29/23	Thu 6/29/23	COMPLETED
<b>Outreach</b>	<b>Thu 6/29/23</b>	<b>Tue 12/30/25</b>	
<b>Preliminary Planning</b>	<b>Thu 6/29/23</b>	<b>Tue 7/18/23</b>	COMPLETED
Develop Initial Outreach Plan and Priority	Thu 6/29/23	Tue 12/30/25	PENDING
<b>Community Meetings</b>	<b>Tue 1/16/24</b>	<b>Fri 7/12/24</b>	COMPLETED
Develop Detailed Outreach Plan and Priority	Tue 1/16/24	Fri 7/12/24	COMPLETED
Finalize Section 106 Native Hawaiian Outreach Participation	Tue 1/16/24	7/12/26	PENDING
<b>Procurement</b>	<b>Fri 6/30/23</b>	<b>Fri 8/11/23</b>	
Engage and Contract Initial Master Planning Consultants	Fri 6/30/23	Fri 8/11/23	COMPLETED
<b>Existing Conditions Due Diligence</b>	<b>Thu 6/29/23</b>	<b>Fri 8/11/23</b>	
Establish Master Fact Sheet	Thu 6/29/23	Fri 8/11/23	COMPLETED
<b>Preliminary Budget and Schedule</b>	<b>Mon 8/14/23</b>	<b>Mon 9/11/23</b>	
Finalize Development Assessment Activities Budget	Mon 8/14/23	Mon 9/11/23	COMPLETED
Finalize Development Assessment Activities Schedule	Mon 8/14/23	Mon 9/11/23	COMPLETED
<b>MPA Assessment Report</b>	<b>Mon 8/14/23</b>	<b>11/12/26</b>	
<b>Puuwai Momi</b>	<b>Mon 8/14/23</b>	<b>10/31/26</b>	
<b>Site Due Diligence</b>	<b>Mon 8/14/23</b>	<b>Tue 10/10/23</b>	COMPLETED
Civil Utility and Infrastructure Capacity Assessment	Mon 8/14/23	Tue 10/10/23	COMPLETED
Title Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
Entitlement Review	Mon 8/14/23	Tue 10/10/23	COMPLETED
Preliminary Environmental Review Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
Preliminary Geotechnical Review Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
<b>Massing Study</b>	<b>Mon 8/14/23</b>	<b>Wed 11/8/23</b>	COMPLETED
Submit Draft Massing Study	Mon 8/14/23	Wed 11/8/23	COMPLETED
<b>Summary Financing Plan</b>	<b>Mon 8/14/23</b>	<b>Fri 12/15/23</b>	COMPLETED
Obsolescence Desk Review	Mon 8/14/23	Fri 12/15/23	COMPLETED
Market Study	Mon 8/14/23	Fri 12/15/23	COMPLETED
Preliminary Proforma	Mon 8/14/23	Fri 12/15/23	COMPLETED
<b>Enter Into Site Specific MDA</b>	<b>Mon 8/14/23</b>	<b>8/29/26</b>	
<b>Kaahumanu Homes</b>	<b>Mon 8/14/23</b>	<b>Fri 5/30/25</b>	
<b>Site Due Diligence</b>	<b>Mon 8/14/23</b>	<b>Tue 10/10/23</b>	COMPLETED
Civil Utility and Infrastructure Capacity Assessment	Mon 8/14/23	Tue 10/10/23	COMPLETED
Title Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
Entitlement Review	Mon 8/14/23	Tue 10/10/23	COMPLETED
Preliminary Environmental Review Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
Preliminary Geotechnical Review Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
<b>Massing Study</b>	<b>Mon 8/14/23</b>	<b>Wed 11/8/23</b>	COMPLETED
Submit Draft Massing Study	Mon 8/14/23	Wed 11/8/23	COMPLETED
<b>Summary Financing Plans</b>	<b>Mon 8/14/23</b>	<b>Fri 12/15/23</b>	COMPLETED
Obsolescence Desk Review	Mon 8/14/23	Fri 12/15/23	COMPLETED
Market Study	Mon 8/14/23	Fri 12/15/23	COMPLETED
Preliminary Proforma	Mon 8/14/23	Fri 12/15/23	COMPLETED
<b>Enter Into Site Specific MDA</b>	<b>Fri 11/01/24</b>	<b>Fri 5/30/25</b>	COMPLETED
<b>Kamehameha Homes</b>	<b>Mon 8/14/23</b>	<b>10/31/26</b>	
<b>Site Due Diligence</b>	<b>Mon 8/14/23</b>	<b>Tue 10/10/23</b>	COMPLETED
Civil Utility and Infrastructure Capacity Assessment	Mon 8/14/23	Tue 10/10/23	COMPLETED
Title Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
Entitlement Review	Mon 8/14/23	Tue 10/10/23	COMPLETED
Preliminary Environmental Review Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
Preliminary Geotechnical Review Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
<b>Massing Study</b>	<b>Mon 8/14/23</b>	<b>Wed 11/8/23</b>	COMPLETED
Submit Draft Massing Study	Mon 8/14/23	Wed 11/8/23	COMPLETED
<b>Summary Financing Plan</b>	<b>Mon 8/14/23</b>	<b>Fri 12/15/23</b>	COMPLETED
Obsolescence Desk Review	Mon 8/14/23	Fri 12/15/23	COMPLETED
Market Study	Mon 8/14/23	Fri 12/15/23	COMPLETED
Preliminary Proforma	Mon 8/14/23	Fri 12/15/23	COMPLETED
<b>Enter Into Site Specific MDA</b>	<b>Mon 8/14/23</b>	<b>8/29/26</b>	

<b>Hale Laulima</b>	<b>Mon 8/14/23</b>	<b>10/31/26</b>	
<b>Site Due Diligence</b>	<b>Mon 8/14/23</b>	<b>Tue 10/10/23</b>	<b>COMPLETED</b>
Civil Utility and Infrastructure Capacity Assessment	Mon 8/14/23	Tue 10/10/23	COMPLETED
Title Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
Entitlement Review	Mon 8/14/23	Tue 10/10/23	COMPLETED
Preliminary Environmental Review Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
Preliminary Geotechnical Review Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
<b>Massing Study</b>	<b>Mon 8/14/23</b>	<b>Wed 11/8/23</b>	<b>COMPLETED</b>
Submit Draft Massing Study	Mon 8/14/23	Wed 11/8/23	COMPLETED
<b>Summary Financing Plan</b>	<b>Mon 8/14/23</b>	<b>Fri 12/15/23</b>	<b>COMPLETED</b>
Obsolescence Desk Review	Mon 8/14/23	Fri 12/15/23	COMPLETED
Market Study	Mon 8/14/23	Fri 12/15/23	COMPLETED
Preliminary Proforma	Mon 8/14/23	Fri 12/15/23	COMPLETED
<b>Enter Into Site Specific MDA</b>	<b>Mon 8/14/23</b>	<b>8/29/26</b>	
<b>Lanakila Homes</b>	<b>Mon 8/14/23</b>	<b>Wed 5/14/25</b>	
<b>Site Due Diligence</b>	<b>Mon 8/14/23</b>	<b>Tue 10/10/23</b>	<b>COMPLETED</b>
Civil Utility and Infrastructure Capacity Assessment	Mon 8/14/23	Tue 10/10/23	COMPLETED
Title Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
Entitlement Review	Mon 8/14/23	Tue 10/10/23	COMPLETED
Preliminary Environmental Review Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
Preliminary Geotechnical Review Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
<b>Massing Study</b>	<b>Mon 8/14/23</b>	<b>Wed 11/8/23</b>	<b>COMPLETED</b>
Submit Draft Massing Study	Mon 8/14/23	Wed 11/8/23	COMPLETED
<b>Summary Financing Plan</b>	<b>Mon 8/14/23</b>	<b>Fri 12/15/23</b>	<b>COMPLETED</b>
Obsolescence Desk Review	Mon 8/14/23	Fri 12/15/23	COMPLETED
Market Study	Mon 8/14/23	Fri 12/15/23	COMPLETED
Preliminary Proforma	Mon 8/14/23	Fri 12/15/23	COMPLETED
<b>Enter Into Site Specific MDA</b>	<b>Fri 11/01/24</b>	<b>Wed 5/14/25</b>	<b>COMPLETED</b>
<b>Kapa'a</b>	<b>Mon 8/14/23</b>	<b>Mon 02/24/25</b>	
<b>Site Due Diligence</b>	<b>Mon 8/14/23</b>	<b>Tue 10/10/23</b>	<b>COMPLETED</b>
Civil Utility and Infrastructure Capacity Assessment	Mon 8/14/23	Tue 10/10/23	COMPLETED
Title Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
Entitlement Review	Mon 8/14/23	Tue 10/10/23	COMPLETED
Preliminary Environmental Review Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
Preliminary Geotechnical Review Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
<b>Massing Study</b>	<b>Mon 8/14/23</b>	<b>Wed 11/8/23</b>	<b>COMPLETED</b>
Submit Draft Massing Study	Mon 8/14/23	Wed 11/8/23	COMPLETED
<b>Summary Financing Plan</b>	<b>Mon 8/14/23</b>	<b>Fri 12/15/23</b>	<b>COMPLETED</b>
Obsolescence Desk Review	Mon 8/14/23	Fri 12/15/23	COMPLETED
Market Study	Mon 8/14/23	Fri 12/15/23	COMPLETED
Preliminary Proforma	Mon 8/14/23	Fri 12/15/23	COMPLETED
<b>Enter Into Site Specific MDA</b>	<b>Mon 8/14/23</b>	<b>Tue 10/10/23</b>	<b>N/A</b>
Enter Into DDA	Mon 8/14/23	Mon 02/24/25	COMPLETED
<b>Nanakuli Homes</b>	<b>Mon 8/14/23</b>	<b>10/31/26</b>	
<b>Site Due Diligence</b>	<b>Mon 8/14/23</b>	<b>Thu 11/30/23</b>	<b>COMPLETED</b>
Civil Utility and Infrastructure Capacity Assessment	Mon 8/14/23	Tue 10/10/23	COMPLETED
Title Report	Mon 8/14/23	Tue 10/10/23	COMPLETED
Entitlement Review	Mon 8/14/23	Tue 10/10/23	COMPLETED
Preliminary Environmental Review Report	Mon 8/14/23	Fri 9/29/23	COMPLETED
Preliminary Geotechnical Review Report	Mon 8/14/23	Thu 11/30/23	COMPLETED
<b>Massing Study</b>	<b>Mon 8/14/23</b>	<b>Wed 11/8/23</b>	<b>COMPLETED</b>
Submit Draft Massing Study	Mon 8/14/23	Fri 8/30/24	COMPLETED
<b>Summary Financing Plan</b>	<b>Mon 8/14/23</b>	<b>Fri 12/15/23</b>	<b>COMPLETED</b>
Obsolescence Desk Review	Mon 8/14/23	Fri 12/15/23	COMPLETED
Market Study	Mon 8/14/23	Fri 12/15/23	COMPLETED
Preliminary Proforma	Mon 8/14/23	Fri 12/15/23	COMPLETED
<b>Enter Into Site Specific MDA</b>	<b>Mon 8/14/23</b>	<b>8/29/26</b>	

<b>Kahekili Terrace</b>	<b>Thu 5/1/25</b>	<b>12/22/26</b>	
<b>Site Due Diligence</b>	Mon 5/5/25	<b>10/14/26</b>	
Civil Utility and Infrastructure Capacity Assessment	Mon 5/5/25	9/30/26	
Title Report	Tue 7/1/25	8/22/26	
Entitlement Review	Mon 8/14/23	10/10/23	<b>N/A</b>
Preliminary Environmental Review Report	Mon 5/5/25	8/29/26	
Preliminary Geotechnical Review Report	Mon 5/5/25	8/29/26	
<b>Massing Study</b>	<b>Mon 5/5/25</b>	<b>7/25/26</b>	
Submit Draft Massing Study	Mon 5/5/25	7/25/26	
<b>Summary Financing Plan</b>	<b>Mon 5/5/25</b>	<b>8/29/26</b>	
Obsolescence Desk Review	Mon 5/5/25	8/29/26	
Market Study	Mon 5/5/25	8/29/26	
Preliminary Proforma	Mon 5/5/25	8/29/26	
<b>Enter Into Site Specific MDA</b>	<b>Mon 10/13/25</b>	<b>12/22/26</b>	
<b>Hale Nana Kai Okea</b>	<b>Thu 5/1/25</b>	<b>12/22/26</b>	
<b>Site Due Diligence</b>	Mon 5/5/25	<b>10/31/26</b>	
Civil Utility and Infrastructure Capacity Assessment	Mon 5/5/25	9/30/26	
Title Report	Tue 7/1/25	8/22/26	
Entitlement Review	Mon 8/14/23	10/10/23	<b>N/A</b>
Preliminary Environmental Review Report	Mon 5/5/25	8/29/26	
Preliminary Geotechnical Review Report	Mon 5/5/25	8/29/26	
<b>Massing Study</b>	<b>Mon 5/5/25</b>	<b>7/25/26</b>	
Submit Draft Massing Study	Mon 5/5/25	7/25/26	
<b>Summary Financing Plan</b>	<b>Mon 5/5/25</b>	<b>8/29/26</b>	
Obsolescence Desk Review	Mon 5/5/25	8/29/26	
Market Study	Mon 5/5/25	8/29/26	
Preliminary Proforma	Mon 5/5/25	8/29/26	
<b>Enter Into Site Specific MDA</b>	<b>Mon 10/13/25</b>	<b>12/22/26</b>	
<b>Kehaha Haaheo</b>	<b>Thu 5/1/25</b>	<b>12/22/26</b>	
<b>Site Due Diligence</b>	Mon 5/5/25	<b>10/31/26</b>	
Civil Utility and Infrastructure Capacity Assessment	Mon 5/5/25	9/30/26	
Title Report	Tue 7/1/25	8/22/26	
Entitlement Review	Mon 8/14/23	10/10/23	<b>N/A</b>
Preliminary Environmental Review Report	Mon 5/5/25	8/29/26	
Preliminary Geotechnical Review Report	Mon 5/5/25	8/29/26	
<b>Massing Study</b>	<b>Mon 5/5/25</b>	<b>7/25/26</b>	
Submit Draft Massing Study	Mon 5/5/25	7/25/26	
<b>Summary Financing Plan</b>	<b>Mon 5/5/25</b>	<b>8/29/26</b>	
Obsolescence Desk Review	Mon 5/5/25	8/29/26	
Market Study	Mon 5/5/25	8/29/26	
Preliminary Proforma	Mon 5/5/25	8/29/26	
<b>Enter Into Site Specific MDA</b>	<b>Mon 10/13/25</b>	<b>12/22/26</b>	
<b>Lokahi</b>	<b>Thu 5/1/25</b>	<b>12/22/26</b>	
<b>Site Due Diligence</b>	Mon 5/5/25	<b>10/31/26</b>	
Civil Utility and Infrastructure Capacity Assessment	Mon 5/5/25	9/30/26	
Title Report	Tue 7/1/25	8/22/26	
Entitlement Review	Mon 8/14/23	10/10/23	<b>N/A</b>
Preliminary Environmental Review Report	Mon 5/5/25	8/29/26	
Preliminary Geotechnical Review Report	Mon 5/5/25	8/29/26	
<b>Massing Study</b>	<b>Mon 5/5/25</b>	<b>7/25/26</b>	
Submit Draft Massing Study	Mon 5/5/25	7/25/26	
<b>Summary Financing Plan</b>	<b>Mon 5/5/25</b>	<b>8/29/26</b>	
Obsolescence Desk Review	Mon 5/5/25	8/29/26	
Market Study	Mon 5/5/25	8/29/26	
Preliminary Proforma	Mon 5/5/25	8/29/26	
<b>Enter Into Site Specific MDA</b>	<b>Mon 10/13/25</b>	<b>12/22/26</b>	

<b>Hale Olaloa</b>	<b>Thu 5/1/25</b>	<b>12/22/26</b>	
<b>Site Due Diligence</b>	Mon 5/5/25	<b>10/31/26</b>	
Civil Utility and Infrastructure Capacity Assessment	Mon 5/5/25	9/30/26	
Title Report	Tue 7/1/25	8/22/26	
Entitlement Review	Mon 8/14/23	10/10/23	<b>N/A</b>
Preliminary Environmental Review Report	Mon 5/5/25	8/29/26	
Preliminary Geotechnical Review Report	Mon 5/5/25	8/29/26	
<b>Massing Study</b>	<b>Mon 5/5/25</b>	<b>7/25/26</b>	
Submit Draft Massing Study	Mon 5/5/25	7/25/26	
<b>Summary Financing Plan</b>	<b>Mon 5/5/25</b>	<b>8/29/26</b>	
Obsolescence Desk Review	Mon 5/5/25	8/29/26	
Market Study	Mon 5/5/25	8/29/26	
Preliminary Proforma	Mon 5/5/25	8/29/26	
<b>Enter Into Site Specific MDA</b>	<b>Mon 10/13/25</b>	<b>12/22/26</b>	
<b>Ka Lei Momi Assessment Report Summary</b>	<b>Fri 12/15/23</b>	<b>Mon 1/15/24</b>	
Summary Financing Plan	Fri 12/15/23	Fri 12/15/23	<b>COMPLETED</b>
Master Timeline	Mon 12/18/23	Fri 12/29/23	<b>COMPLETED</b>
Prioritize Sites	Tue 12/26/23	Mon 1/15/24	<b>COMPLETED</b>

## FOR ACTION

**MOTION:** To: **(1)** Adopt Payment Standards for the Hawaii Public Housing Authority's (HPHA) Section 8 Housing Choice Voucher Program for Oahu Zip Codes Where the U.S. Department of Housing and Urban Development (HUD) Has Required the Use of Small Area Fair Market Rent (SAFMR) Effective January 1, 2026; and **(2)** Authorize the Executive Director to Implement the Payment Standards, Including Making Adjustments to the Payment Standards Between 90% and 110% Based on Projected Housing Assistance Funding Shortfall and Allowable HUD Waivers with Adequate Notice to Program Participants and Subject to HUD Approval

### I. FACTS

- A. The U.S. Department of Housing and Urban Development (HUD) annually estimates Fair Market Rents (FMR) for metropolitan areas, as defined by the Office of Management and Budget (OMB), some HUD defined subdivisions of metropolitan areas and each non-metropolitan county on an annual basis. The FMR is meant to represent the cost to rent a typical, non-luxury, non-substandard rental unit.
- B. In the administration of the Housing Choice Voucher (HCV) Program, the FMR is the basis for determining the payment standard amount (i.e. the maximum monthly subsidy that can be provided for a voucher holder). All Public Housing Agencies (PHA's) are required to establish payment standards between 90% and 110% of applicable FMR's within their voucher jurisdiction. A Housing Assistance Payment (HAP) is paid on behalf of an assisted family by a PHA to a participating landlord. The HAP is equal to the difference between the lower of the gross rent of the unit or the applicable payment standard less the family's Total Tenant Payment (TTP).
- C. The use of Small Area Fair Market Rents (SAFMR), which are FMR's calculated and established by zip code, is required in certain metropolitan areas with high concentrations of voucher families. SAFMR's allow PHA's to establish payment standards that more accurately reflect the conditions of a local rental market.
- D. Currently, there are 65 metropolitan areas where the use of SAFMR's is required. The Hawaii Public Housing Authority's (HPHA) HCV Program

operates in the Urban Honolulu area which HUD designated as an SAFMR metropolitan area.

- E. On July 8, 2024, HUD approved the HPHA's Moving to Work (MTW) Supplement for Fiscal Year 2025, which included a request to implement MTW activity waiver 2.a. Under this activity, the HPHA may set payment standards for tenant-based vouchers up to 120% of SAFMR without additional HUD approval.
- F. 42 U.S.C. 1437f requires HUD to publish updated FMR's/SAFMR's at least 30 days before the start of each federal fiscal year (i.e. October 1). All PHA's are required to review and adjust their payment standards within three months after the new FMR's/SAFMR's become effective.
- G. HPHA's current payment standard schedule was approved by the Board of Directors on October 17, 2024, and became effective January 1, 2025.
- H. Notice PIH 2018-01 permits PHA's which are required to use SAFMR's to group zip codes into tiers to minimize the administrative burden of managing multiple payment standard areas.

## II. DISCUSSION

- A. The HPHA's analysis of the FFY 2026 SAFMR's found that average market rents have remained stable, decreasing only slightly compared to FFY 2025 SAFMR's. Across all zip codes, SAFMR's decreased by an average of \$3 or .03% for studio units' an average of \$27 or 1.16% for one-bedroom units; an average of \$34 or 1.13% for two-bedroom units; an average of \$78 or 1.89% for three-bedroom units; and an average of \$61 or 1.20% for four-bedroom units.
- B. The studio to four-bedroom SAFMR's in zip codes with the highest voucher utilization rates decreased very slightly, including 96792 (Waianae, Makaha, Nanakuli) with .06%; 96706 (Ewa) with 1.89%; and 96817 (Kapalama) with .85%.
- C. The HPHA again partnered with the City Department of Community Services (DCS) – which administers the HCV Program for the City and County of Honolulu – to create matching payment standard schedules for CY 2026. The goals of this initiative are to (1) eliminate confusion among landlords and tenants by providing the same payment standard amounts for vouchers serving the same zip codes, and (2) prevent landlords from shifting participation to whichever agency has the higher payment standard amounts.

- D. In developing the proposed payment standard schedule, the HPHA and DCS considered factors such as the overall availability of dwelling units by zip code, potential impacts on families; rent burdens, increasing access to low-poverty neighborhoods, and anticipated impacts on each agency's budget.
- E. Attached for the Board's consideration is the proposed payment standard schedule for CY 2026. The proposed schedule organizes each zip code into eight tiers, with each tier having an identical payment standard amount. All payment standard tiers fit within the HPHA's allowable 90 to 120% SAFMR range.
- F. An analysis of potential budget impacts using the HUD Payment Standard Tool indicates that 18.7% of assisted families will be rent burdened (i.e., paying more than 30% of their adjusted gross income to rent and utilities) at CYE 2025. The proposed payment standard schedule reduces the number of tiers from nine to eight. Accordingly, the analysis used averages of current payment standards for zip codes in their new tier groups to establish a baseline estimate for CY 2025 HAP expenditures. The proposed payment standard schedule is expected to increase the HPHA's estimated monthly HAP expenses from \$4,096,057 at CYE 2025 to \$4,125,680 at CYE 2026, an increase of \$29,623 or .07%.
- G. If approved, the proposed payment standard schedule will go into effect January 1, 2026.

(End of Section)

**III. RECOMMENDATION**

That the Board of Directors: **(1)** Adopt Payment Standards for the Hawaii Public Housing Authority's (HPHA) Section 8 Housing Choice Voucher Program for Oahu Zip Codes Where the U.S. Department of Housing and Urban Development (HUD) Has Required the Use of Small Area Fair Market Rent (SAFMR) Effective January 1, 2026; and **(2)** Authorize the Executive Director to Implement the Payment Standards, Including Making Adjustments to the Payment Standards Between 90% and 110% Based on Projected Housing Assistance Funding Shortfall and Allowable HUD Waivers with Adequate Notice to Program Participants and Subject to HUD Approval

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- Attachment A: Urban Honolulu, HI MSA Small Area Fair Market Rents for Federal Fiscal Year 2026 (Effective October 1, 2025)
- Attachment B: HPHA Payment Standard Schedule for Calendar Year 2025
- Attachment C: HPHA Payment Standard Schedule for Calendar Year 2026

Prepared by: Jen Weber, Section 8 Subsidy Programs Branch Chief



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

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Robert J. Hall  
Chairperson

## Urban Honolulu, HI MSA Small Area FY 2026 Fair Market Rents

As of FY2025, HUD defines Small Areas using ZIP Codes within a metropolitan area or non-metropolitan county. Using ZIP codes as the basis for Small Area FMRs provides tenants with greater ability to move into “Opportunity Neighborhoods” with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area or non-metropolitan county, and they are likely to reduce the need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

### Honolulu County, HI Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
96701	\$1,750	\$1,880	\$2,460	\$3,420	\$4,130	\$4,750	\$5,369
96706	\$2,240	\$2,410	\$3,160	\$4,390	\$5,300	\$6,095	\$6,890
96707	\$2,300	\$2,470	\$3,240	\$4,510	\$5,440	\$6,256	\$7,072
96709	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96712	\$1,930	\$2,070	\$2,710	\$3,770	\$4,550	\$5,233	\$5,915
96717	\$1,980	\$2,130	\$2,790	\$3,880	\$4,680	\$5,382	\$6,084
96730	\$1,590	\$1,710	\$2,240	\$3,120	\$3,760	\$4,324	\$4,888
96731	\$1,560	\$1,680	\$2,200	\$3,060	\$3,690	\$4,244	\$4,797
96734	\$2,560	\$2,760	\$3,610	\$5,020	\$6,060	\$6,969	\$7,878
96744	\$2,020	\$2,180	\$2,850	\$3,960	\$4,780	\$5,497	\$6,214
96759	\$2,010	\$2,150	\$2,820	\$3,920	\$4,730	\$5,440	\$6,149
96762	\$2,190	\$2,350	\$3,080	\$4,280	\$5,170	\$5,946	\$6,721
96782	\$1,930	\$2,070	\$2,710	\$3,770	\$4,550	\$5,233	\$5,915
96786	\$2,110	\$2,270	\$2,970	\$4,130	\$4,980	\$5,727	\$6,474
96789	\$1,930	\$2,080	\$2,720	\$3,780	\$4,560	\$5,244	\$5,928
96791	\$2,060	\$2,210	\$2,900	\$4,030	\$4,860	\$5,589	\$6,318
96792	\$1,680	\$1,800	\$2,360	\$3,280	\$3,960	\$4,554	\$5,148
96795	\$1,460	\$1,570	\$2,060	\$2,860	\$3,460	\$3,979	\$4,498
96797	\$1,730	\$1,850	\$2,430	\$3,380	\$4,080	\$4,692	\$5,304
96801	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96802	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96803	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96804	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96805	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96806	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96807	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96808	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96809	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96810	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96811	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96812	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759

## Attachment A

Honolulu County, HI Advisory Small Area FMRs By Unit Bedrooms							
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
96813	\$1,630	\$1,750	\$2,290	\$3,180	\$3,840	\$4,416	\$4,992
96814	\$1,970	\$2,110	\$2,770	\$3,850	\$4,650	\$5,348	\$6,045
96815	\$2,170	\$2,330	\$3,050	\$4,240	\$5,120	\$5,888	\$6,656
96816	\$1,760	\$1,890	\$2,480	\$3,450	\$4,160	\$4,784	\$5,408
96817	\$1,540	\$1,660	\$2,170	\$3,020	\$3,640	\$4,186	\$4,732
96818	\$2,420	\$2,600	\$3,410	\$4,740	\$5,720	\$6,578	\$7,436
96819	\$1,650	\$1,770	\$2,320	\$3,230	\$3,890	\$4,474	\$5,057
96820	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96821	\$2,520	\$2,710	\$3,550	\$4,940	\$5,960	\$6,854	\$7,748
96822	\$1,780	\$1,920	\$2,510	\$3,490	\$4,210	\$4,842	\$5,473
96823	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96824	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96825	\$2,810	\$3,020	\$3,960	\$5,510	\$6,640	\$7,636	\$8,632
96826	\$1,700	\$1,830	\$2,400	\$3,340	\$4,030	\$4,635	\$5,239
96828	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96830	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96836	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96837	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96839	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96848	\$1,780	\$1,920	\$2,510	\$3,490	\$4,210	\$4,842	\$5,473
96850	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96853	\$2,420	\$2,600	\$3,410	\$4,740	\$5,720	\$6,578	\$7,436
96854	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96857	\$2,110	\$2,270	\$2,970	\$4,130	\$4,980	\$5,727	\$6,474
96858	\$1,650	\$1,770	\$2,320	\$3,230	\$3,890	\$4,474	\$5,057
96859	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96860	\$2,250	\$2,420	\$3,180	\$4,410	\$5,330	\$6,130	\$6,929
96861	\$1,880	\$2,010	\$2,640	\$3,670	\$4,430	\$5,095	\$5,759
96863	\$2,560	\$2,760	\$3,610	\$5,020	\$6,060	\$6,969	\$7,878

**Hawaii Public Housing Authority  
CY 2025 Payment Standards**

Attachment B

Tier	ZIP Code	Area	0BD	1BD	2BD	3BD	4BD	5BD	6BD
1	96825	Hawaii Kai	\$2,830	\$3,080	\$4,030	\$5,650	\$6,770	\$7,786	\$8,800
2	96734	Kailua	\$2,530	\$2,750	\$3,603	\$5,050	\$6,050	\$6,958	\$7,860
	96821	Kuliouou, Kalani Iki							
	96818	Salt Lake, Foster Village							
3	96706	Ewa	\$2,210	\$2,403	\$3,145	\$4,405	\$5,283	\$6,075	\$6,860
	96707	Kapolei, Makakilo							
	96815	Waikiki							
	96762	Laie							
4	96786	Wahiawa	\$2,120	\$2,300	\$3,015	\$4,225	\$5,060	\$5,819	\$6,570
	96791	Waialua							
5	96759	Kunia	\$1,975	\$2,147	\$2,812	\$3,942	\$4,720	\$5,428	\$6,130
	96744	Kaneohe							
	96717	Hauula, Punaluu							
	96782	Pearl City							
	96814	Ala Moana							
	96789	Mililani							
6	96712	Haleiwa	\$1,796	\$1,950	\$2,556	\$3,582	\$4,292	\$4,936	\$5,580
	96701	Aiea, Halawa							
	96822	Manoa							
	96816	Kaimuki, Palolo							
	96826	Moiliili							
7	96797	Waipahu	\$1,670	\$1,817	\$2,380	\$3,337	\$3,997	\$4,596	\$5,190
	96731	Kahuku							
	96813	Downtown Honolulu							
8	96792	Waianae, Makaha, Nanakuli	\$1,640	\$1,780	\$2,330	\$3,265	\$3,910	\$4,497	\$5,080
	96819	Moanalua							
9	96817	Kapalama	\$1,480	\$1,610	\$2,107	\$2,950	\$3,540	\$4,071	\$4,600
	96730	Kaaawa							
	96795	Waimanalo							

Hawaii Public Housing Authority  
CY 2026 Payment Standards

Attachment C

Tier	ZIP Code	Area	0BD	1BD	2BD	3BD	4BD	5BD	6BD
1	96825	Hawaii Kai	\$2,830	\$3,080	\$4,030	\$5,650	\$6,770	\$7,786	\$8,800
2	96734	Kailua	\$2,530	\$2,750	\$3,603	\$5,050	\$6,050	\$6,958	\$7,860
	96821	Kuliouou, Kalani Iki							
	96818	Salt Lake, Foster Village							
3	96707	Kapolei, Makakilo	\$2,280	\$2,450	\$3,213	\$4,470	\$5,393	\$6,202	\$7,010
	96706	Ewa							
4	96762	Lale	\$2,210	\$2,403	\$3,145	\$4,405	\$5,283	\$6,075	\$6,860
	96786	Wahiawa							
	96791	Waialua							
	96815	Waikiki							
5	96712	Haleiwa	\$1,975	\$2,147	\$2,812	\$3,942	\$4,720	\$5,428	\$6,130
	96717	Hauula, Punaluu							
	96744	Kaneohe							
	96759	Kunia							
	96782	Pearl City							
	96789	Mililani							
96814	Ala Moana								
6	96701	Aiea, Halawa	\$1,796	\$1,950	\$2,556	\$3,582	\$4,292	\$4,936	\$5,580
	96797	Waipahu							
	96816	Kaimuki, Palolo							
	96822	Manoa							
	96826	Moiliili							
7	96731	Kahuku	\$1,670	\$1,817	\$2,380	\$3,337	\$3,997	\$4,596	\$5,190
	96792	Waianae, Makaha, Nanakuli							
	96813	Downtown Honolulu							
	96819	Moanalua							
8	96730	Kaaawa	\$1,530	\$1,647	\$2,157	\$3,000	\$3,620	\$4,163	\$4,700
	96795	Waimanalo							
	96817	Kapalama							

## FOR INFORMATION

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

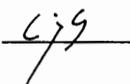
### I. FACTS

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

### II. DISCUSSION

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

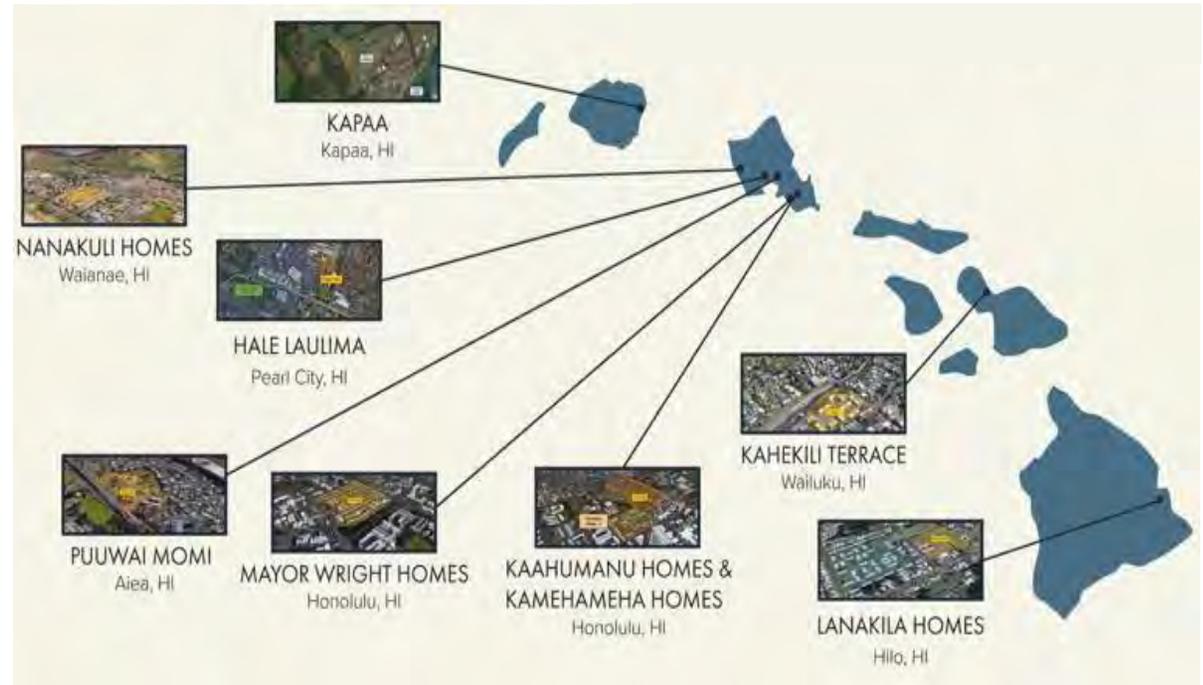
Attachment A: Ka Lei Momi Q2 Quarterly Report  
Attachment B: Ka Lei Momi Q3 Quarterly Report

Prepared by: Carson Schultz, Development Officer 

# KA LEI MOMI

## Q2 QUARTERLY REPORT

JUNE 2025



Map of all the redevelopment sites across the State of Hawaii

CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA



# KA LEI MOMI EXECUTIVE SUMMARY

## ACHIEVEMENTS & MILESTONES

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

## RISKS

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

## NEXT QUARTER ACTION ITEMS

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



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



*Lanakila Homes: 258-unit project rendering*

# O'AHU - MAYOR WRIGHT HOMES

## MILESTONES

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

## RISKS

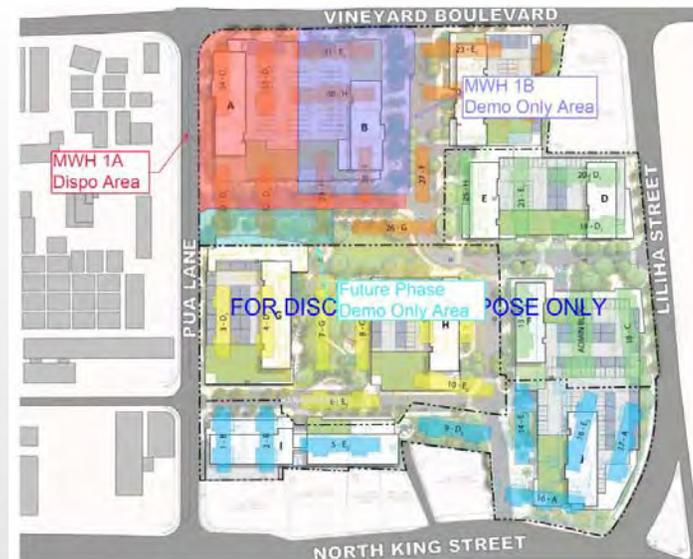
- Requires regional electrical upgrades to support construction beyond 650 units that could delay phase 1C and future phases
- Availability of Tier 2 financing is subject to legislative allocation or direct appropriation
- Direct appropriations for the construction of Building C (For-Sale) is subject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

## NEXT STEPS

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



Rendering of Mayor Wright Homes



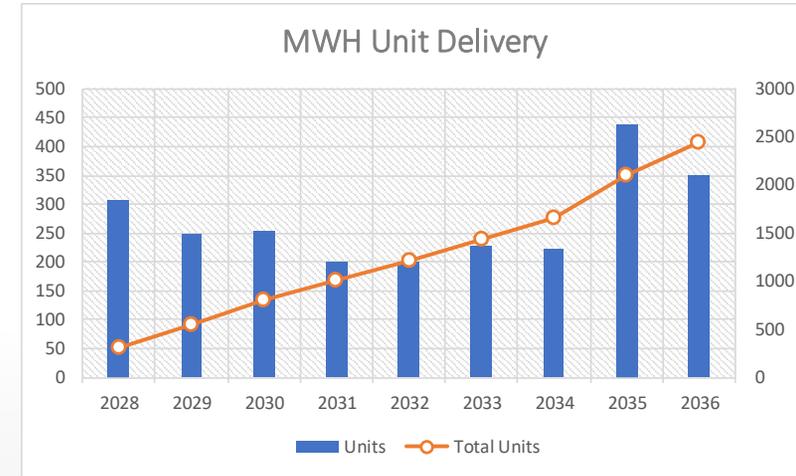
Phase 1A/1B Demo & Disposition Areas

# O'AHU - MAYOR WRIGHT HOMES

## ESTIMATED CONSTRUCTION STARTS

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

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



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

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

# KAUAI – KAPA‘A HOMES

## MILESTONES

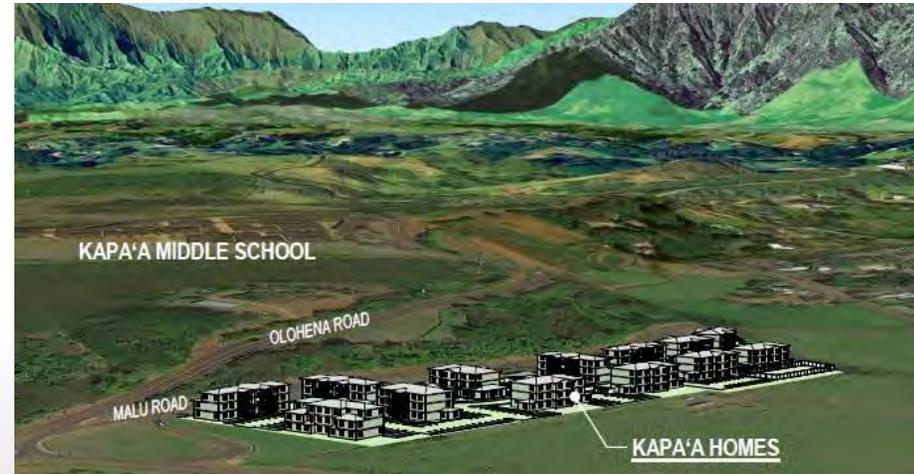
- Received 6E determination from SHPD.
- Section 106 consultation period ended.
- Section 7 “No Adverse Effect” determination received.
- Schematic Design drawings complete.
- Design Development progress set issued (final set to be issued end of September).

## RISKS

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

## NEXT STEPS

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



Rendering of Kapa'a Homes



Site Plan of Kapa'a Homes

# KAUAI – KAPA‘A

## DEVELOPMENT SCHEDULE

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

# HAWAI‘I – LANAKILA HOMES

## MILESTONES COMPLETED

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

## RISKS

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

## NEXT STEPS

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



Project Rendering for Lanakila Homes



Site Plan for Lanakila Homes

# O'AHU – KA'AHUMANU HOMES

## MILESTONES

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

## RISKS

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

## NEXT STEPS

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



Concept Plan Elevation View



Interior Street View from Waiakamilo Road



Concept Plan Aerial View 255

# O'AHU – HALE LAULIMA

## MILESTONES

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

## RISKS

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

## NEXT STEPS

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



Concept Plan Elevation View



Concept Plan Aerial View

# O'AHU – PUUWAI MOMI

## MILESTONES

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

## RISKS

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

## NEXT STEPS

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



Concept Plan of Puuwai Momi

# O'AHU – KAMEHAMEHA HOMES

## MILESTONES

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

## RISKS

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

## NEXT STEPS

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



Concept Plan for Kamehameha Homes



Site Plan for Kamehameha Homes

# MAUI – KAHEKILI

## UPDATE

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

## NEXT STEPS

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



An aerial view and site plan for Kahekili

# O'AHU – NANAKULI

## UPDATE

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

## NEXT STEPS

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



An aerial view and site plan for Nanakuli

# KA LEI MOMI EXECUTION STRATEGY

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

Project	Deals	Units	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
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<b>Running Total KLM Units</b>			<b>124</b>	<b>831</b>	<b>1,612</b>	<b>2,004</b>	<b>2,792</b>	<b>3,392</b>	<b>4,162</b>	<b>5,035</b>	<b>5,814</b>	<b>6,591</b>	<b>7,383</b>	<b>8,029</b>	<b>8,743</b>	<b>9,593</b>	<b>10,503</b>

# KA LEI MOMI SUMMARY

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

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

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

# ALTERNATIVE SITES

## UPDATE

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

## NEXT STEPS

- Complete evaluation of the four alternative KLM sites identified

No.	Image	Site	Location	TMK	Approx. Acreage	Existing Units	Prelim Obsolescence Desk Review	Approximate Potential Yield*	Notes
1		Kekaha Haaheo	Kekaha, Kaua'i	(4) 1-03-008:020; 026	9.3	29	N/A	260	Needs Prelim Obsolescence Desk Review Test and additional due diligence
2		Hale Nana Kai O'Kea Kapaa	Kapa'a, Kaua'i	(4) 4-6-014:105	3.5	38	PASS	100	Property is landlocked and requires cross use access driveway agreement.
3		Lokahi	Hilo, Hawai'i	(3) 2-4-052:020	14.4	30	N/A	400	Needs Prelim Obsolescence Desk Review Test and additional due diligence
4		Hale Olaloa	Hilo, Hawai'i	(3) 2-4-056:021	6.5	50	N/A	180	Needs Prelim Obsolescence Desk Review Test and additional due diligence
5		Ko'olau Village	Kāneohe, O'ahu	(1) 4-5-023:006	14	80	FAIL	TBD	Generally in good condition; regulatory flood/haz and Zone A flood hazard could limit future redevelopment.
6		Palolo Valley Homes	Honolulu, O'ahu	(1) 3-4-007:015; 017	6.6	118	50% PASS/ 50% FAIL	TBD	11 out of 20 of the buildings were rehabilitated. Redevelopment opportunity on a portion of the property Northwest of Ahe Street.
7		Kau'iokalani	Waipanae, O'ahu	(1) 8-5-028:045	4	50	FAIL	TBD	Terminx inspection may justify obsolescence.
<b>Total Existing Units</b>						<b>147</b>			
<b>Estimated New Units from Alternative Sites</b>								<b>940</b>	
<b>Less Existing Units for Sites 1-4</b>								<b>(147)</b>	
<b>Total Estimated Units from Ka Lei Momi Massing Studies</b>								<b>9,316</b>	
<b>Projected Units from Ka Lei Momi + Alternative Sites</b>								<b>10,109</b>	

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

# ADDITIONAL HPHA DEVELOPMENT SITES



SCHOOL STREET – Phase 1



KUHIO PARK LOW-RISES Phase 1

# O'AHU – SCHOOL STREET PHASE 1

## STATUS

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

## HIGHLIGHTS

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



A rendering of School Street Phase 1



A rendering of School Street Phase 1

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

## MILESTONES

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

## NEXT STEPS

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



A rendering of Kuhio Park Low-Rises Phase 1



A rendering of Kuhio Park Low-Rises Phase 1

MAHALO

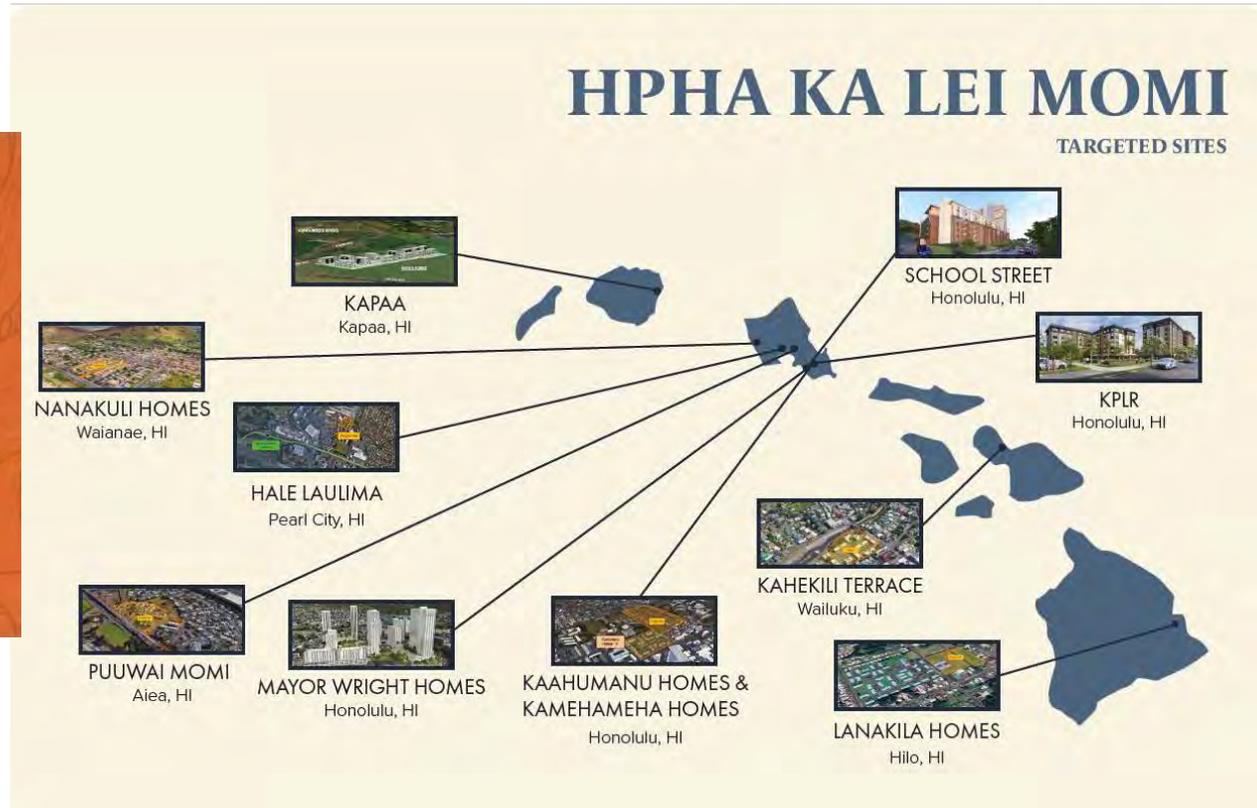
CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA



# KA LEI MOMI

## Q3 QUARTERLY REPORT

### SEPTEMBER 2025



Map of all the redevelopment sites across the State of Hawaii

CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA



# KA LEI MOMI EXECUTIVE SUMMARY

## ACHIEVEMENTS & MILESTONES

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

## RISKS

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

## NEXT QUARTER ACTION ITEMS

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



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



*Lanakila Homes: 258-unit project rendering*

# O'AHU - MAYOR WRIGHT HOMES

## MILESTONES

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

## RISKS

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

## NEXT STEPS

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



Rendering of Mayor Wright Homes



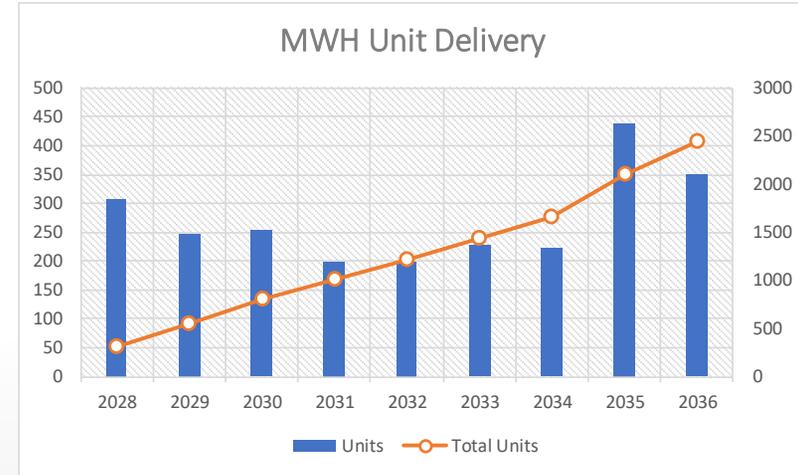
Phase 1A/1B Demo & Disposition areas

# O'AHU - MAYOR WRIGHT HOMES

## ESTIMATED CONSTRUCTION STARTS

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

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



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

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



# KAUAI – KAPA‘A

## DEVELOPMENT SCHEDULE

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

# HAWAI‘I – LANAKILA HOMES

## MILESTONES COMPLETED

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

## RISKS

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

## NEXT STEPS

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



*Project Renderings for Lanakila Homes*



*Site Plan for Lanakila Homes*

# O'AHU – KA'AHUMANU HOMES

## MILESTONES

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

## RISKS

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

## NEXT STEPS

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



Concept Plan Elevation View



Interior Street View from Waiakamilo Road



Concept Plan Aerial View 275

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## MILESTONES

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- 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.
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*Concept Plan Elevation View*



*Concept Plan Aerial View*

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## MILESTONES

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- Timing of sewer and electrical infrastructure
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- Proposed building heights will require FAA approval.

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- Kick off TOD Master Planning refinements with OPSD grant (\$400k.)
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Concept Plan for Kamehameha Homes



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- HPHA/HCDC currently evaluating alternative sites on Maui to develop first as potential relocation housing for existing Kahekili tenants

## NEXT STEPS

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- Analyze infrastructure improvement needs
- Kick off additional studies where needed



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Other Projects			124	152	527	392	588	400	541	873	302	244	792	646	714	850	910
<b>Total Units Delivered</b>			<b>124</b>	<b>707</b>	<b>781</b>	<b>392</b>	<b>788</b>	<b>600</b>	<b>770</b>	<b>873</b>	<b>779</b>	<b>777</b>	<b>792</b>	<b>646</b>	<b>714</b>	<b>850</b>	<b>910</b>
<b>Running Total KLM Units</b>			<b>124</b>	<b>831</b>	<b>1,612</b>	<b>2,004</b>	<b>2,792</b>	<b>3,392</b>	<b>4,162</b>	<b>5,035</b>	<b>5,814</b>	<b>6,591</b>	<b>7,383</b>	<b>8,029</b>	<b>8,743</b>	<b>9,593</b>	<b>10,503</b>

# KA LEI MOMI SUMMARY

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

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

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

# ALTERNATIVE SITES

## UPDATE

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

## NEXT STEPS

- Complete master planning of the four alternative KLM sites identified



Hale Nana Kai Okea



Kekaha Haaheo



Lokahi



Hale Olaloa

# ADDITIONAL HPHA DEVELOPMENT SITES



SCHOOL STREET – Phase 1



KUHIO PARK LOW-RISES Phase 1

# O'AHU – SCHOOL STREET PHASE 1

## STATUS

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

## HIGHLIGHTS

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



A rendering of School Street Phase 1



A rendering of School Street Phase 1

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

## MILESTONES

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

## NEXT STEPS

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



A rendering of Kuhio Park Low-Rises Phase 1



A rendering of Kuhio Park Low-Rises Phase 1

MAHALO

CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA



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

**I. Planning and Evaluation**

**A. 2025 Legislative Interim Events**

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

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

**B. Hawaii Interagency Council on Homelessness**

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

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

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

**D. Kalihi Safety Task Force Meeting**

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

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

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

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

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

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

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

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

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

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

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

G. KPT Financial Close Media Inquiries

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

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

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

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

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

H. Yes In My Back Yard Working Group Meeting

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

I. eHale Energy Saver Rebate Program

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

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

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

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

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

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

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

## II. Fiscal Management

A. Variance Report for October 2025

1. Revenue for October 2025

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

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

## 2. Expenses for October 2025

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

### 3. Year-to-Date Revenue

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

### 4. Year-to-Date Expenses

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

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

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

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

HAWAII PUBLIC HOUSING AUTHORITY

Agency-Wide  
Actual vs Budget

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

(Amounts in Full Dollars)

	Month of October 2025				Year To Date ended October 31, 2025		
	Actual	Budget	Variance		Actual	Budget	Variance
			Amount	%			
<b>REVENUES</b>							
Dwelling Rental Income	2,419,740	2,425,818	(6,078)	0%	9,647,923	9,697,201	(49,278)
HUD Operating Grants	12,747,864	12,642,804	105,059	1%	51,510,790	50,571,218	939,572
CFP Grant Income	107,649	-	107,649	100%	239,134	-	239,134
COCC Fee Income	473,586	521,622	(48,036)	-9%	1,976,867	2,085,893	(109,026)
State CIP Fund	-	-	-	0%	205,322	-	205,322
Grant Income	1,624,157	1,190,058	434,099	36%	4,225,656	2,625,950	1,599,706
Other Income	405,193	712,715	(307,522)	-43%	1,689,080	2,851,855	(1,162,775)
<b>Total Revenues</b>	<b>\$ 17,778,190</b>	<b>17,493,019</b>	<b>285,171</b>	<b>2%</b>	<b>\$ 69,494,771</b>	<b>67,832,116</b>	<b>1,662,655</b>
<b>EXPENSES</b>							
Administrative	2,371,963	2,611,627	(239,663)	-9%	8,995,383	10,322,357	(1,326,974)
Asset Management Fees	-	-	-	0%	-	-	-
Management Fees	410,803	451,302	(40,499)	-9%	1,724,145	1,804,658	(80,513)
Bookkeeping Fees	62,784	67,344	(4,561)	-7%	252,722	269,329	(16,607)
Housing Assistance Payments	10,124,210	9,757,764	366,446	4%	39,930,033	39,031,057	898,976
Tenant Services	22,883	17,862	5,022	28%	57,673	71,441	(13,768)
Utilities	1,196,624	1,300,905	(104,281)	-8%	4,918,609	5,203,620	(285,011)
Maintenance	2,109,422	2,865,842	(756,420)	-26%	10,453,398	11,536,864	(1,083,466)
Protective Services	301,106	361,884	(60,779)	-17%	1,450,799	1,447,536	3,263
Insurance	157,978	98,730	59,248	60%	631,929	534,560	97,369
Depreciation Expense	2,015,065	2,015,065	-	0%	8,040,144	8,040,144	-
Bad Debt Expense	(25,949)	152,486	(178,435)	<-100%	827,663	495,661	332,002
General Expenses	68,033	60,510	7,522	12%	929,233	242,041	687,192
<b>Total Expenses</b>	<b>18,814,922</b>	<b>19,761,322</b>	<b>(946,400)</b>	<b>-5%</b>	<b>78,211,732</b>	<b>78,999,269</b>	<b>(787,537)</b>
<b>Net Income(Loss)</b>	<b>\$ (1,036,732)</b>	<b>(2,268,303)</b>	<b>1,231,572</b>	<b>54%</b>	<b>\$ (8,716,960)</b>	<b>(11,167,153)</b>	<b>2,450,193</b>

**HAWAII PUBLIC HOUSING AUTHORITY**  
**Federal Low Rent Housing Projects**  
**Actual vs Budget**

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

(Amounts in Full Dollars)

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

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

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

(Amounts in Full Dollars)

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

HAWAII PUBLIC HOUSING AUTHORITY

Housing Rental Assistance Programs

**Actual vs Budget**

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

(Amounts in Full Dollars)

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

**HAWAII PUBLIC HOUSING AUTHORITY**  
**Central Office Cost Center**  
**Actual vs Budget**

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

(Amounts in Full Dollars)

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

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

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

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

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

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

### III. Procurement

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

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

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

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

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

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

9. Pural Water Specialty Co., Inc.

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

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

*Upcoming Solicitations:*

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

Planned Contracts:

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

## IV. Development

A. School Street Elderly Housing Redevelopment

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

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

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

C. Ka Lei Momi – Mayor Wright Homes

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

D. Ka Lei Momi – Kapaa Homes

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

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

E. Ka Lei Momi – Kaahumanu Homes Phase 1

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

F. Ka Lei Momi – Lanakila Homes

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

G. Ka Lei Momi – Alternate Sites

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

## V. Property Management and Maintenance Services Branch

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

### A. Contract Monitoring

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

### B. Vacant Unit Contracts

87 vacant units have been completed as of November 2025.

### C. Tenant Accounts Receivable

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

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

### D. Hearings

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

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

## VI. Construction Management

### A. Program Activities and Major Projects:

#### Vacant Units Undergoing Modernization:

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

#### Breakdown by County:

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

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

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

### B. Multi-Site Projects:

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

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

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

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

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

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

D. Oahu Projects:

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

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

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

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

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

E. Hawai'i County Projects:

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

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

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

F. **Maui County Projects (AMP 39):**

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

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

**VII. Section 8 Subsidy Program Branch**

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

HPHA RECEIVED 4,397 VOUCHERS FROM HUD, BUT ONLY ISSUED 3,098 VOUCHERS

HPHA RECEIVED 697 VASH VOUCHERS FROM HUD, BUT ONLY ISSUED 477 VOUCHERS

HOWEVER, HPHA FINANCIAL RECORDS FALSELY CLAIM THAT 100% SUBSIDY WAS ACTUALLY USED TO ISSUE APPROXIMATELY 70% OF THE VOUCHERS RECEIVED.

THIS IS FRAUD SCHEME #1

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

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

B. Inspections update:

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

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

C. Family Self Sufficiency (FSS) Program:

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

D. Rent Supplement Program (RSP):

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

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

## VIII. Compliance Office

### Program Activities for November 2025

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

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

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

- Fair Housing Queries & Training:

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

- Construction Report Reviews are reviewed to identify and address any ADA or compliance-related issues.

- Declaration of Trust Documentation:

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

## IX. Human Resources

### Staffing Summary

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

A. Recruitment

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

B. Career Development

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

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

C. Training Programs

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

D. Workers Compensation/Safety

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

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

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

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

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

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

## ORAL TESTIMONIES (1-5)

by Laurie Thorson

### 12.10.25 HPHA BOARD MEETING

*I am allowed only speak for 3 minutes about each agenda item. It is unfair that items on the agenda are intentionally grouped together. For example: I am allowed only 3 minutes to address the 3 illegal policies because they are grouped together as one agenda item. This document is in addition my Written Testimonies (1-5).*

### ORAL TESTIMONY #1

AGENDA ITEM:

II. APPROVAL OF MINUTES *(see page 2)*

**re: 08.28.25 MINUTES**

*(refer to page 5 of the agenda)*

For the **08.28.25 minutes for the annual meeting**, HPHA writes: “...there was no written public testimony submitted or given...”, but the next paragraph HPHA contradicts themselves by writing “...Laurie Thorson, Section 8 participant, stated that the Board of Directors is missing a member who should be a recipient of the Section 8 program and inquired if this would be considered at today’s meeting...”.

*(refer to page 10 of the agenda)*

The **08.28.25 minutes for the regular meeting**, HPHA writes: “...Laurie Thorson, Section 8 Participant asked if the Board members received her written testimony and read her testimony as submitted...”

**“...Chairperson Hall confirmed that the Board members received Ms. Thorson’s written testimony...”**

“...Chairperson Hall requested an update from the Attorney General’s office regarding the legal matters related to Ms. Thorson’s complaint...”

“...**Attorney General Chase Suzumoto** reported that in Ms. Thorson’s appeal to the Ninth Circuit, all briefs have been filed. The Board was informed by the state attorneys that the case is awaiting a decision from the Ninth Circuit. **The briefs are available as part of Ms. Thorson’s August 28, 2025 written testimony for reference...**”

The minutes confirm that Chairperson Hall and all the board members received my written testimonies (which included copies of the appellate court briefs), and **Attorney Chase Suzumoto admitted that “...the briefs are available as part of Ms. Thorson’s August 28, 2025 written testimony...”**.

**So why aren’t my written testimonies attached to the minutes?**

**I object to the board approving the 08.28.25 minutes since the minutes do not include a copy of my briefs, and that the board not approve the minutes until after the minutes have been revised to include a copy of my written testimonies with the attached briefs.**

.....

**re: 09.11.25 MINUTES**

*(refer to page 17 of the agenda)*

For the **09.11.25 minutes**, HPHA writes:

“...Chairperson Hall acknowledged the Board members received written testimony from Laurie Thorson...”

Attached to my written testimony were copies of HUD data and HPHA financial statements, which prove fraud. It should be noted

that fraud is not a claim in my lawsuit that is currently before the 9<sup>th</sup> Circuit Court of Appeals, so for the board to wait for the results of my lawsuit (which is based on retaliation and discrimination) should not stop the HPHA Board of Directors from investigating alleged claims of fraud.

**I object to the board approving the 009.11.25 minutes since the minutes do not include a copy of my written testimony with the attached documents (HUD data and HPHA financial statements), and that the board not approve the minutes until after the minutes have been revised to include of my written testimony and evidence to prove fraud.**

## **ORAL TESTIMONY #2**

*AGENDA ITEM:*

III. DISCUSSION AND/OR DECISION MAKING *(see page 2-3)*

### **A. AUDIT OF HPHA FINANCIAL STATEMENTS)**

**I object to the board members approving the Audited Financial Statements** of the Hawaii Public Housing Authority, performed by contracted auditors Plante and Moran.

**I object to the false figures** in the audited financial statements. I object to federal funds allocated to the “Section 8 HCV Voucher Program”, being included in the figures under the category titled “Section 8 Contract Administration” and “Housing Assistance Vouchers – MTW”.

All three of the above-mentioned programs are separate federal programs, receive separate federal funding, and are governed by separate federal rules.

It is against the law to comingle the federal funds, and/or divert federal funds from the program it was allocated to *(per 18 U.S.C. 666, DOJ Criminal Code 1002-1012)*.

In monthly financial statements, and in previous audits, revenue and expenditures for “Section 8 Vouchers” are categorized separately from “Section 8 Administration”, and separate from the “MTW” program. Funds are allocated separately for each program.

**I object to the HPHA Board of Directors approving this “FOR ACTION” item on the agenda, submitted by HPHA Chief Financial Officer, Bennett Liu.**

*(refer to page 24 of the agenda, and pages 56, 95, 96, 97)*

Since I started attending the monthly board meetings in October 2024, I have provided a substantial amount of evidence to prove to the HPHA Board of Directors that the HPHA staff is falsely reporting to HUD false figures for “expenditures” (in an apparent effort to hide the accumulated ‘surplus grant funds’ as a result of implementing the illegal policies – to use low comps – that allows for ‘surplus grant funds’ to be accumulated from every voucher. This is FRAUD SCHEME #1.

The false figures that HPHA reports to HUD include FRAUD SCHEME #2, which is proven by the fact that it is not plausible to use 100% subsidy to issue approximately 70% of the vouchers HUD issues monthly to HPHA (4,397 v. 3,098).

There is no way that ‘expenditures’ should include ‘surplus grant funds’, which is accrued from each and every voucher (as a result of the admitted fraud schemes to use illegal policies.

Refer to Hakim Ouansafi’s Declaration where he admitted, under the penalty of perjury, that he enforces the illegal policies – to use low comps – which allows for the accumulation of ‘surplus grant funds’ from every voucher. However, he imputes liability to the HPHA Board of Directors for approving the illegal policies, and he imputes liability to his staff for implementing the illegal policies.

The fraud schemes (#1 to use low comps, and #2 to issue only 70% of the vouchers) have been approved by the HPHA Board of Directors, enforced by Hakim Ouansafi, and implemented by staff.

*I pray that the HPHA Board of Directors will stop the steal of federal funds from the Section 8 Housing Choice Voucher Program.*

### **ORAL TESTIMONY #3**

AGENDA ITEM:

III. DISCUSSION AND/OR DECISION MAKING *(see page 3)*

#### **I STRONGLY OBJECT TO HPHA BOARD OF DIRECTORS APPROVING BOARD RESOLUTION NO. 25-05**

*(refer to pages 219-220)*

Hakim Ouansafi is introducing new illegal policies to the board for approval. These illegal policies only serve to benefit the HPHA by accumulating over \$2,000,000 every year in ‘surplus grant funds’.

The new illegal policies are of no benefit to the recipients, and only serve to benefit HPHA by increasing the amount of ‘surplus grant funds’ accumulated, which funds will inevitably disappear.

The illegal policies will cause severe irreversible damages to the recipients, increase the expenses for already “very low income” families (most with children) who earn about \$11,000 per year. If recipients do not comply with the illegal policies, Hakim Ouansafii is proposing that they lose their voucher for noncompliance of the new illegal policies. Unfortunately, this will cause many to become homeless.

**B. “MTW SUPPLEMENT TO THE ANNUAL PHA PLAN”  
&  
“BOARD RESOLUTION NO. 25-05”**

*(refer to page 121)*

**III. (1) I OBJECT TO THE BOARD OF DIRECTORS APPROVING  
THE “MTW SUPPLEMENT TO THE ANNUAL PHA PLAN”**

*(which is contingent on the board approving Board Resolution No 25-05)*

***Read my comments on the 44-page MTW Supplement to the Annual PHA Plan (Written Testimony 1). Begin on page 121 of the 12.10.25 agenda. The illegal policies being proposed by Hakim Ouansafi is just another fraud scheme, which illegal policies are not in compliance with federal rules or HUD Regulations.***

According to 18 USC §666 and DOJ Criminal Code 1002 – 1012. it is illegal to divert, misappropriate, and/or comingle federal funds between two separately funded federal programs (Section 8 and MTW programs). The Section 8 and MTW, Moving To Work, programs are separate federal programs, receiving separate federal funds, and are governed by separate federal rules. It is against the law for the HPHA Board of Directors and the Executive Director of the Hawaii Public Housing Authority to mandate illegal policies (in order to accumulate ‘surplus grant funds’) or threatened recipients that they will lose their vouchers if unable to comply with the illegal policies.

**I object to Hakim Ouansafi’s new illegal mandates to the Section 8 HCV Program in his MTW Supplement to the PHA PLAN.** If the board approves the new illegal policies, like they did the illegal policies to use low comps, this only confirms the board is complicit with Hakim Ouansafi to enforce illegal policies in order to accumulate ‘surplus grant funds’, funds that inevitably disappear.

**Evidence proves the illegal policies do not comply with 24 CFR 982 and HUD Regulations that govern how the Section 8 Housing Choice Voucher Program is to be implemented.**

*(refer to page 117 - 220)*

**III. (2) I OBJECT TO THE BOARD OF DIRECTORS APPROVING THE “FOR ACTION” TO APPROVE THE NEW ILLEGAL POLICIES IN BOARD RESOLUTION NO. 25-05**

Board Resolution No. 25-05 needs to be approved before the board approves the “MTW Supplement to the Annual PHA Plan”. If the board approves the new illegal policies, this will allow Hakim Ouansafi to accumulate an additional \$2M every year in ‘surplus grant funds’ from the Section 8 Program and the MTW Program (which are separate federal programs, receive separate funding, and are governed by separate federal rules).

18 U.S.C. §666 specifically mandates federal funds are not to be diverted or comingled with other federal funds and programs.

**THE NEW ILLEGAL POLICIES BEING PROPOSED BY HAKIM OUANSAFI IN THIS AGENDA ARE:**

- 1. INCREASING THE MANDATORY MINIMUM RENT FROM \$50 TO \$100** *(for the MTW Program)*

**INCREASING THE MANDATORY MINIMUM RENT FROM \$0 TO \$100** *(for the Section 8 HCV Program)*

This is illegal because the two programs are governed by separate federal rules, and even though the minimum rent for MTW recipients is \$50, the minimum rent for Section 8 HCV recipients is \$0.

It is illegal to mandate recipients to comply with any illegal policy, or jeopardize their vouchers for noncompliance, which will inevitably lead to homelessness.

**2. DECREASING THE MANDATORY UTILITY ALLOWANCE REIMBURSEMENT CHECKS FROM \$100 TO \$50**

Hakim Ouansafi admits that his intentions are to phase out the utility reimbursement checks altogether.

This is illegal because the utility allowance charts have already been decreased, in comparison to the UA charts from the City and County of Honolulu. This allows the HPHA to decrease their expenditures for each voucher, increasing the recipients portion of rent. This allows for an increase in the ‘surplus grant funds’ accumulated by HPHA.

To reduce the UA reimbursement checks is a double whammy to increase the ‘surplus grant funds’ HPHA accumulates, and creates a hardship for recipients by increasing their monthly portion of rent and utility expenses.

**3. MANDATING A 15-HOUR WORK WEEK FOR ALL “...FEDERAL PUBLIC HOUSING AND SECTION 8 VOUCHER PROGRAMS...”**

The MTW and the Section 8 Programs are separate programs, receive separate funding, and are governed by separate federal rules. There are no federal rule or HUD Regulations that mandates recipients of the Section 8 Voucher program are required to work a 15 hour work week, or forfeit their voucher.

*I pray that the HPHA Board of Directors will not approve the illegal policies being proposed by Hakim Ouansafi, and will stop the steal of federal funds from the Section 8 Housing Choice Voucher Program.*

*(refer to page 181, 200)*

*Hakim Ouansafi writes,*

**“...average take home pay [for recipients] per year is \$11,428, with a net income after rent of \$666...”**

Hakim knows that the average recipient earns below \$1,000 a month, and now he wants to impose his illegal policies but for the sole purpose of increasing the amount of ‘surplus grant funds’ he is able to accumulate.

It is absolutely incomprehensible why anyone would want to increase the minimum rent from \$0 to \$100 (for S8 recipients) and from \$50 to \$100 (for MTW recipients), and then decrease the UA reimbursement checks from \$100 to \$50, and then force the recipients to work a minimum 15-hour work week - which now means recipients will acquire additional expenses like child care and transportation in order to satisfy Hakim Ouansafi’s illegal policies. Recipients who are already living on the skin of their teeth are now required to comply with Hakim Ouansafi’s illegal policies, or lose their housing assistance.

*(refer to page 175)*

**Hakim Ouansafi confirms “..the family would be evicted because it is unable to pay the minimum rent...”**

**MINIMUM RENT IS DEFINED IN 24 CFR 5.630**

## **ORAL TESTIMONY #4**

AGENDA ITEM:

III. DISCUSSION AND/OR DECISION MAKING *(see page 3)*

### **E. INCREASE IN PAYMENT STANDARDS**

*(refer to Pages 239-246)*

I object to the HPHA Board of Directors approving an increase in the payment standards for recipients of any program. This is just another fraud scheme to steal federal funds.

***Let me explain:***

**I object to the new payment standards** being introduced by Hakim Ouansafi. As long as Hakim Ouansafi is allowed to continue to enforce the illegal policies – to use low comps - outlined in FRAUD SCHEME #1, increasing the payment standard only increases the amount of subsidy that the HPHA receives from HUD, and any increase in the amount of subsidy the HPHA receives for the vouchers is of no benefit to the recipients and/or landlords who participate in the Section 8 HCV Program.

**UNLESS HAKIM OUANSAFI IS WILLING TO RENEGE ON ENFORCING THE ILLEGAL POLICIES – TO USE LOW COMPS – AND CHOOSES TO COMPLY WITH HUD REGULATIONS IN DETERMINATING RENT REASONABLENESS, INCREASING THE PAYMENT STANDARD IS OF NO BENEFIT TO THE RECIPIENTS AND ONLY SERVES TO BENEFIT THE HPHA ACCUMULATING ADDITIONAL ‘SURPLUS GRANT FUNDS’, WHICH EVIDENCE PROVES IS DIVERTED (ANOTHER WORD FOR “DISAPPEARS”).**

*I pray that the HPHA Board of Directors will stop the steal of federal funds from the Section 8 Housing Choice Voucher Program.*

## WRITTEN TESTIMONY #5

AGENDA ITEM:

### IV. A. EXECUTIVE DIRECTOR'S REPORT *(refer to page 4)*

*(refer to Pages 288 – 314, 296, 299)*

**Hakim Ouansafi confirms the false figures he reported to HUD, and then documented in the financial statement as “HAP” expenditures. Hakim Ouansafi is fully aware that he must report** false figures of using 100% subsidy in order to hide ‘surplus grant funds’ accumulated from each and every voucher.

There is no possible way that HPHA can use 100% subsidy to issue only 70-75% of the vouchers, and have only \$44 in Reserves.

Since October 2024, I have attended the monthly board meetings and have provided a substantial amount of evidence to the board to prove that ‘surplus grant funds’ are being accumulated, and which disappear, because of the fraud schemes being implemented:

FRAUD SCHEME #1 – to use low comps

FRAUD SCHEME #2 – falsely claim 100% subsidy was used, but issue only 70% of the vouchers (**expenditures “false” figure includes ‘surplus grant funds’ in order to hide the steal**).

FRAUD SCHEME #3 – to reduce the utility allowances (UA), which also allows for an increase in ‘surplus grant funds’.

HPHA’s PHA ANNUAL PLAN confirms that HUD issues the HPHA **4,397** vouchers each month. However, HUD data confirms and Hakim Ouansafi admits in his ‘Executive Director’s Report’ that approximately only **3,098** vouchers are being issued each month. This figure can’t be altered because the vouchers belong to HUD, not to Hakim Ouansafi. The only missing piece of the puzzle is determining what the HAP payment is to the landlord so we can know what the actual amount of subsidy is being used, and what the amount of ‘surplus grant funds’ is. The illegal policies allows for ‘surplus grant funds’ to be accumulated from every voucher.

So the big question is, where are the federal funds for the balance of the **1,299 unused vouchers**?

HUD data and HPHA financial statements confirm that Hakim Ouansafi has been enforcing the illegal policies and fraud schemes (to accumulate surplus grant funds) since he was hired in January 2012. Big question is, where are the 'surplus grant funds'?

Hakim Ouansafi intentionally and purposefully hide the steal by reporting to HUD and to the auditors that he uses 100% of the subsidy (which subsidy HUD provides to issue 4,397 vouchers). By falsely reporting that 100% of the subsidy was used guarantees that HUD will provide the same amount of subsidy the following year, which allows for 'surplus grant funds' to again be accumulated.

*(refer to page 310)*

Hakim Ouansafi confirms issuing only 3,098 vouchers (out of 4,397), and issuing only 447 VASH veteran vouchers (out of 697).

VII. Section 8 Subsidy Program Branch

A. "...**3,098** S8 vouchers used..."

HUD confirms **4,397** vouchers are issued each month to HPHA.

A. "...**477** VASH vouchers used,,,"

HUD confirms **697** vouchers are issued each month to HPHA.

*I pray that the HPHA Board of Directors will not approve the new illegal policies, and will stop Hakim Ouansafi from diverting / misappropriating federal funds from the Section 8 Housing Choice Voucher Program, and now from the MTW Program by accumulating 'surplus grant funds' that we know will inevitably disappear.*

*(refer to page 296, 299)*

**In his 'Executive Director's Report', Hakim Ouansafi attaches copies of HPHA financial statements that confirm the false figures (revenue v. expenditures).**

**IN HAKIM OUANSAFI's OWN WORDS,  
HE WRITES THROUGHOUT THE 12.10.25 AGENDA:**

**Page 22, 24 of 44**

“...The goals of this activity (increase minimum rent from \$50 to \$100) are to incentivize families to maintain employment and improve the financial sustainability of the LIPH program.

**Page 25, 26 of 44**

“...The goals of this activity (decrease UA reimbursement checks from \$100 to \$50) are to improve the cost-effectiveness of the public housing program; begin simplifying the rent calculation process; and eliminate the administrative burden of preparing, signing, and mailing out reimbursement checks each month...”

“...decreased expenditures...” (resulting in ‘surplus grant funds’)

**Page 27, 29 of 44**

“...The primary goal of this activity is to improve self-sufficiency for assisted families. This activity will also raise much-needed rental revenue that can be used to complete long-deferred maintenance projects and fund other MTW programs...”

**“...decreased expenditures...”**

**(resulting in INCREASE of ‘surplus grant funds’)**

**Page 31**

I can't believe that Hakim Ouansafi actually documented (again) that he used 100% subsidy (revenue v. expenditures). Just based on FRAUD SCHEME #1 AND #2, we know he is lying again when he documents the following figures:

2021        \$29,585,170 (revenue v. expenditures) = 100%

2022        \$27,406,287 (revenue v. expenditures) = 100%

2023        \$34,131,336 (revenue v. expenditures) = 100%

2024        \$32,611,485 (revenue) v. \$24,161,185 (expenditures)

*This is a lie. Where's the balance of the \$8,450,300?*

*HUD data confirms HPHA reported having only \$44 in Reserves.*

**Page 180**

“...Eliminating utility reimbursements in combination with the \$100 minimum rent policy for all non-disabled, non-elderly families would generate a monthly revenue stream of \$38,400 or \$460,800 annually...”

**Page 199**

“...If all 457 non-elderly, non-disabled households were to pay a minimum rent of \$100, the agency expects to save roughly \$40,578 per month, or \$486,936 annually...”

“...Eliminating utility reimbursements in combination with the \$100 minimum rent policy for all non-disabled, non-elderly families could generate a monthly cost savings of \$99,384, or \$1,192,608 annually...”

**Page 200**

“...The HPHA anticipates the 15-hour weekly work requirement will have a positive impact on housing affordability for non-elderly, non-disabled households. The average monthly rent payment among all 457 non-elderly, non-disabled households paying less than the proposed minimum rent amount is **\$11.21**. As of May 1, 2025, these households have an average annual gross income of **\$7,317**...”

***Is anyone reading this?***

*Average annual gross income is ONLY \$7,317, and Hakim Ouansafi wants to force these “very low income” recipients to pay a minimum rent of \$100? ...or lose their voucher if they do not comply with his illegal policies?*

**Here's another quote/lie:**

**Page 202**

“...A family that increases its income enough to no longer need housing assistance will be subject to the HPHA’s zero-HAP policy. After six months of no HAP, the **HPHA will terminate the family’s voucher and issue one to another very low income household...**”

Why doesn’t Hakim Ouansafi just issue one of the 1,299 vouchers he is currently not using?

**Truth: according to the financial statements, the subsidy for those vouchers is gone - disappeared!!!**