

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

AGENDA

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

Viewing/Participating in the Meeting:

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

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

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

Physical Meeting Location:

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

Providing/Submitting Testimony – Written, Oral, Audiovisual:

Interested persons can submit written testimony in advance of each meeting that will be distributed to the Board members prior to the meeting. Written testimony should indicate the relevant agenda item. Submit written testimony via email to angela.j.nabua@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 angela.j.nabua@hawaii.gov no later than Tuesday, March 17, 2026, or by using the “Raise Hand” feature in Zoom, or by simply announcing/identifying themselves when the item they want to testify about during the public testimony portion of the meeting is opened. Individuals may also provide audiovisual oral testimony by using the “Raise Hand” feature in Zoom, clicking the “Unmute” icon to talk, and clicking the “Start Video” icon to turn camera on.

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

I. CALL TO ORDER/ESTABLISHING QUORUM

II. APPROVAL OF MINUTES

Regular Meeting Minutes, February 19, 2026
Executive Session Minutes, January 28, 2026

III. DISCUSSION AND/OR DECISION MAKING

- A. To: Adopt Resolution No. 26-01 Statement of Non-Discrimination Policy Reaffirming the Hawaii Public Housing Authority’s Commitment to

Prohibiting Discrimination or Discriminatory Practices in its Operations, Procedures, Programs, and Services

- B To: **(1)** Accept the Single Audit Report for Fiscal Year July 1, 2024, through June 30, 2025, Conducted by Plante Moran, PLLC; and **(2)** Authorize the Executive Director to Submit the Audit Report to the Federal Audit Clearinghouse, the U.S. Department of Housing and Urban Development, and Other Interested Parties as Required
- C. To: **(1)** Approve the Hawaii Public Housing Authority's (HPHA) Proposed Capital Fund Program 5-Year Action Plans for Fiscal Years 2025-2029 and 2026-2030; and **(2)** Authorize the Executive Director to (a) Hold Public Hearings on the Capital Fund Program 5-Year Action Plans for Fiscal Years 2025-2029 and 2026-2030 as Required, (b) Undertake All Actions Necessary to Accept, Adopt, or Respond to Comments from the Public and the Resident Advisory Board, and (c) Submit the Proposed Capital Fund Program 5-Year Action Plans for Fiscal Years 2025-2029 and 2026-2030 to the U.S. Department of Housing and Urban Development, if No Substantive Changes are Made
- D. Appointment of Financial Task Force for the Review of the Hawaii Public Housing Authority's Proposed Operating Budget for FY 2026-2027

IV. REPORTS

A. Executive Director's Report:

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

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

The Board agenda and packet materials, which include, meeting minutes listed under item II, a written description and narrative discussion of each item and supporting documents listed under item III, and the monthly Executive Director's report listed under item IV, for this meeting are available for inspection on the HPHA's website:

<https://hpha.hawaii.gov/about-the-hpha/meeting-packets> and are available for in person review at the Board's office located at 1002 North School Street, Building E, Honolulu, HI 96817. Written testimony is provided to the Board prior to the start of the meeting, when practicable.

If you need an auxiliary aid/service or other accommodation due to a disability, contact Ms. Angela Nabua by telephone at (808) 832-4682 or by email at

angela.j.nabua@hawaii.gov as soon as possible, preferably by close of business three days prior to the meeting date. Requests should be made as early as possible to have a greater likelihood of being fulfilled. If a response is received after Tuesday, March 17, 2026, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate/accessible formats.

HAWAII PUBLIC HOUSING AUTHORITY
SUMMARY MINUTES OF THE REGULAR MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING A
HONOLULU, HAWAII 96817
ON THURSDAY, FEBRUARY 19, 2026
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII
Audiovisual link: [February 19, 2026 Meeting](#)

The Board of Directors of the Hawaii Public Housing Authority held their Regular Board Meeting at 1002 North School Street, on Thursday, February 19, 2026. The Board meeting was conducted by video conference via Zoom. Video recording of the meeting can be found on the HPHA's website: 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.

Vice Chairperson Betty Lou Larson 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.

Vice Chair Larson acknowledged the Board members received written testimony.

At approximately 9:04 a.m., Vice Chair Larson 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: (00:00:08)

PRESENT: Director Betty Lou Larson, Vice Chairperson
(Via Zoom) Director Susan Kunz, Secretary
 Designee Joseph H. Campos
 Director Scott Glenn
 Director Lisa Anne Darcy
 Director Roy Katsuda
 Director Christyl Nagao

Deputy Attorney General Linda Chow
Deputy Attorney General Chase Suzumoto

EXCUSED: Director Robert Hall, Chairperson
 Director Todd Taniguchi

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

OTHERS PRESENT (via Zoom/teleconference):
Caitlin Barrow, Highridge Costa
Chris Deuchar, Form Partners LLC
Emily Davids, Form Partners LLC
Scott Jepsen, EJP Consulting Group
Laurie Thorson, Section 8 Recipient
Desiree Kihano

Approval of Minutes

Director Campos moved, (00:07:01)

To Approve the Regular Meeting Minutes of January 28, 2026

The minutes were unanimously approved as presented. (00:07:46)

Discussion and Decision Making

Director Kunz moved, (00:09:20)

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

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

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

The motion was unanimously approved. (00:24:30)

Director Campos moved, (00:26:04)

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

The motion was unanimously approved. (00:33:26:00)

Director Katsuda moved, (00:33:45)

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

The motion was unanimously approved. (00:37:42)

For Information

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 (00:38:40)

Ms. Caitlin Barrow, Highridge Costa and Mr. Chris Deuchar, Form Partners LLC. provided detailed project updates and current development schedules for Q4 2025 of the Ka Lei Momi Redevelopment Project. The full presentation was included in the Board Packet and can be viewed on the HPHA's website.

Executive Director's Report (01:04:27)

Executive Director Ouansafi requested that the Board find, for the record, that there is an imminent peril to the public health, safety, or morals caused by the increase in criminal activity occurring at and around public housing properties, requiring immediate adoption of the emergency rules upon less than thirty days' notice of hearing.

Vice Chair Larson requested, (01:08:41)

That the Board confirm the findings of imminent peril to public health, safety, or morals consistent with Chapter 91, Hawaii Revised Statutes related to the approval and adoption of emergency rules

The Board unanimously confirmed. (01:09:57)

Vice Chair Larson expressed the Board's appreciation for all staff, recognizing their hard work in managing daily operations and meeting the deadlines for important, time-sensitive initiatives.

Director Katsuda moved, (01:17:19)

To Adjourn the Meeting

The motion was unanimously approved. (01:17:27)

The meeting adjourned at 10:19 a.m.

MINUTES CERTIFICATION FOR FEBRUARY 19, 2026

Prepared by:

Rochelle Kanoe Kepaa
Secretary

Date

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

Director Susan Kunz
Board Secretary

Date



FOR ACTION

SUBJECT: To: Adopt Resolution No. 26-01 Statement of Non-Discrimination Policy Reaffirming the Hawaii Public Housing Authority's Commitment to Prohibiting Discrimination or Discriminatory Practices in its Operations, Procedures, Programs, and Services

I. FACTS

- A. April marks the 58th anniversary of the passage of the Fair Housing Act of 1968 (FHA), which articulates the national policy of fair housing – equal access to rental housing and home ownership opportunities. The FHA prohibits discrimination in housing on the basis of race, color, religion, sex, national origin, familial status, and disability.
- B. The FHA and Chapter 515 of the Hawaii Revised Statutes are the principal instruments to counteract housing discrimination in the State of Hawaii. Chapter 515 expands the FHA's housing protections by prohibiting housing discrimination on the basis of marital status, sexual orientation, age, ancestry, gender identity or expression, or human immunodeficiency virus infection.
- C. In 2004, the U.S. Department of Housing and Urban Development (HUD) and the Department of Justice issued a joint statement regarding their mutual responsibility for the implementation and enforcement of the FHA.

II. DISCUSSION

- A. Every April, practitioners in the housing industry commemorate the passage of the Fair Housing Act of 1968, which reminds us that fair housing means that there should be equal opportunity in every community.
- B. The HPHA currently operates under policies which prohibit discrimination and discriminatory practices including its Policy on Reasonable Accommodations and Modifications and the Language Access Policy.
- C. Every year, the HPHA reaffirmed its commitment to prohibiting discrimination or discriminatory practices in its operations, procedures, programs, and services through Board Resolution. The HPHA has and

continues to provide regular training for new and existing staff on fair housing issues.

- D. The HPHA remains committed to providing meaningful and equal access to its programs and to offering residents and applicants an equal opportunity to use and enjoy HPHA's housing facilities.
- E. The HPHA continues to provide education and outreach to applicants and residents of its programs to inform them of their right to receive HPHA benefits and services free from discrimination or discriminatory practices.

III. RECOMMENDATION

That the Board of Directors: Adopt Resolution No. 26-01 Statement of Non-Discrimination Policy Reaffirming the Hawaii Public Housing Authority's Commitment to Prohibiting Discrimination or Discriminatory Practices in its Operations, Procedures, Programs, and Services

Attachment A: Resolution No. 26-01 Statement of Non-Discrimination Policy Reaffirming the Hawaii Public Housing Authority's Commitment to Prohibiting Discrimination or Discriminatory Practices in its Operations, Procedures, Programs, and Services

Prepared by: Ryan Akamine, Chief Compliance Officer *RMA*

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

Robert J. Hall
Chairperson

RESOLUTION NO. 26-01

**STATEMENT OF NON-DISCRIMINATION POLICY REAFFIRMING THE HAWAII
PUBLIC HOUSING AUTHORITY'S COMMITMENT TO PROHIBITING
DISCRIMINATION OR DISCRIMINATORY PRACTICES IN ITS OPERATIONS,
PROCEDURES, PROGRAMS, AND SERVICES**

WHEREAS, the Hawaii Public Housing Authority (HPHA) is established as a corporate body and politic under Chapter 356D, Hawaii Revised Statutes; and

WHEREAS, notwithstanding its semi-autonomous nature, the HPHA is deemed to be a public instrumentality and agency of the State; and

WHEREAS, as an agency of the State, and as a recipient of federal funding, the HPHA is obligated to implement and enforce policies regarding non-discrimination under either state or federal law, including but not limited to the Fair Housing Amendments Act of 1988, Chapter 515, Hawaii Revised Statutes, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act of 1990, Age Discrimination Act of 1975, Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and Chapter 321C, Hawaii Revised Statutes, Language Access Law; and

WHEREAS, the HPHA is committed towards maintaining a policy of nondiscrimination and prohibiting discriminatory practices in the operations, procedures, or programs it administers, and to working with community stakeholders to affirmatively further fair housing choice; and

WHEREAS, April is Fair Housing month and the HPHA is taking this opportunity to reaffirm its commitment to fair housing, nondiscrimination, and equal opportunity for all of the participants in and applicants of HPHA's programs, and to protect and further fair housing choice for all residents in the State of Hawaii; and

NOW THEREFORE, BE IT RESOLVED, that ahead of Fair Housing Month, on this 19th day of March 2026, the HPHA hereby reaffirms its commitment to prohibiting discrimination or discriminatory practices in its operations, procedures or programs/services, and to working with community stakeholders to affirmatively further fair housing choice; and

BE IT FURTHER RESOLVED, that the HPHA hereby authorizes the Executive Director to do all things necessary and proper to maintain, implement, and enforce such non-discriminatory policies.

Robert J. Hall
Chairperson

Date

FOR ACTION

MOTION: To: **(1)** Accept the Single Audit Report for Fiscal Year July 1, 2024, through June 30, 2025, Conducted by Plante Moran, PLLC; and **(2)** Authorize the Executive Director to Submit the Audit Report to the Federal Audit Clearinghouse, the U.S. Department of Housing and Urban Development, and Other Interested Parties as Required

I. FACTS

- A. During the audited period of July 1, 2024, to June 30, 2025, the Hawaii Public Housing Authority (HPHA) administered the following programs:
- Federal public housing programs. The HPHA administered 4,731 federal public housing units in Hawaii with funds received from the United States Department of Housing and Urban Development (HUD).
 - State public housing programs: The HPHA administered 864 state public housing family units and elderly housing developed with State funds.
 - Federal and State rent subsidy programs: The HPHA administered federally funded rental assistance programs and the State funded rental assistance program. The federally funded rental assistance programs include Section 8 Housing Choice Voucher Program, Veterans Affairs Supportive Housing Program, Non-Elderly Disabled Voucher Program, Foster Youth to Independence Program, Mainstream Voucher Program, and Emergency Housing Voucher Program. Both the federally and the State funded rental assistance programs subsidizes monthly rental payments to qualified households.
 - Federal rental assistance program: The HPHA managed a Special Allocation Program which administers a project-based program under a contract with the federal government.
- B. The financial and Single Audit of HPHA's financial statements and program activities for the fiscal year ending June 30, 2025, was performed by the independent auditor, Plante Moran, PLLC. Plante Moran, PLLC is

procured and contracted by the State Office of the Auditor to perform the audit and report on its findings.

- C. For the fiscal year July 1, 2024, through June 30, 2025, Plante Moran, PLLC conducted financial and single audits during the period from the beginning of September 2025 to early March 2026.

D. Financial Audit

1. For the fiscal year July 1, 2024 through June 30, 2025, Plante Moran, PLLC, the independent auditor, conducted the financial audit during the months from September to November. On its audited financial statements issued on December 10, 2025, Plante Moran, PLLC expressed a “clean” opinion that the financial statements are fairly presented.
2. The HPHA’s basic financial statements comprise:
 - Government-wide financial statements
 - Governmental fund financial statements
 - Proprietary fund financial statements
3. The Board of Directors approved and accepted the audited financial statements on December 10, 2025.

E. Single Audit

1. Plante Moran, PLLC conducted compliance testing in accordance with Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (“Uniform Guidance”).
2. The auditor tested HPHA’s compliance with certain provisions of laws, regulations, contracts, and federal grant agreements.

II. DISCUSSION

- A. At the Board meeting on December 10, 2025, the Board approved the audited financial statements for the fiscal year July 1, 2024, through June 30, 2025, and authorized submission to applicable State and federal agencies.
- B. The Single Audit Report expands to include the independent auditor’s reports on:

- Schedule of Expenditures of Federal Awards (SEFA) required by the Uniform Guidance
 - Internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with Government Audit Standards
 - Compliance for each major federal program and Internal control over compliance required by Uniform Guidance
- C. The Single Audit Report identifies one financial statement audit finding in Schedule of Findings and Questioned Costs related to Maui housing projects damaged by the wildfire in August 2023.

Although depreciable assets associated with these projects were properly disposed of in fiscal year 2024, two Construction-in-Progress (CIP) assets were not written off until fiscal year 2025 after CIP closing forms were submitted to the Fiscal Management Office.

This timing difference temporarily overstated net position as of June 30, 2024, by \$7,809,321. The auditor classified this issue as a material weakness because capital asset records, including CIP, should reflect timely adjustments for disposals or impairments within the proper reporting period.

The reporting delay resulted from documentation timing issues 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 to ensure timely communication and recording of CIP impairments or disposals.

- D. HPHA provided all requested documentation and records, and staff responded to auditor inquiries through email and telephone communications.
- E. HPHA has continued to improve compliance with Generally Accepted Accounting Principles and federal and State requirements. HPHA has qualified as a low-risk auditee since Fiscal Year 2019.
- F. HPHA will continue to improve through staff training, enhanced quality control, and consistent implementation of operational procedures.

(End of Section)

III. RECOMMENDATION

That the Board of Directors: **(1)** Accept the Single Audit Report for Fiscal Year July 1, 2024, through June 30, 2025, Conducted by Plante Moran, PLLC; and **(2)** Authorize the Executive Director to Submit the Audit Report to the Federal Audit Clearinghouse, the U.S. Department of Housing and Urban Development, and Other Interested Parties as Required

Attachment A: Single Audit Report for Fiscal Year 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

Robert J. Hall
Chairperson

Hawaii Public Housing Authority

(a Component Unit of the State of Hawaii)

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 the 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 the 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 the 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 Auditor
State of Hawaii

To the 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 12 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 Auditor
State of Hawaii

To the 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 OPEB liability, 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 the 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 the 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 the 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 the Hawaii Public Housing Authority's internal control over financial reporting and compliance.

Plante & Moran, PLLC

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
Assets						
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
Total Assets	115,483	106,712	453,486	466,801	568,969	573,513
Deferred Outflows of Resources	732	617	9,661	8,273	10,393	8,890
Total Assets & Deferred Outflows of Resources	116,216	107,329	463,146	475,074	579,362	582,403
Liabilities						
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
Total Liabilities	13,319	13,571	85,622	90,935	98,942	104,506
Deferred Inflows of Resources	534	452	8,551	6,247	9,085	6,699
Net position						
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
Total Net Position	102,362	93,306	368,973	377,892	471,336	471,198
Total Liabilities, Deferred Inflows of Resources and Net Position	116,216	107,329	463,146	475,074	579,362	582,403

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
Revenues								
Program Revenues:								
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
General Revenues:								
State allotted appropriations, net of lapsed funds	23,823	38,635	-	-			23,823	38,635
Total revenues	144,613	155,047	84,603	74,455	(2,099)	(1,630)	227,117	227,871
Expenses								
Governmental Activities								
Rental housing assistance program	123,942	117,560			(2,099)	(1,630)	121,843	115,930
Business-type activities								
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
Total government-wide expenses	123,942	117,560	105,137	102,573	(2,099)	(1,630)	226,981	218,503
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>
Total current assets			
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>
Total Assets & deferred outflows of resources	<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	8,033,726	14,753,282	22,787,008
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	5,285,387	70,869,113	76,154,500
Total Liabilities	13,319,113	85,622,395	98,941,508
Deferred inflows of resources	534,171	8,550,961	9,085,132
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	94,710,442	41,277,855	135,988,297
Total net position	102,362,460	368,973,044	471,335,504
Total Liabilities, deferred inflows of resources and net position	\$ 116,215,744	\$ 463,146,400	\$ 579,362,144

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
ASSETS						
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
LIABILITIES						
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
FUND BALANCE						
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

The accompanying notes are an integral part of this statement

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 \$ 102,362,459

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
Revenue						
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
Total revenue	15,162,497	244,432	8,660,955	67,609,808	52,936,099	144,613,792
Expenditure						
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
Total expenditure	1,986,145	5,074,369	-	69,102,778	52,936,099	129,099,391
Excess (deficiency) of revenue over (under) expenditure	13,176,352	(4,829,937)	8,660,955	(1,492,970)	-	15,514,401
		-		-		
Other Financing Sources (Uses) - Net Transfers	(10,599,090)	10,248,900	(12,231,669)	966,491	-	(11,615,369)
Net change in fund balances	2,577,262	5,418,963	(3,570,715)	(526,479)	-	3,899,032
Fund Balances - Beginning	9,304,882	-	73,508,314	7,252,833	4,971,421	95,037,449
Fund Balances - Ending	\$ 11,882,144	\$ 5,418,963	\$ 69,937,599	\$ 6,726,354	\$ 4,971,421	\$ 98,936,481

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
ASSETS AND DEFERRED OUTFLOWS								
Current Assets								
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	-
	89,964,987	746,587	1,538,603	13,340,667	6,259,675		111,850,518	1,303,170
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	-
	1,351,244	179,403	49,297	221,028	18,593		1,819,565	50,121
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	-
Total current assets	93,261,985	961,340	1,679,274	20,081,977	6,278,267	(5,973,532)	116,289,310	1,362,036
Noncurrent Assets								
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	266,340,168	19,639,116	41,706,133	3,374,445	4,492,034	-	335,551,897	291,010
Total Assets	359,602,153	20,600,456	43,385,407	23,456,422	10,770,301	(5,973,532)	451,841,207	1,653,046
Deferred outflow of resources	4,403,139	344,426	-	4,913,327	-		9,660,892	-
Total Assets & Deferred outflows of resources	\$364,005,291	\$ 20,944,882	\$ 43,385,407	\$ 28,369,749	\$ 10,770,301	\$ (5,973,532)	\$ 461,502,099	\$ 1,653,046

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
LIABILITIES								
Current Liabilities								
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	-
Total current liabilities	11,342,476	646,627	928,964	2,421,456	5,396,036	(5,973,532)	14,762,027	-
Noncurrent Liabilities								
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	-
Total Noncurrent liabilities	32,979,045	2,698,203	-	35,191,865	-	-	70,869,113	-
Total liabilities	44,321,521	3,344,831	928,964	37,613,321	5,396,036	(5,973,532)	85,631,140	-
Deferred inflows of resources	3,297,788	251,467	-	5,001,706	-		8,550,961	-
Net position:								
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
Total net position (deficit)	316,385,982	17,348,585	42,456,443	(14,245,278)	5,374,266	-	367,319,997	1,653,046
Total Liabilities, deferred inflows, and net position (deficit)	364,005,291	20,944,882	43,385,407	28,369,749	10,770,301	(5,973,532)	461,502,099	1,653,046

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
Operating Revenue								
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
Total operating revenues	24,529,172	1,640,222	2,434,167	12,417,677	1,654,135	(10,291,122)	32,384,252	104,941
Operating Expenses								
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	-
Total operating expense	88,689,757	5,543,358	5,557,170	12,689,354	1,947,608	(10,291,122)	104,136,126	120,530
Operating income (loss)	(64,160,585)	(3,903,136)	(3,123,003)	(271,677)	(293,473)	-	(71,751,874)	(15,588)
Nonoperating Revenues (Expenses):								
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
Total nonoperating revenues (expenses)	50,506,162	32,948	(17,263)	650,956	83	-	51,172,886	60,396
Income (loss) before transfers	(13,654,423)	(3,870,188)	(3,140,266)	379,279	(293,390)	-	(20,578,988)	44,807
Net Transfers	8,518,919	5,058,778	5,300,394	(5,369,646)	(1,893,076)	-	11,615,369	-
Change in net position	(5,135,504)	1,188,590	2,160,128	(4,990,366)	(2,186,466)		(8,963,619)	44,807
Net position (deficit), 6/30/24, as previously report	330,461,029	16,241,717	40,296,315	(7,717,942)	7,560,732		386,841,851	1,608,239
Change in accounting principal (GASB 101)	(1,130,222)	(81,722)	-	(1,536,970)	-		(2,748,914)	-
Error correction	(7,809,321)	-	-	-	-		(7,809,321)	-
Net position, 6/30/24, as restated	321,521,486	16,159,995	40,296,315	(9,254,912)	7,560,732	-	376,283,616	1,608,239
Net position (deficit), 6/30/25	316,385,982	17,348,585	42,456,443	(14,245,278)	5,374,266	-	367,319,997	1,653,046

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
Cash Flows from Operating Activities							
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
Cash Flows from Noncapital Financing Activities							
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	-
Cash Flows from Capital and Related Financing Activities							
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)	-
Cash Flow from Investing Activities							
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
Net increase (decrease) in cash	5,317,942	(336,225)	85,372	(6,046,428)	884,974	(94,363)	123,186
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	\$ (44,714,219)	\$ (2,507,545)	\$ (839,681)	\$ (2,840,279)	\$ 966,292	(49,935,432)	\$ 62,790

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 moneys 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, the 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 position is restricted when constraints placed on it 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 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 are 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 Fund and Section 8 Contract Administration Fund.

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

Internal Service Funds

These funds account for those activities that 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.

June 30, 2025

Note 1 - Organization and Significant Accounting Policies (Continued)

The Authority reports the following as major proprietary funds:

- Federal Low Rent Program Fund - Accounts for the proceeds from federal contributions for the development of rental property and rental income and federal operating subsidies from such properties
- 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 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 it uses its 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 Vouchers MTW Program Fund for housing assistance vouchers.

The Section 8 Program consists of the Housing Assistance Vouchers MTW Program Fund and the Section 8 Contract Administration Fund. The Housing Assistance Vouchers MTW 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 in affording 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 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.

Note 1 - Organization and Significant Accounting Policies (Continued)

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 fund 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 the following:

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.

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 fund 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-of-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.

Note 1 - Organization and Significant Accounting Policies (Continued)

- 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-of-use assets 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.

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 are 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 maturities of three months or less when purchased.

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.

June 30, 2025

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

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 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.

June 30, 2025**Note 1 - Organization and Significant Accounting Policies (Continued)****Classifications of Net Position and Fund Balance**

Net position is restricted when constraints placed on it 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 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

Committed - Balances that can be used only 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 composed 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 the purpose 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 Postemployment Benefits

For the purpose 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.

June 30, 2025**Note 1 - Organization and Significant Accounting Policies (Continued)*****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 the 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 postemployment benefits, and pension. Actual results could differ from those estimates.

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 revenues, expenses, and changes in 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-of-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.

June 30, 2025

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

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:

	June 30, 2024			June 30, 2024
	As Previously Reported	Adoption of New Accounting Pronouncement	Error Correction	As Restated
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 Fund	\$ 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 and function (or 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 (or 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 schedules are estimates 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.

June 30, 2025**Note 3 - Budgeting and Budgetary Control (Continued)**

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 represents the original appropriations, transfers, and other legally authorized legislative and executive changes.

To the extent not expended or encumbered, General Fund and special revenue fund 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 schedules.

A comparison of both the original budget and the final budget to the actual revenues and expenditures of the General Fund and certain special revenue funds is presented in the accompanying required supplementary information - budgetary comparison schedules. 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 Fund 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 moneys paid into the state Treasury. The director of finance may invest any moneys 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.

June 30, 2025

Note 4 - Cash (Continued)

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 Fund 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 Fund of approximately \$1,603,000 consists primarily of tenant security deposits. Restricted cash under the Central Office Cost Center Fund of approximately \$90,000 consists of stale-dated checks.

Book balance of cash in bank was approximately \$121,771,000, of which \$750,000 was covered by federal depositary 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 (the "Agreement") to sell, transfer, and convey unto a third party the buildings, structures, equipment, machinery, apparatus, fixtures, and fittings (the "Improvements") of the two high rise buildings known as Kuhio Park Terrace Towers (the "Project"), and for the execution of a ground lease for the land underlying the Improvements (the "Property"), as defined in the Agreement. The ground lease annual rent is \$1 and expires on May 11, 2076, with an option for an additional 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 75 percent 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.

June 30, 2025

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

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 Fund 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>

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	<u>\$ 3,607,562</u>	<u>\$ (1)</u>	<u>\$ 3,649,327</u>	<u>\$ -</u>	<u>\$ 7,256,888</u>

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	<u>\$ 340,383,078</u>	<u>\$ -</u>	<u>\$ (11,981,368)</u>	<u>\$ (837,612)</u>	<u>\$ 327,564,098</u>

Current period depreciation expense was charged to programs as follows:

Governmental activities - Rental Housing and Assistance Program	<u>\$ 168,719</u>
Proprietary funds:	
Federal Low Rent Program Fund	\$ 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	<u>\$ 25,311,359</u>

June 30, 2025

Note 6 - Capital Assets (Continued)

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

	Enterprise Funds						Internal Service Funds	Total
	Federal Low Rent Program Fund	Housing Revolving Fund	Housing for Elders Revolving Fund	Central Office Cost Center Fund	Other Enterprise Funds	Total Enterprise 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)
Net property and equipment	<u>\$ 259,754,995</u>	<u>\$ 19,639,116</u>	<u>\$ 41,706,133</u>	<u>\$ 1,971,820</u>	<u>\$ 4,492,034</u>	<u>\$ 327,564,098</u>	<u>\$ 291,010</u>	<u>\$ 327,855,108</u>

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 10-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 is 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.

June 30, 2025**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 is 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 composed 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 percent to 2.25 percent) 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 on 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 percent increase each year of their original retirement allowance without a ceiling. Retirees first hired as members after June 30, 2012 receive a 1.5 percent 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 percent of average final compensation multiplied by the years of credited service. Employees with 10 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 percent of their average final compensation. Ordinary disability requires 10 years of credited service. 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 percent of average final compensation.

June 30, 2025**Note 8 - Retirement Plan (Continued)***Death Benefits*

For service-connected deaths, the surviving spouse/reciprocal beneficiary receives a monthly benefit of 30 percent of the average final compensation until remarriage or reentry 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 10 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 percent 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 percent of average final compensation multiplied by the years of credited service. General employees with 5 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 percent of their average final compensation. Ordinary disability requires 10 years of credited service. Ordinary disability benefits are determined as 1.75 percent 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 percent 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 percent of the average final compensation until remarriage or reentry 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 1 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, 50 percent joint and survivor lifetime pension if the member was not eligible for retirement at the time of death but was credited with at least 10 years of service and designated one beneficiary, or 100 percent 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 percent of average final compensation multiplied by the years of credited service. General employees with 10 years of credited service are eligible to retire at age 60.

June 30, 2025**Note 8 - Retirement Plan (Continued)***Disability and Death Benefits*

Members are eligible for service-related disability benefits regardless of length of service and receive a lifetime pension of 50 percent of their average final compensation plus refund of contributions and accrued interest. Ordinary disability requires 10 years of credited service.

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

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

General employees' retirement benefits are determined as 2 percent of average final compensation multiplied by the years of credited service. General employees with 5 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 percent of their average final compensation plus refund of their contributions and accrued interest. Ordinary disability requires 10 years of credited service. 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 percent 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 percent of the average final compensation until remarriage or reentry 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 5 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 percent, 50 percent joint and survivor lifetime pension if the member was not eligible for retirement at the time of death but was credited with at least 10 years of service and designated one beneficiary, or 100 percent 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 percent of average final compensation multiplied by the years of credited service. General employees with 10 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.

June 30, 2025**Note 8 - Retirement Plan (Continued)***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 10 years of service. Ordinary death benefits consist of a lump-sum payment of the member's contributions and accrued interest, 50 percent joint and survivor lifetime pension if the member was not eligible for retirement at the time of death but was credited with at least 10 years of service and designated one beneficiary, or 100 percent 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 percent for authority employees. Contributions to the pension plan from the Authority were \$4,156,896 for the fiscal year ended June 30, 2025.

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 percent of their salary. Contributory members hired after June 30, 2012 are required to contribute 9.8 percent of their salary. Hybrid members hired prior to July 1, 2012 are required to contribute 6.0 percent of their salary. Hybrid members hired after June 30, 2012 are required to contribute 8.0 percent 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.

June 30, 2025

Note 8 - Retirement Plan (Continued)

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	4,156,896	-
Total	<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	317,179
Total	<u>\$ 696,530</u>

Actuarial Assumptions

The total pension liability in the June 30, 2024 actuarial valuation was determined using the following actuarial assumptions adopted by the ERS' 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.

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

June 30, 2025

Note 8 - Retirement Plan (Continued)

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 resampling with a replacement that directly keys in on specific plan-level risk factors 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' 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 U.S. 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 percent, 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.

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 percent, 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 1 percentage point lower (6.00 percent) or 1 percentage point higher (8.00 percent) than the current rate:

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

June 30, 2025**Note 8 - Retirement Plan (Continued)*****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' 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' 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, HI 96805-2121.

For employees hired before July 1, 1996, the State pays the entire base monthly contribution for employees retiring with 10 years or more of credited service and 50 percent of the base monthly contribution for employees retiring with fewer than 10 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 10 years of service the State makes no contributions. For those retiring with at least 10 years but fewer than 15 years of service, the State pays 50 percent of the base monthly contribution. For employees retiring with at least 15 years but fewer than 25 years of service, the State pays 75 percent of the base monthly contribution. For employees retiring with at least 25 years of service, the State pays 100 percent of the base monthly contribution. Retirees in this category can elect a family plan to cover dependents.

For employees hired on or after July 1, 2001 and who retire with less than 10 years of service the State makes no contributions. For those retiring with at least 10 years but fewer than 15 years of service, the State pays 50 percent of the base monthly contribution. For those retiring with at least 15 years but fewer than 25 years of service, the State pays 75 percent of the base monthly contribution. For employees retiring with at least 25 years of service, the State pays 100 percent 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 were \$3,877,028 for the year ended June 30, 2025. The employer is required to make all contributions for members.

June 30, 2025

Note 9 - Postemployment Health Care and Life Insurance Benefits (Continued)***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 ended 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	\$ (2,118,344)
2027	(1,330,705)
2028	(1,342,101)
2029	(637,601)
2030	(553,607)
Total	<u>\$ (5,982,358)</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%
Health care 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:

	Target Allocation	Long-term Expected Real Rate of Return
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 percent, based on the expected rate of return on OPEB plan investments of 7.00 percent. 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 Health Care Cost Trend Rates

The following table presents the Authority's net OPEB liability calculated using the discount rate of 7.00 percent, as well as what the Authority's net OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.00 percent) or 1 percentage point higher (8.00 percent) than the current discount rate:

	1 Percentage Point Decrease (6.00%)	Discount Rate (7.00%)	1 Percentage Point 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 health care 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 1 percentage point lower or 1 percentage point higher than the current health care cost trend rate:

	1 Percentage Point Decrease	Health Care Cost Trend Rate	1 Percentage Point 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 Contract Administration Fund	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 Fund	\$ 6,718,077
	Housing Revolving Fund	2,123,792
	Housing for Elders Revolving Fund	862,594
	Housing Assistance Vouchers MTW Fund	430,000
	Central Office Cost Center Fund	464,627
	Total General Fund	10,599,090
Capital Projects Fund	Federal Low Rent Program Fund	5,770,685
	Housing Revolving Fund	1,041,910
	Housing for Elders Revolving Fund	4,437,800
	Redevelopment Fund	981,274
	Total Capital Projects Fund	12,231,669
Federal Low Rent Program Fund	Housing Assistance Vouchers MTW Fund	536,491
	Redevelopment Fund	3,433,352
	Total Federal Low Rent Program Fund	3,969,843
Central Office Cost Center Fund	Redevelopment Fund	5,834,274
Nonmajor 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.

June 30, 2025**Note 11 - Interfund Receivables, Payables, and Transfers (Continued)**

The transfers from the Capital Projects Fund to the enterprise funds and Redevelopment 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 Fund and Central Office Cost Center Fund to the Redevelopment 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 nonmajor enterprise fund to the Housing Revolving Fund represents a transfer of the Kekumu at Waikoloa Project Fund 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 10 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 have a \$100,000,000 per occurrence limit. The deductible for losses such as windstorm, tsunamis, floods, and earthquakes is 3 percent 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 have 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 nonphysical 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, and 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.

Required Supplementary Information

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	
Revenues			
HUD grants	\$ 52,935,567	52,935,567	52,935,567
Interest	-	-	533
Total revenues	52,935,567	52,935,567	52,936,099
Expenditures	52,935,567	52,935,567	52,936,099
Excess (deficiency) of revenues over expenditures	-	-	-
Other Financing Sources (Uses)			
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
Revenues			
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
Expenditures			
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
Other financing sources (uses)			
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 the Authority's Proportionate Share of the Net Pension Liability Employees' Retirement System of the State of Hawaii

	Last Ten Plan Years For the Plan Years Ended June 30									
	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 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 Years 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
Contribution excess (deficiency)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Authority's Covered 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	\$ 14,516,008	\$ 13,579,230
Contributions as a Percentage of Covered Payroll	23.54 %	24.31 %	22.32 %	22.65 %	22.73 %	20.70 %	19.15 %	16.96 %	16.18 %	16.00 %

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

	Last Eight Plan Years For the Plan Years Ended June 30							
	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 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 Eight Fiscal Years Years 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)	\$ -	\$ -	\$ -	\$ (1,071,454)	\$ 574,289	\$ (163,135)	\$ 130,614	\$ (362,453)
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 %

Supplementary Information

Draft

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
ASSETS AND DEFERRED OUTFLOWS					
Current Assets					
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
Noncurrent Assets					
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
LIABILITIES					
Current Liabilities					
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	-	-	-	-	-
Net position:					
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, 6/30/24	1,972,074	1,910,817	3,677,841	-	7,560,732
Net position, 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
Cash Flows from Operating Activities					
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
Cash Flows from Noncapital Financing Activities					
Net transfers	-	(81,401)	-	-	(81,401)
Net cash provided by noncapital financing activities	-	(81,401)	-	-	(81,401)
Cash Flow from Investing Activities					
Receipts of interest	-	9	74	-	83
Net cash provided by (used in) investing activities	-	9	74	-	83
Net increase (decrease) in cash	-	(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
ASSETS AND DEFERRED OUTFLOWS			
Current Assets			
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
Noncurrent Assets			
Capital assets:			
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

Draft

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
Cash Flows from Operating Activities			
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
Cash Flow from Investing Activities			
Receipts of interest	18,697	41,698	60,396
Net cash provided by (used in) investing activities	18,697	41,698	60,396
Net increase (decrease) in cash	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
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>

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
	<u>\$ 130,111,794</u>

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)
		<u>8,774,207</u>
Cash held outside State Treasury: Cash in bank		121,337,587
Cash and restricted cash on statement of net position		<u>\$ 130,111,794</u>

Independent Auditor's Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

Independent Auditor's Report

To the Auditor
State of Hawaii

To the Board of Directors
Hawaii Public Housing Authority

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the 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 the Authority's basic financial statements. We issued our report thereon dated December 10, 2025, which contained an unmodified opinion on the financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. We have not performed any procedures with respect to the audited financial statements subsequent to December 10, 2025.

The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, 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 information is fairly stated in all material respects in relation to the financial statements as a whole.

March 19, 2026

Independent Auditor's 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 (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the 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 questioned costs as Finding 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 the Auditor
State of Hawaii

To Management and the Board of Directors
Hawaii Public Housing Authority

The Authority's Response to the Finding

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the finding 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 it.

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

Draft

Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control
Over Compliance Required by the Uniform Guidance

Independent Auditor's Report

To the Auditor
State of Hawaii

To the Board of Directors
Hawaii Public Housing Authority

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Hawaii Public Housing Authority's (the "Authority") compliance with the types of compliance requirements identified as subject to audit in the U.S. Office of Management and Budget (OMB) *Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended June 30, 2025. The Authority's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the major federal program for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the "Uniform Guidance"). Our responsibilities under those standards and the Uniform Guidance are further described in the *Auditor's Responsibilities for the Audit of Compliance* section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Authority's federal program.

To the Auditor
State of Hawaii

To the Board of Directors
Hawaii Public Housing Authority

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the *Auditor's Responsibilities for the Audit of Compliance* section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

To the Auditor
State of Hawaii

To the Board of Directors
Hawaii Public Housing Authority

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

March 19, 2026

Draft

Schedule of Expenditures of Federal Awards

Year Ended June 30, 2025

Federal Agency/Pass-through Agency/Program Title	Assistance Listing Number	Pass-through Entity Identifying Number	Total Amount Provided to Subrecipients	Federal Expenditures
U.S. Department of Housing and Urban Development				
Section 8 Project-Based Cluster -				
Section 8 Project-Based Rental Assistance	14.195		\$ -	\$ 50,971,771
Performance Based Contract Administrator Program	14.327		-	1,963,795
Housing Voucher Cluster:				
Emergency Housing Vouchers	14.871		-	2,640,286
Section 8 Housing Choice Vouchers	14.871		-	9,953,250
Mainstream Vouchers	14.879		-	911,157
Total Housing Voucher Cluster			-	13,504,693
Family Self-Sufficiency Program	14.896		-	9,932
Moving To Work Demonstration Program	14.881		-	100,486,042
Total U. S. Department of Housing and Urban Development			-	166,936,233
U.S Department of the Treasury				
Subaward from the Executive Office of the State of Hawaii -				
COVID-19 - State and Local Fiscal Recovery Funds	21.027		-	4,364,133
COVID-19 - Emergency Rental Assistance Program	21.023		-	244,432
Total U. S Department of Treasury			-	4,608,565
Total Expenditures of Federal Awards			\$ -	\$ 171,544,798

Notes to Schedule of Expenditures of Federal Awards

Year Ended June 30, 2025

Note 1 - Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of the Hawaii Public Housing Authority (the "Authority") under programs of the federal government for the year ended June 30, 2025. The information in the Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the "Uniform Guidance"). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

Note 2 - Summary of Significant Accounting Policies

Expenditures reported in the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The pass-through entity identifying numbers are presented where available.

The Authority has elected not to use the *de minimis* indirect cost rate to recover indirect costs, as allowed under the Uniform Guidance.

Schedule of Findings and Questioned Costs

Draft

Schedule of Findings and Questioned Costs

Year Ended June 30, 2025

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued:

Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? ☒ Yes ☐ No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? ☐ Yes ☒ None reported
- Noncompliance material to financial statements noted? ☐ Yes ☒ None reported

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? ☐ Yes ☒ No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? ☐ Yes ☒ None reported
- Any audit findings disclosed that are required to be reported in accordance with Section 2 CFR 200.516(a)? ☐ Yes ☒ No

Identification of major programs:

Assistance Listing Number	Name of Federal Program or Cluster	Opinion
14.881	Moving to Work Demonstration Program	Unmodified

Dollar threshold used to distinguish between type A and type B programs:

\$3,000,000

Auditee qualified as low-risk auditee?

☒ Yes ☐ No

Schedule of Findings and Questioned Costs (Continued)

Year Ended June 30, 2025

Section II - Financial Statement Audit Findings

Reference Number	Finding
2025-001	Finding Type - Material weakness Criteria - 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. Condition - 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. Context - The adjustment was identified by management during the preparation of 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. Cause - The timing difference arose from an isolated communication lapse between the Construction Management Branch (CMB) and the Fiscal Management Office (FMO) 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. Effect - 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. Recommendation - 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.

Schedule of Findings and Questioned Costs (Continued)

Year Ended June 30, 2025

Section II - Financial Statement Audit Findings (Continued)

Reference Number	Finding
2025-001 (Continued)	Views of Responsible Officials and Planned Corrective Actions - 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. 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. The Authority 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 need for enhanced and more timely coordination 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. To further strengthen processes, the Authority has implemented improved communication and documentation protocols between the Construction Management Branch, Fiscal Management Office, 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. 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.

Section III - Federal Program Audit Findings

None

Hawaii Public Housing Authority

SCHEDULE OF MODERNIZATION FUNDS AND MODERNIZATION COSTS

For the Year Ended June 30, 2025

Grant No.
HI08P001501-18

Funds approved	<u>\$ 13,501,112</u>
Funds disbursed	<u>13,501,112</u>
Funds expended	<u>13,501,112</u>
Amounts to be recaptured	<u>-</u>
Excess of Funds Disbursed	<u><u>\$ -</u></u>

Notes:

1. All modernization work in connection with the modernization grant has been completed.
2. The entire actual modernization cost or liabilities incurred by the Authority have been fully paid.
3. There are no undischarged mechanics', laborers', contractors', or material-men's liens against
4. The time in which such liens could be filed has expired.

Independent Auditor's Report

To the Auditor
State of Hawaii

To the Board of Directors
Hawaii Public Housing Authority

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the 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 the Authority's basic financial statements, and have issued our report thereon dated December 10, 2025, which contained an unmodified opinion on the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information. Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. We have not performed any procedures with respect to the audited financial statements subsequent to December 10, 2025.

In Relation to Opinion on Financial Data Schedules

The accompanying financial data schedules are presented for the purpose of additional analysis and are 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 information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the accompanying schedule of modernization funds and modernization costs, which is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Our opinions on the financial statements do not cover such information, and we do not express an opinion or any form of assurance thereon.

March 19, 2026

Hawaii Public Housing Authority
Financial Data Schedule
Entity-Wide Balance Sheet
June 30, 2025

Line Item Number	Description	14.HCV MTW Demonstration Program for HCV program	14.EFA FSS Escrow Forfeiture Account	14.CFP MTW Demonstration Program for Capital Fund	14.OPS MTW Demonstration Program	14.EFA Housing Choice Vouchers	14.896 PIH Family Self-Sufficiency Program	Federal Low Rent Program	State/Local	21.027 Coronavirus State and Local Fiscal Recovery Funds	21.023 Emergency Rental Assistance Program	14.EHV Emergency Housing Voucher	14.881 Moving to Work Demonstration Program	14.327 Performance Based Contract Administrator Program	14.195 Section 8 Housing Assistance Payments Program Special	14.879 Mainstream Vouchers	Central Office Cost Center	Subtotal	Elimination	Total	
111	Cash - Unrestricted	\$88,242,053	\$0	\$0	\$0	\$6,416,047	\$0	\$0	\$0	\$119,807	\$244,432	\$333,069	\$1,196,506	\$965	\$0	\$34,921	\$125,428,924	\$125,428,924	\$0	\$125,428,924	
113	Cash - Other Restricted	\$5,748	\$0	\$21,201	\$0	\$290,242	\$0	\$0	\$0	\$0	\$0	\$33,069	\$1,196,506	\$965	\$0	\$157,078	\$2,004,809	\$2,004,809	\$0	\$2,004,809	
114	Cash - Tenant Security Deposits	\$1,332,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,332,542	\$1,332,542	\$0	\$1,332,542	
115	Cash - Restricted for Payment of Current Liabilities	\$264,838	\$0	\$0	\$0	\$141,511	\$0	\$0	\$0	\$0	\$0	\$19,903	\$796,349	\$445,022	\$12,501	\$0	\$90,420	\$1,345,522	\$0	\$1,345,522	
100	Total Cash	\$89,845,181	\$0	\$21,201	\$0	\$6,847,890	\$0	\$9,848,034	\$2,874,216	\$119,807	\$244,432	\$464,741	\$1,992,856	\$5,608,363	\$0	\$204,800	\$13,340,687	\$136,111,797	\$0	\$136,111,797	
121	Accounts Receivable - PHA Projects	\$0	\$0	\$0	\$0	\$164,707	\$0	\$0	\$0	\$0	\$0	\$0	\$579,032	\$0	\$0	\$0	\$743,739	\$743,739	\$0	\$743,739	
122	Accounts Receivable - HUD Other Projects	\$1,202,952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315,602	\$0	\$0	\$15,185,554	\$15,185,554	\$0	\$15,185,554	
124	Accounts Receivable - Other Government	\$0	\$0	\$0	\$0	\$1,540	\$0	\$87,487,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,462	\$87,535,395	\$87,535,395	\$0	\$87,535,395
125	Accounts Receivable - Miscellaneous	\$1,579	\$0	\$0	\$0	\$0	\$0	\$15,480	\$2,674,531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,691,590	\$2,691,590	\$0	\$2,691,590	
126	Accounts Receivable - Tenants	\$7,859,702	\$0	\$0	\$0	\$1,108,478	\$0	\$1,108,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,918,190	\$9,918,190	\$0	\$9,918,190	
126.1	Allowance for Doubtful Accounts - Tenants	-\$6,510,037	\$0	\$0	\$0	\$0	\$0	-\$1,004,508	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,514,545	\$7,514,545	\$0	\$7,514,545	
126.2	Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	-\$148,674	\$0	\$0	\$0	\$0	\$0	\$0	-\$515,633	\$0	\$0	\$0	-\$662,307	-\$662,307	\$0	-\$662,307	
128	Fraud Recovery	\$0	\$0	\$0	\$0	\$275,072	\$0	\$0	\$0	\$0	\$0	\$0	\$28,450	\$0	\$0	\$0	\$303,522	\$303,522	\$0	\$303,522	
128.1	Allowance for Doubtful Accounts - Fraud	\$0	\$0	\$0	\$0	-\$266,979	\$0	\$0	\$0	\$0	\$0	\$0	-\$266,979	\$0	\$0	\$0	\$0	-\$266,979	-\$266,979	\$0	-\$266,979
129	Accrued Interest Receivable	\$0	\$0	\$0	\$0	\$0	\$0	\$127,964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174,567	\$302,531	\$0	\$302,531	
120	Total Receivables, Net of Allowances for Doubtful Accounts	\$2,554,196	\$0	\$0	\$0	\$27,666	\$0	\$297,414	\$90,161,924	\$0	\$0	\$0	\$91,849	\$316,602	\$0	\$0	\$221,029	\$93,669,680	\$0	\$93,669,680	
143	Inventories	\$742,801	\$0	\$0	\$0	\$0	\$0	\$81,073	\$0	\$0	\$0	\$0	\$7,460	\$0	\$0	\$0	\$7,460	\$81,334	\$81,334	\$0	\$81,334
144	Inter Program Due From	\$15,989	\$0	\$0	\$0	\$669,967	\$0	\$24,396	\$243,515	\$0	\$0	\$0	\$0	\$0	\$0	\$2,621	\$6,512,821	\$7,499,309	-\$7,499,309	\$0	\$0
160	Total Current Assets	\$93,168,167	\$0	\$21,201	\$0	\$6,545,433	\$0	\$10,380,917	\$92,978,656	\$119,807	\$244,432	\$464,741	\$2,084,704	\$5,923,965	\$0	\$207,121	\$20,081,977	\$232,112,120	\$7,499,309	\$224,612,811	
161	Land	\$13,272,072	\$0	\$0	\$0	\$0	\$0	\$9,872,571	\$2,373,410	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,518,063	\$26,518,063	\$0	\$26,518,063	
162	Buildings	\$703,316,168	\$0	\$0	\$0	\$288,205	\$0	\$116,121,962	\$15,325,444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,196,908	\$637,138,707	\$637,138,707	\$0	\$637,138,707
163	Furniture, Equipment & Machinery - Dwellings	\$3,360,025	\$0	\$0	\$0	\$0	\$0	\$920,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,093	\$4,291,508	\$4,291,508	\$0	\$4,291,508
164	Furniture, Equipment & Machinery - Administration	\$3,620,101	\$0	\$0	\$0	\$200,026	\$0	\$4,020,842	\$1,291,869	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$870,844	\$10,003,682	\$10,003,682	\$0	\$10,003,682
166	Accumulated Depreciation	-\$480,928,132	\$0	\$0	\$0	-\$202,869	\$0	-\$55,126,008	-\$15,837,243	\$0	\$0	\$0	-\$1,097,026	-\$583,192,078	\$0	\$0	-\$583,192,078	-\$583,192,078	\$0	-\$583,192,078	
167	Construction in Progress	\$17,114,739	\$0	\$0	\$0	\$0	\$0	\$20,418,917	\$3,818,046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,351,702	\$41,351,702	\$0	\$41,351,702	
160	Total Capital Assets, Net of Accumulated Depreciation	\$259,754,993	\$0	\$0	\$0	\$285,362	\$0	\$46,128,294	\$6,971,527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,971,819	\$38,111,994	\$0	\$38,111,994	
171	Notes, Loans and Mortgages Receivable - Non-Current	\$6,585,172	\$0	\$0	\$0	\$0	\$0	\$0	\$1,256,322	\$0	\$0	\$0	\$1,402,626	\$0	\$0	\$0	\$1,402,626	\$9,244,120	\$9,244,120	\$0	\$9,244,120
180	Total Non-Current Assets	\$266,340,165	\$0	\$0	\$0	\$285,362	\$0	\$46,428,294	\$6,227,448	\$0	\$0	\$0	\$1,402,626	\$0	\$0	\$0	\$3,374,445	\$344,356,114	\$0	\$344,356,114	
200	Deferred Outflow of Resources	\$4,463,138	\$0	\$0	\$0	\$401,700	\$0	\$344,426	\$33,009	\$0	\$0	\$18,541	\$270,602	\$0	\$0	\$0	\$8,477	\$4,913,327	\$10,393,216	\$0	\$10,393,216
290	Total Assets and Deferred Outflow of Resources	\$363,901,470	\$0	\$21,201	\$0	\$7,232,495	\$0	\$76,753,637	\$101,240,508	\$119,807	\$244,432	\$483,282	\$2,355,306	\$5,923,965	\$0	\$216,598	\$28,369,749	\$586,861,450	\$7,499,309	\$679,362,141	
311	Bank Overdraft	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,917	\$0	\$0	\$0	\$34,917	\$34,917	\$0	\$34,917	
312	Accounts Payable <= 90 Days	\$3,713,054	\$0	\$0	\$0	\$61,138	\$0	\$1,020,706	\$3,820,618	\$0	\$0	\$188,711	\$341,339	\$0	\$0	\$0	\$234,572	\$9,380,138	\$9,380,138	\$0	\$9,380,138
321	Accrued Wage/Payroll Taxes Payable	\$2,469,645	\$0	\$0	\$0	\$255,834	\$0	\$200,961	\$0	\$0	\$0	\$0	\$1,348,952	\$4,275,392	\$0	\$0	\$1,348,952	\$4,275,392	\$4,275,392	\$0	\$4,275,392
322	Accrued Compensated Absences - Current Portion	\$822,710	\$0	\$0	\$0	\$129,090	\$0	\$61,139	\$0	\$0	\$0	\$0	\$684,807	\$1,697,746	\$0	\$0	\$684,807	\$1,697,746	\$1,697,746	\$0	\$1,697,746
325	Accrued Interest Payable	\$363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$363	\$363	\$363	\$0	\$363
333	Accounts Payable - Other Government	\$384,477	\$0	\$0	\$0	\$0	\$0	\$267,269	\$0	\$0	\$0	\$0	\$189,993	\$384,477	\$0	\$0	\$384,477	\$584,477	\$584,477	\$0	\$584,477
341	Tenant Security Deposits	\$1,332,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,599,900	\$1,599,900	\$0	\$1,599,900	
342	Unearned Revenue	\$416,399	\$0	\$0	\$0	\$334	\$0	\$15,624	\$74,216	\$0	\$0	\$207,770	\$0	\$0	\$0	\$0	\$890,150	\$890,150	\$0	\$890,150	
345	Other Current Liabilities	\$614,716	\$0	\$0	\$0	\$141,511	\$0	\$6,884	\$1,633,741	\$0	\$0	\$39,903	\$796,349	\$0	\$12,501	\$0	\$102,245	\$3,347,350	\$3,347,350	\$0	\$3,347,350
346	Accrued Liabilities - Other	\$533,872	\$0	\$0	\$0	\$23,382	\$0	\$353,549	\$212,872	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,879	\$1,176,554	\$1,176,554	\$0	\$1,176,554
347	Inter Program Due To	\$990,861	\$0	\$0	\$0	\$0	\$0	\$15,947,496	\$0	\$0	\$0	\$84,432	\$3,167	\$642,328	\$611,205	\$0	\$0	\$7,499,309	-\$7,499,309	\$0	\$0
310	Total Current Liabilities	\$11,238,659	\$0	\$0	\$0	\$611,289	\$0	\$6,971,627	\$5,740,947	\$119,807	\$244,432	\$310,840	\$1,962,216	\$952,544	\$0	\$12,801	\$2,421,456	\$30,286,316	\$7,499,309	\$22,787,067	
353	Non-current Liabilities - Other	\$155,171	\$0	\$0	\$0	\$29,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,262	\$29,262	\$0	\$29,262
354	Accrued Compensated Absences - Non Current	\$2,355,665	\$0	\$0	\$0	\$356,458	\$0	\$175,835	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,984,428	\$4,872,386	\$4,872,386	\$0	\$4,872,386
357	Accrued Pension and OPEB Liabilities	\$30,468,208	\$0	\$0	\$0	\$4,223,192	\$0	\$2,522,368	\$918,616	\$0	\$0	\$17,500	\$203,340	\$7,393	\$0	\$0	\$33,207,438	\$71,022,853	\$71,022,853	\$0	\$71,022,853
360	Total Non-Current Liabilities	\$32,979,644	\$0	\$0	\$0	\$4,609,362	\$0	\$2,698,203	\$213,416	\$0	\$0	\$17,500	\$387,719	\$0	\$0	\$0	\$7,393	\$35,191,866	\$76,154,861	\$0	\$76,154,861
300	Total Liabilities	\$44,217,703	\$0	\$0	\$0	\$5,220,651	\$0	\$9,669,830	\$6,054,361	\$119,807	\$244,432	\$328,340	\$1,993,934	\$952,544	\$0	\$19,894	\$27,613,321	\$106,440,817	\$7,499,309	\$98,941,508	
400	Deferred Inflow of Resources	\$3,297,788	\$0	\$0	\$0	\$913,291	\$0	\$281,467	\$20,879	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,001,706	\$9,085,131	\$0	\$9,085,131	
508.4	Net Investment in Capital Assets	\$259,595,076	\$0	\$0	\$0	\$285,362	\$0	\$66,128,293	\$6,971,527	\$0	\$0	\$1,950	\$173,696	\$0	\$0	\$0	\$1,971,820	\$34,952,078	\$34,952,078	\$0	\$34,952,078
511.4	Restricted Net Position	\$0	\$21,201	\$0	\$0	\$27,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,102	\$0	\$171,102	\$0	\$171,102
512.4	Unrestricted Net Position	\$26,790,903	\$0	\$0	\$0	\$1,186,011	\$0	\$704,047	\$68,193,741	\$0	\$0	\$189,993	\$4,971,421	\$0	\$0	\$0	\$24,602	\$1,355,086,295	\$1,355,086,295	\$0	\$1,355,086,295
513	Total Equity - Net Assets / Position	\$316,385,979	\$0	\$21,201	\$0	\$1,498,553	\$0	\$68,832,340	\$95,165,268	\$0	\$0	\$154,942	\$386,372	\$4,971,421	\$0	\$195,704	-\$14,245,278	\$471,335,982	\$0	\$471,335,982	
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$363,901,470	\$0	\$21,201	\$0	\$7,232,495	\$0	\$76,753,637	\$101,240,508	\$119,807	\$244,432	\$483,282	\$2,355,306	\$5,923,965	\$0	\$216,598	\$28,369,749	\$586,861,450	\$7,499,309	\$679,362,141	

Hawaii Public Housing Authority
Financial Data Schedule
Entity-Wide Revenue and Expense Summary
June 30, 2025

Line Item Number	Description	Project Total	14.HCV MTW Demonstration Program for HCV Program	14.EFA FSS Escrow Forfeiture Account	14.CFP MTW Demonstration Program for Capital Fund	14.OPS MTW Demonstration Program	14.871 Housing Choice Vouchers	14.896 PHH Family Self-Sufficiency Program	Federal Low Rent Program	State/Local	21.027 Coronavirus State and Local Fiscal Recovery Funds	21.023 Emergency Rental Assistance Program	14.EHV Emergency Housing Voucher	14.881 Moving to Work Demonstration Program	14.327 Performance Based Contract Administrator Program	14.195 Section 8 Housing Assistance Payments Program - Special	14.879 Mainstream Vouchers	Central Office Cost Center	Subtotal	Elimination	Total
70300	Net Tenant Rental Revenue	\$23,856,146	\$0	\$0	\$0	\$0	\$0	\$0	\$5,439,605	\$5,517,723	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,920	\$29,308,671	\$0	\$29,308,671
70400	Tenant Revenue - Other	\$354,728	\$0	\$0	\$0	\$0	\$0	\$0	\$85,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$439,846	\$0	\$439,846
70500	Total Tenant Revenue	\$24,213,874	\$0	\$0	\$0	\$0	\$0	\$0	\$5,524,723	\$5,524,723	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,920	\$29,748,517	\$0	\$29,748,517
70600	HUD PHA Operating Grants	\$0	\$53,695,912	\$0	\$7,728,578	\$33,438,542	\$9,963,250	\$9,932	\$0	\$0	\$0	\$0	\$2,640,286	\$0	\$1,963,795	\$50,971,771	\$911,157	\$0	\$161,223,223	\$0	\$161,223,223
70610	Capital Grants	\$0	\$0	\$0	\$5,713,010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,713,010	\$0	\$5,713,010
70710	Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70720	Asset Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70730	Book Keeping Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70740	Front Line Service Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70750	Other Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70790	Total Fee Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70800	Other Government Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
71100	Investment Income - Unrestricted	\$56,817	\$0	\$0	\$0	\$0	\$1,045	\$0	\$162,018	\$23,823,331	\$4,364,133	\$244,432	\$0	\$0	\$533	\$0	\$0	\$650,956	\$28,431,896	\$0	\$28,431,896
71400	Fraud Recovery	\$0	\$0	\$0	\$0	\$0	\$7,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,110	\$0	\$7,110
71500	Other Revenue	\$315,298	\$0	\$1,152	\$0	\$0	\$15,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$330,410	\$0	\$330,410
70000	Total Revenue	\$24,585,989	\$53,695,912	\$1,152	\$13,441,588	\$33,438,542	\$9,978,360	\$9,932	\$162,018	\$23,823,331	\$4,364,133	\$244,432	\$0	\$0	\$533	\$0	\$0	\$650,956	\$161,223,223	\$0	\$161,223,223
91100	Administrative Salaries	\$2,870,017	\$0	\$0	\$0	\$0	\$318,744	\$0	\$237,878	\$60,938	\$67,418	\$1,120,415	\$26,900	\$5,893,313	\$10,595,423	\$0	\$0	\$0	\$10,595,423	\$0	\$10,595,423
91200	Auditing Fees	\$188,211	\$0	\$0	\$0	\$0	\$23,234	\$0	\$79,086	\$17,698	\$4,915	\$81,680	\$9,561	\$1,961	\$53,830	\$460,176	\$0	\$0	\$460,176	\$0	\$460,176
91300	Management Fee	\$7,199,491	\$0	\$0	\$0	\$0	\$228,623	\$0	\$924,480	\$129,096	\$50,767	\$807,305	\$1,937,510	\$17,717	\$11,294,989	\$8,738,337	\$0	\$0	\$8,738,337	\$0	\$8,738,337
91310	Book-keeping Fee	\$394,538	\$0	\$0	\$0	\$0	\$64,637	\$0	\$68,531	\$3,974	\$13,685	\$228,509	\$5,453	\$0	\$779,707	\$779,708	\$0	\$0	\$779,708	\$0	\$779,708
91400	Advertising and Marketing	\$55,117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
91500	Employee Benefit Contributions - Administrative	\$1,130,085	\$0	\$0	\$0	\$0	\$134,564	\$0	\$91,552	\$19,818	\$27,668	\$462,171	\$3,867,275	\$11,004	\$2,019,649	\$3,867,275	\$0	\$0	\$3,867,275	\$0	\$3,867,275
91600	Office Expenses	\$807,598	\$0	\$0	\$0	\$0	\$53,883	\$0	\$134,624	\$14,007	\$6,890	\$114,502	\$2,749	\$426,355	\$1,560,608	\$1,560,608	\$0	\$0	\$1,560,608	\$0	\$1,560,608
91700	Legal Expense	\$364,203	\$0	\$0	\$0	\$0	\$1,948	\$0	\$7,598	\$0	\$412	\$8,850	\$2,066	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
91800	Travel	\$21,767	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
91810	Allocated Overhead	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
91900	Other	\$3,945,040	\$0	\$0	\$0	\$0	\$46,657	\$0	\$185,802	\$550	\$13,678	\$227,303	\$5,459	\$204,107	\$5,307,395	\$1,405,821	\$0	\$0	\$3,961,574	\$0	\$3,961,574
91000	Total Operating - Administrative	\$16,977,067	\$0	\$0	\$0	\$0	\$890,756	\$0	\$2,377,954	\$206,445	\$0	\$0	\$185,427	\$3,048,968	\$1,949,137	\$0	\$0	\$71,412	\$9,542,288	\$10,923,865	\$24,325,589
92000	Asset Management Fee	\$567,720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$567,720	\$0	\$567,720
92100	Tenant Services - Salaries	\$0	\$0	\$0	\$0	\$0	\$0	\$6,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,138	\$0	\$6,138
92200	Relocation Costs	\$15,433	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,433	\$0	\$15,433
92300	Employee Benefit Contributions - Tenant Services	\$0	\$0	\$0	\$0	\$0	\$0	\$3,794	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,794	\$0	\$3,794
92400	Tenant Services - Other	\$63,400	\$0	\$0	\$0	\$0	\$263	\$0	\$3,989	\$377	\$56	\$925	\$22	\$12,952	\$80,984	\$80,984	\$0	\$0	\$81,040	\$0	\$81,040
92500	Total Tenant Services	\$77,833	\$0	\$0	\$0	\$0	\$263	\$6,138	\$3,989	\$377	\$56	\$925	\$22	\$12,952	\$80,984	\$80,984	\$0	\$0	\$81,040	\$0	\$81,040
93100	Water	\$3,267,468	\$0	\$0	\$0	\$0	\$263	\$0	\$457,989	\$58	\$0	\$924	\$22	\$5,555	\$3,732,335	\$3,732,335	\$0	\$0	\$3,732,335	\$0	\$3,732,335
93200	Electricity	\$2,459,132	\$0	\$0	\$0	\$0	\$7,252	\$0	\$1,097,335	\$1,496	\$1,534	\$25,493	\$613	\$106,643	\$3,699,488	\$3,699,488	\$0	\$0	\$3,699,488	\$0	\$3,699,488
93300	Gas	\$1,797,477	\$0	\$0	\$0	\$0	\$0	\$0	\$115,895	\$0	\$0	\$0	\$0	\$0	\$1,916,370	\$1,916,370	\$0	\$0	\$1,916,370	\$0	\$1,916,370
93600	Sewer	\$4,300,536	\$0	\$0	\$0	\$0	\$408	\$0	\$77,837	\$64	\$96	\$1,435	\$34	\$8,679	\$5,229,099	\$5,229,099	\$0	\$0	\$5,229,099	\$0	\$5,229,099
93000	Total Utilities	\$11,824,613	\$0	\$0	\$0	\$0	\$7,923	\$0	\$2,682,054	\$1,628	\$0	\$0	\$1,678	\$27,852	\$14,977,282	\$14,977,282	\$0	\$0	\$14,977,282	\$0	\$14,977,282
94100	Ordinary Maintenance and Operations - Labor	\$6,872,063	\$0	\$0	\$0	\$0	\$0	\$0	\$565,399	\$0	\$0	\$0	\$0	\$0	\$1,948,433	\$9,385,895	\$0	\$0	\$9,385,895	\$0	\$9,385,895
94200	Ordinary Maintenance and Operations - Materials and Other	\$3,370,370	\$0	\$0	\$0	\$0	\$0	\$0	\$316,247	\$0	\$0	\$0	\$0	\$0	\$149,200	\$3,835,813	\$0	\$0	\$3,835,813	\$0	\$3,835,813
94300	Ordinary Maintenance and Operations Contracts	\$8,471,259	\$0	\$0	\$0	\$0	\$4,030	\$0	\$1,943,716	\$577	\$0	\$0	\$0	\$0	\$78,198	\$10,513,139	\$898,074	\$0	\$9,615,065	\$0	\$9,615,065
94500	Employee Benefit Contributions - Ordinary Maintenance	\$2,743,830	\$0	\$0	\$0	\$0	\$0	\$0	\$276,189	\$0	\$0	\$0	\$0	\$0	\$732,801	\$3,745,891	\$0	\$0	\$3,745,891	\$0	\$3,745,891
94000	Total Maintenance	\$21,457,622	\$0	\$0	\$0	\$0	\$4,030	\$0	\$3,194,918	\$577	\$0	\$0	\$0	\$0	\$340	\$2,898,632	\$27,480,738	\$898,074	\$26,582,664	\$0	\$26,582,664
95000	Protective Services - Other Contract Costs	\$3,941,118	\$0	\$0	\$0	\$0	\$1,619	\$0	\$142,992	\$329	\$342	\$5,693	\$137	\$36,081	\$4,128,308	\$4,128,308	\$0	\$0	\$4,128,308	\$0	\$4,128,308
95300	Protective Services - Other	\$1,786	\$0	\$0	\$0	\$0	\$46	\$0	\$2,170	\$9	\$10	\$180	\$4	\$613	\$0	\$0	\$0	\$0	\$613	\$0	\$613
95000	Total Protective Services	\$3,939,332	\$0	\$0	\$0	\$0	\$1,665	\$0	\$145,162	\$338	\$352	\$5,873	\$141	\$36,694	\$4,128,312	\$4,128,312	\$0	\$0	\$4,128,312	\$0	\$4,128,312
96110	Property Insurance	\$963,467	\$0	\$0	\$0	\$0	\$87	\$0	\$167,768	\$0	\$18	\$305	\$7	\$3,203	\$1,034,855	\$1,034,855	\$0	\$0	\$1,034,855	\$0	\$1,034,855
96120	Liability Insurance	\$291,778	\$0	\$0	\$0	\$0	\$797	\$0	\$143,267	\$2,064	\$169	\$2,801	\$15,191	\$67	\$3,774	\$459,908	\$0	\$0	\$459,908	\$0	\$459,908
96130	Workmen's Compensation	\$33,233	\$0	\$0	\$0	\$0	\$1,167	\$0	\$2,832	\$239	\$247	\$4,103	\$0	\$99	\$23,080	\$65,000	\$0	\$0	\$65,000	\$0	\$65,000
96140	All Other Insurance	\$19,673	\$0	\$0	\$0	\$0	\$359	\$0	\$2,095	\$23	\$76	\$1,264	\$30	\$7,697	\$31,817	\$31,817	\$0	\$0	\$31,817	\$0	\$31,817
96100	Total Insurance Premiums	\$1,208,151	\$0	\$0	\$0	\$0	\$2,410	\$0	\$316,962	\$2,326	\$355	\$5,415	\$15,191	\$203	\$37,764	\$1,891,580	\$0	\$0	\$1,891,580	\$0	\$1,891,580
96200	Other General Expenses	\$798,535	\$0	\$0	\$0	\$0	\$317,409	\$0	\$85,855	\$0	\$64,910	\$2,063,323	\$75,024	\$312	\$3,404,468	\$3,404,468	\$0	\$0	\$3,404,468	\$0	\$3,404,468
96210	Compensated Absences	\$789,806	\$0	\$0	\$0	\$0	\$30,011	\$0	\$63,839	\$125,656	\$1,041	\$133,627	\$3,208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96300	Payments in Lieu of Taxes	\$384,477	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96400	Bad debt - Tenant Rents	\$1,558,833	\$0	\$0	\$0	\$0	\$0	\$0	\$192,851	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96600	Bad debt - Other	\$0	\$0	\$0	\$0	\$0	\$36,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96000	Total Other General Expenses	\$3,531,691	\$0	\$0	\$0	\$0	\$383,836	\$0	\$342,545	\$125,656	\$65,951	\$2,096,950	\$78,232	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Line Item Number	Description	Project Total	14.HCV MTW Demonstration Program for HCV program	14.EFA FSS Escrow Forfeiture Account	14.CFP MTW Demonstration Program for Capital Fund	Program	14.871 Housing Choice Vouchers	14.896 PIH Family Self-Sufficiency Program	Federal Low Rent Program	State/Local	21.027 Coronavirus State and Local Fiscal Recovery Funds	21.023 Emergency Rental Assistance Program	14.EHV Emergency Housing Voucher	14.881 Moving to Work Demonstration Program	Performance Based Contract Administrator Program	Housing Assistance Payments Program - Special	14.879 Mainstream Vouchers	Central Office Cost Center	Subtotal	Elimination	Total
96720	Interest on Notes Payable (Short and Long Term)	\$4,729	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,729		\$4,729
96700	Total Interest Expense and Amortization Cost	\$4,729	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,729	\$0	\$4,729
96900	Total Operating Expenses	\$59,588,716	\$0	\$0	\$0	\$0	\$1,226,051	\$9,932	\$8,982,784	\$86,032	\$0	\$0	\$260,924	\$5,427,415	\$1,964,328	\$0	\$191,019	\$12,538,846	\$99,136,049	-\$12,389,659	\$77,746,390
97000	Excess of Operating Revenue over Operating Expenses	-\$35,002,729	\$53,605,912	\$1,152	\$13,441,588	\$33,438,542	\$8,750,464		-\$2,887,300	\$23,737,420	\$4,364,133	\$244,432	\$2,381,629	-\$4,964,728	\$0	\$50,971,771	\$760,138	\$529,787	\$149,372,111	\$0	\$149,372,111
97100	Extraordinary Maintenance	\$8,261,338	\$0	\$0	\$0	\$0	\$0		\$608,528										\$8,870,866		\$8,870,866
97200	Casualty Losses - Non-capitalized	\$134,192	\$0	\$0	\$0	\$0	\$0	\$0											\$134,192		\$134,192
97300	Housing Assistance Payments	\$0	\$0	\$0	\$0	\$0	\$8,800,164			\$1,767,583			\$2,474,894	\$49,414,291		\$50,971,771	\$775,353		\$114,204,056		\$114,204,056
97350	HAP Portability-In	\$0	\$0	\$0	\$0	\$0	\$13,774						\$429,741						\$443,515		\$443,515
97400	Depreciation Expense	\$21,500,432	\$0	\$0	\$0	\$0	\$11,141		\$3,762,208	\$115,115			\$2,357	\$39,166			\$940	\$150,506	\$25,581,865		\$25,581,865
90000	Total Expenses	\$89,484,680	\$0	\$0	\$0	\$0	\$10,051,130	\$9,932	\$13,254,620	\$1,968,730	\$0	\$0	\$2,738,176	\$68,310,613	\$1,964,328	\$50,971,771	\$927,312	\$12,689,352	\$239,370,543	-\$12,389,659	\$226,980,884
10010	Operating Transfer In	\$2,950	\$0	\$0	\$0	\$0	\$430,000		\$8,466,096					\$100,483,092					\$109,382,138	-\$109,382,138	\$0
10020	Operating Transfer Out	\$0	-\$53,605,912	\$0	-\$13,441,588	-\$33,438,542	\$0			-\$3,013,115	-\$268,903	-\$244,432						-\$5,369,646	-\$109,382,138	\$109,382,138	\$0
10060	Proceeds from Notes, Loans and Bonds																				
10060	Proceeds from Property Sales																				
10093	Transfers between Program and Project - In	\$59,760,231	\$0	\$0	\$0	\$0	\$0												\$59,760,231	-\$59,760,232	-\$1
10094	Transfers between Project and Program - Out	\$0	\$0	\$0	\$0	\$0	\$0			-\$9,324,313	-\$4,095,230					-\$46,340,089			-\$59,760,232	\$59,760,232	\$0
10100	Total Other Financing Sources (Uses)	\$59,763,181	-\$53,605,912	\$0	-\$13,441,588	-\$33,438,542	\$430,000	\$0	\$8,466,096	-\$12,337,428	-\$4,364,133	-\$244,432	\$0		\$54,142,403	\$0	\$0	\$0	-\$5,369,646	-\$1	-\$1
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$5,138,510	\$0	\$1,152	\$0	\$0	\$156,385	\$0	\$1,207,060	\$9,917,284	\$0	\$0	-\$95,722	-\$705,623	\$0	\$0	-\$16,155	-\$4,990,365	\$137,616	\$0	\$137,616
11030	Beginning Equity	\$330,461,028	\$0	\$20,049	\$0	\$0	\$1,307,146	\$0	\$65,707,003	\$85,752,067	\$0	\$0	\$250,664	\$1,060,895	\$4,971,421	\$0	\$211,859	-\$7,717,942	\$482,024,190		\$482,024,190
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors	-\$8,936,539	\$0	\$0	\$0	\$0	-\$163,978		-\$81,723	-\$104,093			\$0		\$0	\$0		-\$1,536,971	-\$10,826,304		-\$10,826,304

Hawaii Public Housing Authority
Financial Data Schedule
Project Balance Sheet
June 30, 2025

Line Item Number	Description	H0001000030	H0001000052	H0001000040	H0001000051	H0001000032	H0001000043	H0001000031	H0001000050	H0001000060	H0001000038	H0001000049	H0001000037	H0001000039	H0001000034	H0001000045	H0001000033	H0001000044	H0001000035	H0001000046	Other Projects	Total
111	Cash - Unrestricted	\$8,141,392	\$0	\$1,617,281	\$0	\$7,832,257	\$2,737,312	\$9,624,870	\$3,593,785	\$0	\$3,710,801	\$1,807,805	\$4,272,424	\$2,287,106	\$10,773,893	\$6,425,294	\$8,366,115	\$5,331,312	\$7,945,337	\$882,426	\$2,792,843	\$88,242,053
113	Cash - Other Restricted	\$0	\$0	\$0	\$0	\$2,464	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,284	\$0	\$0	\$0	\$0	\$0	\$0	\$3,284
114	Cash - Tenant Security Deposits	\$129,375	\$0	\$47,699	\$0	\$169,208	\$56,139	\$118,065	\$33,445	\$0	\$104,661	\$39,496	\$66,642	\$128,065	\$69,415	\$90,273	\$122,065	\$41,151	\$132,642	\$1,332,642	\$1,332,642	\$1,332,642
115	Cash - Restricted for Payment of Current Liabilities	\$10,117	\$0	\$10,137	\$0	\$15,795	\$21,438	\$51,675	\$6,921	\$0	\$12,798	\$8,977	\$19,900	\$14,439	\$14,442	\$20,616	\$24,840	\$13,038	\$5,413	\$14,262	\$264,838	\$264,838
100	Total Cash	\$8,280,884	\$0	\$1,674,477	\$0	\$7,950,724	\$2,814,889	\$9,796,530	\$3,634,351	\$0	\$3,828,060	\$1,856,278	\$4,397,718	\$2,368,187	\$10,919,584	\$6,506,379	\$8,480,370	\$5,434,623	\$8,073,415	\$1,037,869	\$2,792,843	\$89,845,181
122	Accounts Receivable - HUD Other Projects	\$15,734	\$0	\$0	\$0	\$548	\$10,153	\$11,706	\$999,266	\$0	\$2,892	\$29,706	\$47,052	\$39,671	\$74,796	\$0	\$2,758	\$1,450	\$7,081	\$79	\$0	\$1,202,952
125	Accounts Receivable - Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,579	\$0	\$0	\$0	\$0	\$0	\$0	\$1,579
126	Accounts Receivable - Tenants	\$758,815	\$0	\$351,882	\$0	\$872,795	\$189,375	\$949,137	\$138,477	\$0	\$970,738	\$327,430	\$484,921	\$74,016	\$359,916	\$244,307	\$382,320	\$591,255	\$207,176	\$445,032	\$7,899,702	\$7,899,702
126.1	Allowance for Doubtful Accounts - Tenants	\$(646,630)	\$0	\$(261,708)	\$0	\$(526,422)	\$(98,772)	\$(722,378)	\$(10,271)	\$0	\$(895,907)	\$(265,540)	\$(383,627)	\$(627,806)	\$(324,008)	\$(187,260)	\$(303,098)	\$(486,999)	\$(245,933)	\$(393,798)	\$0	\$6,510,037
120	Total Receivables, Net of Allowances for Doubtful Accounts	\$128,019	\$0	\$76,174	\$0	\$136,921	\$70,786	\$238,625	\$987,472	\$0	\$77,743	\$91,896	\$128,346	\$162,881	\$112,283	\$67,937	\$81,980	\$106,716	\$63,324	\$51,323	\$0	\$2,854,196
143	Inventories	\$42,000	\$0	\$32,845	\$0	\$94,182	\$12,169	\$103,368	\$29,668	\$0	\$40,503	\$13,056	\$14,635	\$43,154	\$91,390	\$29,155	\$97,326	\$29,657	\$62,937	\$6,756	\$0	\$742,801
144	Inter Program Due From	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,989
150	Total Current Assets	\$8,469,903	\$0	\$1,777,496	\$0	\$8,181,827	\$2,887,014	\$10,537,423	\$4,661,491	\$0	\$3,946,306	\$1,976,919	\$4,640,699	\$2,664,222	\$11,122,287	\$6,592,671	\$8,609,676	\$5,669,996	\$8,199,676	\$1,095,948	\$2,792,843	\$93,168,167
161	Land	\$2,534,474	\$0	\$211,199	\$0	\$287,879	\$955,313	\$550,848	\$313,138	\$0	\$548,446	\$1,639,118	\$1,707,058	\$512,658	\$297,702	\$125,890	\$319,507	\$994,116	\$1,953,866	\$1,092,885	\$208,185	\$13,272,072
162	Buildings	\$57,029,601	\$0	\$15,132,809	\$0	\$28,347,590	\$33,349,724	\$68,177,806	\$25,793,626	\$0	\$54,144,236	\$28,200,275	\$86,993,480	\$30,555,694	\$53,878,024	\$48,084,694	\$46,517,849	\$46,058,813	\$61,228,099	\$19,823,748	\$703,316,188	\$703,316,188
163	Furniture, Equipment & Machinery - Dwellings	\$72,608	\$0	\$42,624	\$0	\$1,217,366	\$55,005	\$105,932	\$71,522	\$0	\$154,490	\$34,187	\$276,575	\$109,295	\$234,607	\$103,545	\$370,981	\$159,476	\$262,283	\$89,639	\$3,360,025	\$3,360,025
164	Furniture, Equipment & Machinery - Administration	\$804,319	\$0	\$75,682	\$0	\$70,950	\$19,049	\$351,836	\$81,055	\$0	\$175,199	\$5,989	\$498,192	\$79,007	\$187,859	\$13,654	\$199,626	\$48,150	\$402,847	\$7,734	\$3,620,101	\$3,620,101
165	Accumulated Depreciation	\$(42,437,871)	\$0	\$(12,123,396)	\$0	\$(30,556,261)	\$(25,259,233)	\$(53,980,796)	\$(12,088,340)	\$0	\$(35,594,702)	\$(16,624,007)	\$(52,031,585)	\$(20,310,388)	\$(34,456,952)	\$(34,209,908)	\$(33,453,544)	\$(33,106,831)	\$(33,895,942)	\$(14,897,974)	\$448,908,132	\$448,908,132
166	Construction in Progress	\$136,986	\$0	\$0	\$0	\$0	\$436,262	\$128,980	\$8,471,370	\$0	\$721,136	\$2,037,648	\$5,787,721	\$235,722	\$591,773	\$0	\$0	\$170,000	\$398,112	\$0	\$17,114,739	\$17,114,739
160	Total Capital Assets, Net of Accumulated Depreciation	\$18,139,117	\$0	\$3,338,908	\$0	\$7,617,904	\$9,556,140	\$15,328,687	\$19,862,380	\$0	\$19,784,805	\$13,293,210	\$42,599,441	\$11,181,988	\$20,733,013	\$14,117,875	\$14,004,419	\$14,323,624	\$30,359,265	\$6,306,032	\$208,185	\$259,764,993
171	Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,585,172	\$6,585,172
180	Total Non-Current Assets	\$18,139,117	\$0	\$3,338,908	\$0	\$7,617,904	\$9,556,140	\$15,328,687	\$19,862,380	\$0	\$19,784,805	\$13,293,210	\$42,599,441	\$11,181,988	\$20,733,013	\$14,117,875	\$14,004,419	\$14,323,624	\$30,359,265	\$6,306,032	\$6,793,357	\$266,340,165
200	Deferred Outflow of Resources	\$636,066	\$0	\$0	\$0	\$343,418	\$0	\$492,427	\$0	\$0	\$491,785	\$0	\$468,116	\$336,837	\$668,286	\$0	\$368,278	\$0	\$791,926	\$0	\$0	\$4,493,138
290	Total Assets and Deferred Outflow of Resources	\$27,225,085	\$0	\$5,116,404	\$0	\$16,143,149	\$12,453,954	\$25,918,537	\$24,513,871	\$0	\$24,182,896	\$15,276,129	\$47,609,256	\$14,082,047	\$32,613,556	\$20,710,546	\$23,019,373	\$19,893,620	\$39,260,867	\$6,401,980	\$9,586,200	\$363,901,470
312	Accounts Payable <= 90 Days	\$202,973	\$0	\$349,166	\$0	\$263,934	\$166,956	\$162,711	\$84,643	\$0	\$197,027	\$139,743	\$106,062	\$52,030	\$235,386	\$188,503	\$283,302	\$262,813	\$200,942	\$96,863	\$0	\$3,713,054
321	Accrued Wage/Payroll Taxes Payable	\$341,620	\$0	\$0	\$0	\$221,728	\$0	\$252,719	\$0	\$0	\$199,238	\$0	\$248,008	\$380,009	\$191,351	\$0	\$230,776	\$0	\$403,448	\$0	\$0	\$2,469,845
322	Accrued Compensated Absences - Current Portion	\$87,736	\$0	\$0	\$0	\$26,476	\$0	\$94,637	\$0	\$0	\$43,348	\$0	\$96,040	\$115,213	\$127,748	\$0	\$99,183	\$0	\$122,339	\$0	\$0	\$822,710
325	Accrued Interest Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$363	\$0	\$0	\$363
333	Accounts Payable - Other Government	\$0	\$0	\$0	\$0	\$0	\$54,621	\$0	\$0	\$0	\$117,151	\$0	\$111,808	\$67,529	\$0	\$0	\$0	\$0	\$0	\$33,368	\$384,477	\$384,477
341	Tenant Security Deposits	\$129,375	\$0	\$47,059	\$0	\$100,208	\$56,139	\$118,985	\$33,645	\$0	\$104,661	\$39,496	\$105,394	\$66,642	\$126,965	\$80,469	\$90,273	\$122,065	\$41,151	\$1,332,542	\$1,332,542	
342	Unearned Revenue	\$27,278	\$0	\$70,228	\$0	\$18,238	\$17,763	\$29,849	\$30,452	\$0	\$13,688	\$16,402	\$28,165	\$12,484	\$39,975	\$14,558	\$21,186	\$26,975	\$42,980	\$6,178	\$416,399	\$416,399
345	Other Current Liabilities	\$10,117	\$0	\$24,757	\$0	\$20,233	\$21,438	\$51,639	\$291,672	\$0	\$44,425	\$8,977	\$19,900	\$50,817	\$17,727	\$20,616	\$24,840	\$17,787	\$5,413	\$14,262	\$614,716	\$614,716
346	Accrued Liabilities - Other	\$19,342	\$0	\$27,596	\$0	\$5,854	\$30,425	\$195,652	\$20,070	\$0	\$15,789	\$29,004	\$23,017	\$7,156	\$40,769	\$36,250	\$5,954	\$41,228	\$44,222	\$20,824	\$553,872	\$553,872
347	Inter Program - Due To	\$57,545	\$0	\$16,770	\$0	\$158,993	\$72,498	\$12,362	\$7,102	\$0	\$38,569	\$146,168	\$18,335	\$128,252	\$43,955	\$37,998	\$12,345	\$54,905	\$55,413	\$0	\$950,861	\$950,861
310	Total Current Liabilities	\$676,286	\$0	\$535,576	\$0	\$855,756	\$419,841	\$939,310	\$1,187,884	\$0	\$743,426	\$233,622	\$884,968	\$981,657	\$1,096,881	\$363,981	\$762,664	\$451,894	\$1,036,914	\$268,189	\$0	\$11,238,689
353	Non-current Liabilities - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,171	\$0	\$0	\$155,171	\$155,171
354	Accrued Compensated Absences - Non-Current	\$240,183	\$0	\$0	\$0	\$180,680	\$0	\$272,234	\$0	\$0	\$127,494	\$0	\$269,553	\$340,515	\$380,161	\$0	\$188,054	\$0	\$396,791	\$0	\$0	\$2,355,665
357	Accrued Pension and OPEB Liabilities	\$4,232,231	\$0	\$0	\$0	\$2,092,040	\$0	\$3,249,262	\$0	\$0	\$3,324,004	\$0	\$3,339,367	\$2,299,450	\$4,341,643	\$0	\$2,779,454	\$0	\$4,475,897	\$0	\$0	\$30,468,208
350	Total Non-Current Liabilities	\$4,472,414	\$0	\$0	\$0	\$2,872,720	\$0	\$3,521,496	\$0	\$0	\$3,452,398	\$0	\$3,608,920	\$2,679,965	\$4,721,804	\$0	\$2,961,508	\$155,171	\$4,832,648	\$0	\$0	\$32,979,944
300	Total Liabilities	\$5,348,700	\$0	\$535,576	\$0	\$3,728,476	\$419,841	\$4,460,806	\$1,187,884	\$0	\$3,898,824	\$233,622	\$4,483,388	\$97,211,822	\$5,818,685	\$363,981	\$3,724,172	\$606,975	\$5,869,562	\$268,189	\$0	\$44,217,703
400	Deferred Inflow of Resources	\$469,265	\$0	\$0	\$0	\$294,867	\$0	\$313,719	\$0	\$0	\$295,495	\$0	\$341,067	\$261,045	\$483,202	\$0	\$307,540	\$0	\$631,984	\$0	\$0	\$3,297,788
508.4	Net Investment in Capital Assets	\$18,139,118	\$0	\$3,338,908	\$0	\$7,617,904	\$9,556,140	\$15,328,686	\$19,862,380	\$0	\$19,784,805	\$13,293,210	\$42,599,441	\$11,181,989	\$20,733,013	\$14,117,875	\$14,004,419	\$14,163,705	\$30,359,266	\$5,306,031	\$208,185	\$259,595,078
512.4	Unrestricted Net Position	\$3,268,002	\$0	\$1,241,920	\$0	\$4,501,902	\$2,477,973	\$5,815,326	\$3,463,007	\$0	\$206,778	\$1,743,636	\$174,860	\$282,509	\$5,497,656	\$6,228,650	\$4,983,242	\$5,122,940	\$2,500,445	\$827,760	\$9,378,015	\$56,790,903
513	Total Equity - Net Assets / Position	\$21,407,120	\$0	\$4,580,828	\$0	\$12,119,806	\$12,034,113	\$21,144,012	\$23,325,987	\$0	\$19,991,583	\$16,036,507	\$42,774,361	\$10,559,480	\$26,211,669	\$20,348,565	\$19,987,661	\$19,286,645	\$32,899,711	\$6,133,791	\$9,586,200	\$316,386,979
600	Total Liabilities, Deferred Inflows of Resources and Equity -	\$27,225,085	\$0	\$5,116,404	\$0	\$16,143,																

Hawaii Public Housing Authority
Financial Data Schedule
Project Revenue and Expense
June 30, 2025

Item Number	Description	H100100030	H100100052	H100100040	H100100051	H100100032	H100100043	H100100031	H100100050	H100100060	H100100038	H100100049	H100100037	H100100039	H100100034	H100100045	H100100035	H100100044	H100100035	H100100046	Other Projects	Total
70300	Net Tenant Rental Revenue	\$2,173,748	\$0	\$1,152,118	\$0	\$2,059,635	\$1,112,195	\$2,310,818	\$177,665	\$0	\$2,038,096	\$757,127	\$1,583,876	\$1,086,999	\$2,241,332	\$1,235,506	\$2,111,752	\$1,114,842	\$2,111,752	\$552,996	\$23,899,146	
70400	Tenant Revenue - Other	\$36,905	\$0	\$8,588	\$0	\$23,041	\$11,554	\$61,452	\$3,193	\$0	\$23,183	\$4,410	\$12,307	\$88,301	\$16,918	\$10,934	\$19,283	\$4,405	\$17,669	\$10,585	\$354,728	
70500	Total Tenant Revenue	\$2,210,653	\$0	\$1,160,706	\$0	\$2,082,676	\$1,123,749	\$2,372,270	\$200,858	\$0	\$2,061,279	\$761,537	\$1,596,183	\$1,165,300	\$2,258,250	\$1,246,440	\$1,131,726	\$1,119,247	\$2,129,421	\$563,580	\$0	\$24,213,874
71100	Investment Income - Unrestricted	\$2,593	\$0	\$1,411	\$0	\$5,095	\$2,957	\$2,669	\$1,058	\$0	\$3,682	\$901	\$4,238	\$1,659	\$9,254	\$3,324	\$2,793	\$1,362	\$5,143	\$1,198	\$280	\$56,817
71500	Other Revenue	\$10,764	\$0	\$301	\$0	\$13,911	\$13,491	\$8,651	\$186	\$0	\$13,012	\$19,754	\$11,046	\$10,661	\$67,079	\$10,428	\$5,557	\$25,681	\$115,893	\$7,443	\$315,298	
70000	Total Revenue	\$2,224,010	\$0	\$1,162,418	\$0	\$2,103,122	\$1,142,197	\$2,383,590	\$522,102	\$0	\$2,077,973	\$772,192	\$1,611,467	\$1,197,620	\$2,321,683	\$1,260,392	\$1,828,076	\$1,146,290	\$2,250,457	\$572,221	\$280	\$24,585,989
91100	Administrative Salaries	\$385,042	\$0	\$0	\$0	\$218,165	\$0	\$250,763	\$0	\$0	\$277,851	\$0	\$395,411	\$268,894	\$399,732	\$0	\$227,070	\$0	\$457,059	\$0	\$2,870,017	
91200	Auditing Fees	\$6,134	\$0	\$9,928	\$0	\$6,783	\$7,184	\$6,793	\$9,903	\$0	\$6,498	\$7,006	\$9,110	\$48,729	\$7,257	\$9,823	\$9,084	\$5,267	\$20,652	\$6,798	\$1,198,211	
91300	Management Fee	\$1,252,322	\$0	\$1,958,453	\$0	\$334,794	\$1,216,107	\$647,885	\$103,298	\$0	\$206,467	\$137,801	\$314,380	\$115,249	\$69,371	\$215,359	\$350,979	\$236,340	\$1,093,828	\$88,049	\$7,199,491	
91310	Book-keeping Fee	\$30,448	\$0	\$14,532	\$0	\$30,712	\$17,970	\$32,100	\$9,139	\$0	\$27,199	\$12,622	\$28,738	\$10,429	\$49,342	\$19,770	\$32,215	\$21,863	\$49,397	\$8,062	\$39,538	
91400	Advertising and Marketing	\$7,238	\$0	\$3,328	\$0	\$1,692	\$40	\$3,336	\$3,336	\$0	\$39	\$4,430	\$40	\$0	\$4,430	\$11,001	\$3,405	\$7,168	\$7,237	\$40	\$55,117	
91500	Employee Benefit contributions - Administrative	\$154,482	\$0	\$0	\$0	\$91,178	\$0	\$74,809	\$0	\$0	\$120,815	\$0	\$152,960	\$132,262	\$146,352	\$0	\$94,900	\$0	\$162,267	\$0	\$1,130,085	
91600	Office Expenses	\$72,167	\$0	\$18,560	\$0	\$53,901	\$29,486	\$27,961	\$19,549	\$0	\$136,390	\$14,508	\$69,224	\$22,872	\$85,045	\$27,453	\$27,453	\$28,864	\$85,682	\$15,411	\$207,598	
91700	Legal Expense	\$27,077	\$0	\$29,120	\$0	\$19,987	\$262	\$12,172	\$12,172	\$0	\$7,238	\$2,915	\$10,432	\$1,943	\$2,924	\$3,294	\$5,760	\$8,719	\$29,293	\$2,696	\$394,203	
91800	Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,163	\$0	\$12,265	\$19,970	\$1,123	\$1,123	\$0	\$1,123	\$0	\$0	\$21,767	
91810	Allocated Overhead	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
91900	Other	\$186,845	\$0	\$88,870	\$0	\$148,895	\$288,741	\$131,257	\$332,996	\$0	\$26,942	\$364,035	\$81,507	\$31,217	\$191,492	\$369,851	\$125,062	\$394,347	\$200,263	\$180,690	\$3,948,040	
91000	Total Operating - Administrative	\$2,123,035	\$0	\$1,314,586	\$0	\$915,525	\$1,571,516	\$1,211,285	\$488,332	\$0	\$905,568	\$542,717	\$1,083,895	\$663,931	\$1,511,187	\$686,214	\$892,919	\$704,722	\$2,090,080	\$301,434	\$0	\$16,977,967
92000	Asset Management Fee	\$43,560	\$0	\$20,880	\$0	\$43,180	\$24,240	\$44,700	\$14,160	\$0	\$38,520	\$18,000	\$40,560	\$23,520	\$69,960	\$27,120	\$44,760	\$31,200	\$70,440	\$12,360	\$567,720	
92200	Relocation Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$438	\$0	\$0	\$0	\$0	\$0	\$1,809	\$8,794	\$0	\$0	\$4,362	\$0	\$15,433		
92400	Tenant Services - Other	\$14,627	\$0	\$2,728	\$0	\$876	\$3,317	\$3,912	\$1,697	\$0	\$1,230	\$134	\$222	\$232	\$24,117	\$1,274	\$906	\$134	\$6,787	\$107	\$62,400	
92500	Total Tenant Services	\$14,627	\$0	\$2,728	\$0	\$876	\$3,317	\$4,360	\$1,697	\$0	\$1,230	\$134	\$222	\$232	\$24,141	\$32,911	\$1,274	\$906	\$134	\$11,179	\$107	\$77,833
93100	Water	\$331,901	\$0	\$174,787	\$0	\$285,932	\$164,268	\$284,294	\$725,070	\$0	\$237,518	\$87,072	\$136,293	\$127,993	\$188,153	\$240,708	\$275,637	\$300,437	\$265,508	\$63,387	\$3,267,468	
93200	Electricity	\$111,957	\$0	\$202,167	\$0	\$72,112	\$118,394	\$73,260	\$156,394	\$0	\$143,510	\$229,476	\$150,631	\$33,545	\$481,682	\$38,494	\$51,248	\$78,056	\$60,197	\$51,396	\$2,459,132	
93300	Gas	\$242,913	\$0	\$226,632	\$0	\$373,032	\$209,163	\$0	\$47,883	\$0	\$141,576	\$89,379	\$33,564	\$132,431	\$1,571,028	\$3,542	\$189	\$3,021	\$208,660	\$39,189	\$1,797,477	
93400	Sewer	\$393,291	\$0	\$227,423	\$0	\$411,301	\$57,290	\$147,271	\$147,271	\$0	\$156,565	\$109,217	\$123,351	\$92,961	\$506,396	\$282,990	\$408,118	\$352,521	\$50,764	\$61,893	\$4,300,536	
93000	Total Utilities	\$880,062	\$0	\$831,321	\$0	\$1,142,377	\$549,115	\$776,129	\$1,336,618	\$0	\$813,691	\$465,144	\$443,839	\$386,640	\$1,316,322	\$665,734	\$735,392	\$734,635	\$1,631,829	\$216,865	\$0	\$11,624,613
94100	Ordinary Maintenance and Operations - Labor	\$938,928	\$0	\$0	\$0	\$672,813	\$0	\$765,336	\$0	\$0	\$525,304	\$0	\$709,008	\$438,467	\$983,395	\$0	\$700,067	\$0	\$1,138,947	\$0	\$6,872,053	
94200	Ordinary Maintenance and Operations - Materials	\$258,033	\$0	\$240,883	\$0	\$236,439	\$162,760	\$278,117	\$110,950	\$0	\$208,002	\$96,161	\$294,281	\$154,112	\$297,691	\$161,258	\$130,483	\$159,242	\$368,008	\$84,884	\$3,370,370	
94300	Ordinary Maintenance and Operations - Contractors	\$403,797	\$0	\$472,744	\$0	\$547,749	\$695,419	\$722,861	\$486,323	\$0	\$252,653	\$685,579	\$266,475	\$139,908	\$407,124	\$600,337	\$349,455	\$726,526	\$240,075	\$466,239	\$8,471,259	
94500	Employee Benefit Contributions - Ordinary Maintenance	\$355,701	\$0	\$0	\$0	\$306,363	\$0	\$139,230	\$0	\$0	\$226,180	\$0	\$205,795	\$200,512	\$308,645	\$0	\$138,868	\$0	\$402,616	\$0	\$2,743,930	
94000	Total Maintenance	\$1,996,459	\$0	\$983,627	\$0	\$1,759,734	\$839,176	\$2,086,544	\$997,279	\$0	\$1,492,139	\$781,740	\$1,476,557	\$932,999	\$2,160,675	\$761,695	\$1,813,373	\$885,768	\$2,342,634	\$561,123	\$0	\$21,487,622
95200	Protective Services - Other Contract Costs	\$550,866	\$0	\$0	\$0	\$1,277,192	\$0	\$911,111	\$621	\$0	\$0	\$0	\$0	\$270	\$0	\$295,273	\$0	\$455,676	\$0	\$450,109	\$0	\$3,941,118
95300	Protective Services - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$444	\$0	\$0	\$2,550	\$0	\$320	\$0	\$1,786	
95000	Total Protective Services	\$550,866	\$0	\$0	\$0	\$1,277,192	\$0	\$911,111	\$621	\$0	\$0	\$0	\$0	\$714	\$0	\$295,273	\$2,550	\$455,676	\$0	\$450,429	\$0	\$3,939,332
96110	Property Insurance	\$72,778	\$0	\$19,379	\$0	\$38,082	\$42,534	\$96,987	\$32,957	\$0	\$67,903	\$35,950	\$110,607	\$38,036	\$69,918	\$57,264	\$56,662	\$55,047	\$54,455	\$25,278	\$963,457	
96120	Liability Insurance	\$960	\$0	\$18,494	\$0	\$1,807	\$45,636	\$1,021	\$26,776	\$0	\$691	\$29,938	\$1,021	\$29,938	\$1,021	\$55,312	\$1,021	\$59,951	\$1,165	\$20,885	\$201,718	
96130	Workmen's Compensation	\$4,545	\$0	\$0	\$0	\$2,768	\$0	\$3,813	\$51	\$0	\$2,656	\$0	\$3,385	\$2,324	\$5,054	\$0	\$2,837	\$0	\$5,981	\$0	\$33,253	
96140	All Other Insurance	\$2,589	\$0	\$288	\$0	\$1,942	\$335	\$1,669	\$190	\$0	\$2,027	\$249	\$3,307	\$1,580	\$1,193	\$375	\$988	\$431	\$2,244	\$170	\$10,673	
96100	Total Insurance Premiums	\$80,852	\$0	\$19,561	\$0	\$44,599	\$88,705	\$93,500	\$59,929	\$0	\$73,549	\$70,237	\$118,223	\$42,683	\$76,404	\$112,929	\$62,081	\$115,109	\$63,845	\$466,333	\$0	\$1,208,151
96200	Other General Expenses	\$43,160	\$0	\$0	\$0	\$2,464	\$108,191	\$40,097	\$0	\$0	\$80,895	\$0	\$20,187	\$19,919	\$163,460	\$6,424	\$0	\$57,271	\$12,520	\$26,417	\$798,535	
96210	Compensated Absences	\$2,870	\$0	\$0	\$0	\$2,864	\$0	\$8,597	\$0	\$0	\$79,250	\$0	\$116,465	\$17,743	\$124,263	\$0	\$30,871	\$0	\$169,521	\$0	\$798,800	
96300	Payments in Lieu of Taxes	\$0	\$0	\$0	\$0	\$0	\$54,621	\$0	\$0	\$0	\$147,151	\$0	\$111,808	\$67,529	\$0	\$0	\$0	\$0	\$33,368	\$384,477	\$0	
96400	Bad debt - Tenant Rent	\$126,725	\$0	\$28,558	\$0	\$133,577	\$74,378	\$294,533	\$6,074	\$0	\$198,571	\$88,446	\$76,243	\$272,231	\$19,701	\$55,143	\$69,746	\$92,592	\$89,555	\$130,625	\$1,558,833	
96000	Total Other General Expenses	\$172,756	\$0	\$28,558	\$0	\$166,703	\$88,434	\$423,227	\$6,633	\$0	\$459,687	\$88,446	\$327,377	\$820,322	\$228,032	\$61,567	\$100,617	\$149,863	\$471,396	\$192,410	\$0	\$3,631,661
96720	Interest on Notes Payable (Short and Long Term)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,729	\$0	\$0	\$4,729	
96700	Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,729	\$0	\$0	\$4,729	
96900	Total Operating Expenses	\$5,622,216	\$0	\$3,240,851	\$0	\$5,349,686	\$3,164,003	\$5,550,907	\$1,492,023	\$0	\$3,794,364	\$1,966,418	\$3,490,387	\$2,972,436	\$5,776,964	\$2,164,000	\$4,116,724	\$2,626,160	\$7,131,442	\$1,919,632	\$0	\$59,588,781
97000	Excess of Operating Revenue over Operating Expenses	-\$3,998,206	\$0	-\$2,078,433	\$0	-\$3,246,564	-\$2,022,306	-\$3,167,317	-\$969,921	\$0	-\$1,706,991	-\$1,194,226	-\$1,878,920	-\$1,374,916	-\$3,446,381	-\$823,613	-\$2,288,649	-\$1,479,870	-\$4,880,895	-\$747,411	\$280	-\$36,002,729
97100	Extraordinary Maintenance	\$1,227,918	\$0	\$0	\$0	-\$36,308	\$41,496	\$853,045	\$0	\$0	\$1,221,027	\$0	\$1,795,994	\$433,096	\$2,293,384	\$0	\$914,880	\$0	\$515,806	\$0	\$8,261,338	
97200	Casualty Losses - Non-capitalized	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,742	\$31,450	\$0	\$0	\$0	\$0	\$0	\$134,192	
97400	Depreciation Expense	\$1,196,457	\$0	\$250,870	\$0	\$599,346	\$726,406	\$2,540,336	\$1,124,795	\$0	\$1,672,747	\$555,662	\$2,535,954	\$1,031,056	\$1,555,815	\$810,922	\$1,290,968	\$1,219,861	\$3,633,649	\$760,438	\$21,501,432	
97600	Capital Outlays - Governmental Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
97700	Debt Principal Payment - Governmental Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
90000	Total Expenses	\$8,246,591	\$0	\$3,491,721	\$0	\$6,912,624	\$3,932,405	\$8,844,288	\$2,616,818	\$0	\$6,678,138	\$2,522,080	\$6,327,085	\$4,138,330	\$9,657,613	\$2,994,927	\$6,318,572	\$3,846,021	\$11,280,897	\$2,080,070	\$0	\$89,484,680
10010	Operating Transfer In	\$0	\$0	\$0																		



FOR ACTION

SUBJECT: To: **(1)** Approve the Hawaii Public Housing Authority's (HPHA) Proposed Capital Fund Program 5-Year Action Plans for Fiscal Years 2025-2029 and 2026-2030; and **(2)** Authorize the Executive Director to (a) Hold Public Hearings on the Capital Fund Program 5-Year Action Plans for Fiscal Years 2025-2029 and 2026-2030 as Required, (b) Undertake All Actions Necessary to Accept, Adopt, or Respond to Comments from the Public and the Resident Advisory Board, and (c) Submit the Proposed Capital Fund Program 5-Year Action Plans for Fiscal Years 2025-2029 and 2026-2030 to the U.S. Department of Housing and Urban Development, if No Substantive Changes are Made

I. FACTS

- A. The Capital Fund Program (CFP) provides financial assistance in the form of grants to public housing agencies (PHAs) to carry out capital and management activities including those listed in Section 9(d)(1) of the United States Housing Act of 1937.
- B. CFP was created by an amendment to the 1937 Act by the Quality Housing and Work Responsibility Act (QHWRA) in 1998 (adding Section 9(d) to the 1937 Act merging previous modernization and development programs). The Housing and Economic Recovery Act (HERA) of 2008 affected PHA's Planning process for not only Capital Funds but also Operating Funds and Section 8.
- C. The recent regulatory consolidation of 24 CFR Part 905 incorporated the remaining applicable sections of Parts 941 and 968 of the CFR for U.S. Department of Housing and Urban Development (HUD) along with existing provisions of Part 905 which included CF formula, eligible CF activities, CF obligation and expenditure requirements.
- D. A public hearing for CFP 5-Year Action Plans is required under the 24 Code of Federal Regulations, 905.300(b)(3). Public notice of the hearing must be published in newspapers of general circulation at least 45 days prior to the public hearing.
- E. To be authorized to spend FY 2025 and FY 2026 CFP Grant funds, HPHA must electronically submit the Capital Fund Program 5-Year Action Plans

through HUD's Energy and Performance Information Center (EPIC) for review and subsequent approval by the local Honolulu HUD Office.

II. DISCUSSION

- A. The Draft Capital Fund Program 5-Year Action Plans for Fiscal Years 2025-2029 and 2026-2030 describes the HPHA's 5-Year plans for Capital Fund activities and needs through, in part, a Physical Needs Assessment and Energy Audit, Public Housing Assessment System (PHAS) score and the progress made since its last HUD-approved Capital Fund Program 5-Year Action Plan and PHA Plan.
- B. The details in the Draft Capital Fund Program 5-Year Action Plans for Fiscal Years 2025-2029 and 2026-2030 include how the HPHA intends to address these Capital Fund activities and needs with a budget for each year in the Draft Capital Fund Program 5-Year Action Plans for Fiscal Years 2025-2029 and 2026-2030, which details specific work to be performed each year and is attached for your information. (Attachment A)
- C. A significant amendment / modification to the HPHA's Capital Fund Program 5-Year Action Plan includes a proposed demolition, disposition, homeownership, RAD conversion, Capital Fund Financing, development, or mixed finance proposal being considered by HUD.
- D. The public hearing and accompanying notice and comment period are key elements in informing HPHA residents and the wider community of the HPHA's goals and its strategy for addressing capital needs. Among other things, it discloses development plans and new HPHA priorities.
- E. The HPHA will consult with the Resident Advisory Board (RAB) to discuss the Capital Fund Submission and with public housing residents through a public hearing. The RAB and the public will provide preliminary comments and recommendations, and the HPHA will respond to those comments prior to submission of the Capital Fund Program 5-Year Action Plans through EPIC. The HPHA is not required to incorporate the recommendations of the RAB and the public but considers all comments prior to final adoption.
- F. The following schedule has been established:

<u>Action</u>	<u>Timeframe</u>
RAB Meeting, First Draft Overview	March 10, 2026
Board "For Action"	March 19, 2026
Publish Hearing Notice	March 26, 2026
RAB Meeting, Preliminary Comments	April 14, 2026

Public Hearing	May 11, 2026
RAB Meeting, Final Comments	May 12, 2026
Final Board Approval	May 21, 2026
Submit Final Draft to HUD	May 29, 2026

- G. Information regarding the Draft Capital Fund Program 5-Year Plans for Fiscal Years 2025-2029 and 2026-2030 and the public hearing will be sent to all RAB members, Resident Associations and Asset Management Project (AMP) property offices, Section 8 office and will be included in the monthly rent billing statement mailed to all public housing households for April 2026.
- H. To notify the public of the hearing, notices will be published in the Honolulu Star-Advertiser, The Garden Island (Kauai), The Maui News, West Hawaii Today (Kailua-Kona), and the Hawaii Tribune Herald (Hilo) upon Board approval.
- I. The Draft Capital Fund Program 5-Year Action Plans for Fiscal Years 2025-2029 and 2026-2030 attachments are provided in this packet for review.
- J. Copies of the Draft Capital Fund Program 5-Year Action Plans for Fiscal Years 2025-2029 and 2026-2030 can be viewed by the public on the HPHA's website at [Plans & Reports](#), all AMP offices listed below, through the Resident Advisory Board, and Section 8 office:

Hawaii Public Housing Authority 1002 N. School Street, Bldg. E Honolulu, Hawaii 96817	HPHA Section 8 Office 1002 N. School Street, Bldg. H Honolulu, Hawaii 96817
Puuwai Momi (AMP 30) 99-132 Kohomua Street Aiea, Hawaii 96701	Kalihi Valley Homes (AMP 31) 2250 Kalena Drive Honolulu, Hawaii 96819
Mayor Wright Homes (AMP 32,33) 521 N. Kukui Street Honolulu, Hawaii 96817	Kalakaua Homes (AMP 34) 1545 Kalakaua Ave. Honolulu, Hawaii 96826
Kalanihuia (AMP 35) 1220 Aala Street Honolulu, Hawaii 96817	Lanakila Homes (AMP 37) 600 Wailoa Street Hilo, Hawaii 96720
Kapaa (AMP 38) 4726 Malu Road Kapaa, Hawaii 96746	Kahekili Terrace (AMP 39) 2015 Holowai Place Wailuku, Hawaii 96793

Kuhio Homes (AMP 40)
1410 Ahonui Street
Honolulu, Hawaii 96819

Ka Hale Kahaluu (AMP 43)
78-6725 Makolea Street
Kailua-Kona, Hawaii 96740

Waimaha-Sunflower (AMP 44)
85-186 McArthur Street
Waianae, Hawaii 96792

Koolau Village (AMP 45)
45-1027 Kamau Place
Kaneohe, Hawaii 96744

Noelani II (AMP 46)
65-1191 Opelo Road
Kamuela, Hawaii 96743

Kauhale Nani (AMP 49)
310 North Cane Street
Wahiawa, Hawaii 96786

Palolo Valley Homes (AMP 50)
2129 Ahe Street
Honolulu, Hawaii 96816

- K. The public may also request a copy of the Draft Capital Fund Program 5-Year Action Plans for Fiscal Years 2025-2029 and 2026-2030 by calling (808) 204-9042 or by emailing a request to hpha@hawaii.gov.

(End of Section)

III. RECOMMENDATION

That the Board of Directors: **(1)** Approve the Hawaii Public Housing Authority's (HPHA) Proposed Capital Fund Program 5-Year Action Plans for Fiscal Years 2025-2029 and 2026-2030; and **(2)** Authorize the Executive Director to (a) Hold Public Hearings on the Capital Fund Program 5-Year Action Plans for Fiscal Years 2025-2029 and 2026-2030 as Required, (b) Undertake All Actions Necessary to Accept, Adopt, or Respond to Comments from the Public and the Resident Advisory Board, and (c) Submit the Proposed Capital Fund Program 5-Year Action Plans for Fiscal Years 2025-2029 and 2026-2030 to the U.S. Department of Housing and Urban Development, if No Substantive Changes are Made

Attachment A: Proposed DRAFT Capital Fund Program 5-Year Action Plan for Fiscal Years 2025-2029

Attachment B: Proposed DRAFT Capital Fund Program 5-Year Action Plan for Fiscal Years 2026-2030

Prepared by: Benjamin Park, Chief Planner 

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

Robert J. Hall
Chairperson

Capital Fund Program - Five-Year Action Plan (FY 2025 - 2029)

Status: Approved

Approval Date: 01/07/2026

Approved By: HO, KEVIN

Part I: Summary						
PHA Name : Hawaii Public Housing Authority		Locality (City/County & State)				
PHA Number: HI001		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	KALIHI VALLEY HOMES (HI001000031)	\$3,000.00	\$1,000.00		\$9,000,000.00	\$2,000,000.00
	AUTHORITY-WIDE	\$9,505,078.00	\$6,311,608.60	\$5,884,127.30	\$5,884,127.30	\$5,884,127.30
	KALAKAUA HOMES (HI001000034)	\$2,000.00	\$1,000.00			\$4,000,000.00
	KEKAHA HA`AHEO (HI001000038)	\$2,000.00	\$1,000.00			
	PUNCHBOWL HOMES * (HI001000035)	\$2,000.00	\$9,199,469.40	\$9,641,950.70		\$500,000.00
	PUUWAI MOMI (HI001000030)	\$6,001,000.00	\$1,000.00			
	MAYOR WRIGHT HOMES (HI001000032)	\$1,000.00	\$1,000.00			
	KAMEHAMEHA HOMES (HI001000033)	\$1,000.00	\$1,000.00			
	LANAKILA HOMES I (HI001000037)	\$1,000.00	\$1,000.00			
	KAHEKILI TERRACE (HI001000039)	\$1,000.00	\$1,000.00			\$1,000,000.00

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 01/07/2026

Approved By: HO, KEVIN

Part I: Summary						
PHA Name : Hawaii Public Housing Authority		Locality (City/County & State)				
PHA Number: HI001		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	KUHIO PARK TERRACE (HI001000040)	\$1,000.00	\$1,000.00			
	KA HALE KAHALUU (HI001000043)	\$1,000.00	\$1,000.00			
	WAIMAHA/SUNFLOWER (HI001000044)	\$1,000.00	\$1,000.00			
	KOOLAU VILLAGE (HI001000045)	\$1,000.00	\$1,000.00			
	COUNTY OF HAWAII (HI001000046)	\$1,000.00	\$1,000.00			
	WAHIAWA TERRACE (HI001000049)	\$1,000.00	\$1,000.00		\$641,950.70	\$2,141,950.70
	PALOLO VALLEY HOMES (HI001000050)	\$1,000.00	\$1,000.00			

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	KALIHI VALLEY HOMES (HI001000031)			\$3,000.00
ID0000358	Kalihi Valley Homes, Perimeter Fence Replacement and Site Improvements (Const)(Dwelling Unit-Site Work (1480)-Fencing,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Perimeter Fence Replacement and Site Improvements - Includes but is not limited to new perimeter fence, water and sewer line replacements, paving		\$1,000.00
ID0000368	Kalihi Valley Homes, Site and Dwelling Improvement Bidding, Construction Administration, and Warranty (Design)(Contract Administration (1480)-Other Fees and Costs)	Site and Dwelling Improvement Bidding, Construction Administration, and Warranty		\$1,000.00
ID0000394	AMP 31 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

2577-0274

02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			\$9,505,078.00
	AUTHORITY-WIDE (NAWASD)			
ID0000359	Administration(Administration (1410)-Salaries)	Administration		\$1,552,607.80
ID0000360	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$500,000.00
ID0000361	Moving to Work Demo(MTW (1492))	Moving to Work Demo		\$3,881,519.50

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000363	Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	Salaries and benefits for Project Engineers and Inspectors to manage the capital fund grant.		\$300,000.00
ID0000366	Ka Lei Momi Multi-Site Development to Add 10,000 Units (Dev))(Contract Administration (1480)-Other Fees and Costs)	Multi-Site Development to Add 10,000 Units - "Other Fees and Costs" of Contract Administration include through a regulatory and operating agreement, master contract, individual lease, condo or cooperative agreement, or equity interest all undertakings necessary for planning, design, financing, demolition, construction, or equipment, including development of mixed-finance projects , and associated development financing fees and costs.		\$3,170,950.70
ID0000390	Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	Management Improvements		\$100,000.00
	KALAKAUA HOMES (HI001000034)			\$2,000.00
ID0000365	Makua Ali'i, Plumbing Utilities Upgrade (Design)(Contract Administration (1480)-Other Fees and Costs)	Plumbing Utilities Upgrade (Design) - includes but is not limited to the repair of plumbing stacks for all units and admin office		\$1,000.00
ID0000397	AMP 34 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm KEKAHA HA 'AHEO (HI001000038)			
				\$2,000.00
ID0000367	Eleele Homes,ADA Title II Transition Plan Compliance Interior Renovation, Exterior Repairs, ADA, Site & Utility Improvements (Const)(Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters -	ADA Title II Transition Plan Compliance, Interior and exterior renovations, infrastructure, site, and accessibility improvements. It includes, but it's not limited to, electrical and mechanical upgrades, new bathrooms, kitchens, and paint, replacement of windows and doors, 3 ADA and 1 VHI units renovation and site accessibility compliance. All 24 units.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm			
ID0000400	AMP 38 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	PUNCHBOWL HOMES * (HI001000035)			\$2,000.00
ID0000369	Pumehana, Accessibility, Fire Suppression, Building and Site Improvements (Design)(Contract Administration (1480)-Other Fees and Costs)	Accessibility, Fire Suppression, Building and Site Improvements		\$1,000.00
ID0000398	AMP 35 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm PUUWAI MOMI (HI00100030)			\$6,001,000.00
ID0000377	Salt Lake Apartments, ADA Title II Transition Plan Compliance,Site and Building Improvements (Const)(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Construction -	ADA Title II Transition Plan Compliance, Site and Building Improvements includes but is not limited to ADA/UFAS corrections: access from the street, van accessible stall; replace elevator rain louvers, trench drain, slope of walkway at elevator, spall repair on elevator shaft; replace jalousie window at front doors; sewer system upgrade		\$6,000,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Mechanical (1480)-Elevator,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Site Utilities)			
ID0000393	AMP 30 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	MAYOR WRIGHT HOMES (HI001000032)			\$1,000.00
ID0000395	AMP 32 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution) KAMEHAMEHA HOMES (HI001000033)			\$1,000.00
ID0000396	AMP 33 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking) LANAKILA HOMES I (HI001000037)			\$1,000.00
ID0000399	AMP 37 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures)			
	KAHEKILI TERRACE (HI001000039)			\$1,000.00
ID0000401	AMP 39 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage) KUHIO PARK TERRACE (HI001000040)			
ID0000402	AMP 40 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm			
	KA HALE KAHALUU (HI001000043)			\$1,000.00
ID0000403	AMP 43 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm WAIMAHA/SUNFLOWER (HI001000044)			\$1,000.00
ID0000404	AMP 44 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior KOOLAU VILLAGE (HI001000045)			\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000405	AMP 45 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COUNTY OF HAWAII (HI001000046)			\$1,000.00
ID0000406	AMP 46 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	WAHIAWA TERRACE (HI001000049)			\$1,000.00
ID0000407	AMP 49 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking) PALOLO VALLEY HOMES (HI001000050)			\$1,000.00
ID0000408	AMP 50 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	Subtotal of Estimated Cost			\$15,526,078.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$6,311,608.60
ID0000370	Moving to Work Demo(MTW (1492))	Moving to Work Demo		\$3,881,519.50
ID0000371	Administration(Administration (1410)-Salaries)	Administration		\$1,552,607.80
ID0000372	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$493,481.30
ID0000373	Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	Salaries and benefits for Project Engineers and Inspectors to manage the capital fund grant.		\$300,000.00
ID0000375	Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	Management Improvements		\$83,000.00
ID0000420	Ka Lei Momi Multi-Site Development to Add 10,000 Units (Const)))(Contract Administration (1480)-Other Fees and Costs)	Multi-Site Development to Add 10,000 Units - "Other Fees and Costs" of Contract Administration include through a regulatory and operating agreement, master contract, individual lease, condo or cooperative agreement, or equity interest all undertakings necessary for planning, design, financing, demolition, construction, or equipment, including development of mixed-finance projects , and associated development financing fees and costs.		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PUNCHBOWL HOMES * (HI001000035)			\$9,199,469.40
ID0000384	Pumehana, ADA Title II Transition Plan Compliance, Accessibility, Fire Suppression, Building and Site Improvements (Const)(Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	ADA Title II Transition Plan Compliance, Accessibility, Fire Suppression, Building and Site Improvements - full modernization includes but is not limited to installing fire sprinklers, plumbing upgrade, generator, interior and exterior painting, kitchen and bathroom upgrades, flooring, fixtures, lighting, appliances, etc.		\$9,198,469.40
ID0000426	AMP 35 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	PUUWAI MOMI (HI001000030)			\$1,000.00
ID0000421	AMP 30 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	KALIIHI VALLEY HOMES (HI001000031)			\$1,000.00
ID0000422	AMP 31 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm MAYOR WRIGHT HOMES (HI001000032)			\$1,000.00
ID0000423	AMP 32 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation)			
	KAMEHAMEHA HOMES (HI001000033)			\$1,000.00
ID0000424	AMP 33 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LANAKILA HOMES I (HI001000037)			\$1,000.00
ID0000427	AMP 37 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	KEKAHA HA`AHEO (HI001000038)			\$1,000.00
ID0000428	AMP 38 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage) KAHEKILI TERRACE (HI001000039)			\$1,000.00
ID0000429	AMP 39 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	KUHIO PARK TERRACE (HI001000040)			\$1,000.00
ID0000430	AMP 40 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodes, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Electric Distribution, Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Pedestrian paving, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Signage, Dwelling Unit-Site Work (1480)-Storm Drainage, Dwelling Unit-Site Work (1480)-Striping, Dwelling Unit-Site Work (1480)-Water Lines/Mains, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Curb and Gutter, Non-Dwelling Site Work (1480)-Dumpster and Enclosures, Non-Dwelling Site Work (1480)-Fence Painting, Non-Dwelling Site Work (1480)-Fencing, Non-Dwelling Site Work (1480)-Landscape, Non-Dwelling Site Work (1480)-Lighting, Non-Dwelling Site Work (1480)-Site Utilities, Non-Dwelling Site Work (1480)-Storm Drainage)			
	KA HALE KAHALUU (HI001000043)			\$1,000.00
ID0000431	AMP 43 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos, Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint, Housing Related Hazards (1480)-Clearance Examinations-Radon, Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos, Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s), Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint, Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold, Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation, Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon, Housing Related Hazards (1480)-Hazard Controls-Asbestos, Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide, Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s), Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint, Housing Related Hazards (1480)-Hazard Controls-Mold, Housing Related Hazards (1480)-Hazard Controls-Pest Infestation, Housing Related Hazards (1480)-Hazard Controls-Radon, Housing Related Hazards (1480)-Inspections-Lead-Based Paint, Contract Administration (1480)-Relocation, Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm			
	KOOLAU VILLAGE (HI001000045)			\$1,000.00
ID0000433	AMP 45 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm WAHIAWA TERRACE (HI001000049)			
				\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000435	AMP 49 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon)	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PALOLO VALLEY HOMES (HI001000050)			\$1,000.00
ID0000436	AMP 50 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$5,884,127.30
ID0000378	Administration(Administration (1410)-Salaries)	Administration		\$1,552,607.80
ID0000379	Moving to Work Demo(MTW (1492))	Moving to Work Demo		\$3,881,519.50
ID0000380	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$50,000.00
ID0000382	Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	Salaries and benefits for Project Engineers and Inspectors to manage the capital fund grant.		\$300,000.00
ID0000409	Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	Management Improvements		\$100,000.00
	PUNCHBOWL HOMES *(HI001000035)			\$9,641,950.70

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	KALIHI VALLEY HOMES (HI001000031)			\$9,000,000.00
ID0000362	Kalihi Valley Homes, ADA Title II Transition Plan Compliance, Site and Dwelling Improvement Ph 5 (Const)(Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	ADA Title II Transition Plan Compliance, Site and Dwelling Improvements full interior and exterior modernization including but not limited to LBP and Asbestos Abatement, Roofing, Electrical, Mechanical, Kitchens, Bathrooms, Flooring, Painting, Cabinets, Fixtures, Appliances, Sidewalks, Paving, and Utilities at Buildings 28, 32, 33, 36, 37, 41 and 42 for a total of 63 units.		\$9,000,000.00
	WAHIAWA TERRACE (HI001000049)			\$641,950.70
ID0000374	Kupuna Home O Waialua, ADA Title II Transition Plan Compliance,Site and Building (Const)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-	ADA Title II Transition Plan Compliance, Site and Building (Const) - includes but not limited to roof replacement, accessibility improvements, interior and exterior painting, flooring, counters, cabinets, fixtures, appliances, interior and exterior lighting, accessible stalls and path, parking, paving, etc.		\$641,950.70

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water AUTHORITY-WIDE (NAWASD)			\$5,884,127.30
ID0000385	Administration(Administration (1410)-Salaries)	Administration		\$1,552,607.80
ID0000386	Moving to Work Demo(MTW (1492))	Moving to Work Demo		\$3,881,519.50
ID0000387	Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	Salaries and benefits for Project Engineers and Inspectors to manage the capital fund grant.		\$300,000.00
ID0000388	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000412	Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	Management Improvements		\$100,000.00
	Subtotal of Estimated Cost			\$15,526,078.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PUNCHBOWL HOMES * (HI001000035)			\$500,000.00
ID0000364	Spencer House, Plumbing and Interior Upgrage (Design)(Contract Administration (1480)-Other Fees and Costs)	Design Service for Spencer House: Plumbing Upgrade including but not limited to the repair of plumbing stacks for all units, interior painting and replace cabinets.		\$500,000.00
	KALAKAUA HOMES (HI001000034)			\$4,000,000.00
ID0000383	Makua Ali'i, Plumbing Utilities Upgrade (Const)(Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Makua Ali'i, Plumbing Utilities Upgrade (Const) - includes but is not limited to the repair of plumbing stacks for all units and admin office		\$4,000,000.00
	KAHEKILI TERRACE (HI001000039)			\$1,000,000.00
ID0000389	Piilani Plans, Development, and Design to rebuild burned Lahaina project (Design)(Contract Administration (1480)-Other Fees and Costs)	All undertakings necessary for planning, predevelopment, due diligence, financing, and design for new construction .		\$500,000.00
ID0000419	David Malo Plans, Development, and Design to rebuild burned Lahaina project (Design)(Contract Administration (1480)-Other Fees and Costs)	All undertakings necessary for planning, predevelopment, due diligence, financing, and design for new construction .		\$500,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	KALIHI VALLEY HOMES (HI001000031)			\$2,000,000.00
ID0000411	Kalihi Valley Homes, ADA Title II Transition Plan Compliance, Site and Dwelling Improvement Ph 5 (Const)(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Wahiawa Terrace (HI001000049)	ADA Title II Transition Plan Compliance, Site and Dwelling Improvements full interior and exterior modernization including but not limited to LBP and Asbestos Abatement, Roofing, Electrical, Mechanical, Kitchens, Bathrooms, Flooring, Painting, Cabinets, Fixtures, Appliances, Sidewalks, Paving, and Utilities at Buildings 28, 32, 33, 36, 37, 41 and 42 for a total of 63 units.		\$2,000,000.00
				\$2,141,950.70
ID0000413	Kupuna Home O Waialua, ADA Title II Transition Plan Compliance,Site and Building (Const)(Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling	ADA Title II Transition Plan Compliance, Site and Building (Const) - includes but not limited to roof replacement, accessibility improvements, interior and exterior painting, flooring, counters, cabinets, fixtures, appliances, interior and exterior lighting, accessible stalls and path, parking, paving, etc.		\$2,141,950.70

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures, Dwelling Unit-Site Work (1480)-Electric Distribution, Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Pedestrian paving, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)			
	AUTHORITY-WIDE (NAWASD)			\$5,884,127.30
ID0000414	Administration(Administration (1410)-Salaries)	Administration		\$1,552,607.80
ID0000415	Moving to Work Demo(MTW (1492))	Moving to Work Demo		\$3,881,519.50
ID0000416	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$50,000.00
ID0000417	Management Improvements(Management Improvement (1408)-System Improvements, Management Improvement (1408)-Equal Opportunity)	Management Improvements		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000418	Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	Salaries and benefits for Project Engineers and Inspectors to manage the capital fund grant.		\$300,000.00
	Subtotal of Estimated Cost			\$15,526,078.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,552,607.80
Contingency(Contract Administration (1480)-Contingency)	\$500,000.00
Moving to Work Demo(MTW (1492))	\$3,881,519.50
Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	\$300,000.00
Ka Lei Momi Multi-Site Development to Add 10,000 Units (Dev))(Contract Administration (1480)-Other Fees and Costs)	\$3,170,950.70
Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	\$100,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2025	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$9,505,078.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Moving to Work Demo(MTW (1492))	\$3,881,519.50
Administration(Administration (1410)-Salaries)	\$1,552,607.80
Contingency(Contract Administration (1480)-Contingency)	\$493,481.30
Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	\$300,000.00
Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	\$83,000.00
Ka Lei Momi Multi-Site Development to Add 10,000 Units (Const)))(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,552,607.80
Moving to Work Demo(MTW (1492))	\$3,881,519.50
Contingency(Contract Administration (1480)-Contingency)	\$50,000.00
Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	\$300,000.00
Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	\$100,000.00
Subtotal of Estimated Cost	\$5,884,127.30

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,552,607.80
Moving to Work Demo(MTW (1492))	\$3,881,519.50
Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	\$300,000.00
Contingency(Contract Administration (1480)-Contingency)	\$50,000.00
Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	\$100,000.00
Subtotal of Estimated Cost	\$5,884,127.30

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,552,607.80
Moving to Work Demo(MTW (1492))	\$3,881,519.50
Contingency(Contract Administration (1480)-Contingency)	\$50,000.00
Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Equal Opportunity)	\$100,000.00
Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	\$300,000.00
Subtotal of Estimated Cost	\$5,884,127.30

Capital Fund Program - Five-Year Action Plan (FY 2026 - 2030)

Status: Approved

Approval Date: 01/07/2026

Approved By: HO, KEVIN

Part I: Summary						
PHA Name : Hawaii Public Housing Authority		Locality (City/County & State)				
PHA Number: HI001		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	AUTHORITY-WIDE	\$5,935,127.30	\$5,868,127.30	\$5,884,127.30	\$5,884,127.30	\$6,427,608.60
	PUNCHBOWL HOMES * (HI001000035)	\$9,575,950.70	\$9,642,950.70		\$500,000.00	
	PUUWAI MOMI (HI001000030)	\$1,000.00	\$1,000.00			
	KALIHI VALLEY HOMES (HI001000031)	\$1,000.00	\$1,000.00	\$9,000,000.00	\$2,000,000.00	
	MAYOR WRIGHT HOMES (HI001000032)	\$1,000.00	\$1,000.00			
	KAMEHAMEHA HOMES (HI001000033)	\$1,000.00	\$1,000.00			
	KALAKAUA HOMES (HI001000034)	\$1,000.00	\$1,000.00		\$4,000,000.00	
	LANAKILA HOMES I (HI001000037)	\$1,000.00	\$1,000.00			\$4,098,469.40
	KEKAHA HA`AHEO (HI001000038)	\$1,000.00	\$1,000.00			
	KAHEKILI TERRACE (HI001000039)	\$1,000.00	\$1,000.00		\$1,000,000.00	

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 01/07/2026

Approved By: HO, KEVIN

Part I: Summary						
PHA Name : Hawaii Public Housing Authority		Locality (City/County & State)				
PHA Number: HI001		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	KUHIO PARK TERRACE (HI001000040)	\$1,000.00	\$1,000.00			
	KA HALE KAHALUU (HI001000043)	\$1,000.00	\$1,000.00			\$5,000,000.00
	WAIMAHA/SUNFLOWER (HI001000044)	\$1,000.00	\$1,000.00			
	KOOLAU VILLAGE (HI001000045)	\$1,000.00	\$1,000.00			
	COUNTY OF HAWAII (HI001000046)	\$1,000.00	\$1,000.00			
	WAHIAWA TERRACE (HI001000049)	\$1,000.00	\$1,000.00	\$641,950.70	\$2,141,950.70	
	PALOLO VALLEY HOMES (HI001000050)	\$1,000.00	\$1,000.00			

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$5,935,127.30
ID0000437	Moving to Work Demo(MTW (1492))	Moving to Work Demo		\$3,881,519.50
ID0000438	Administration(Administration (1410)-Salaries)	Administration		\$1,552,607.80
ID0000439	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$100,000.00
ID0000440	Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	Salaries and benefits for Project Engineers and Inspectors to manage the capital fund grant.		\$300,000.00
ID0000441	Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	Management Improvements		\$100,000.00
ID0000443	Ka Lei Momi Multi-Site Development to Add 10,000 Units (IDev)(Contract Administration (1480)-Other Fees and Costs)	Multi-Site Development to Add 10,000 Units - "Other Fees and Costs" of Contract Administration include through a regulatory and operating agreement, master contract, individual lease, condo or cooperative agreement, or equity interest all undertakings necessary for planning, design, financing, demolition, construction, or equipment, including development of mixed-finance projects , and associated development financing fees and costs.		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PUNCHBOWL HOMES * (HI001000035)			\$9,575,950.70
ID0000442	Pumehana, ADA Title II Transition Plan Compliance, Accessibility, Fire Suppression, Building and Site Improvements (Const)(Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	ADA Title II Transition Plan Compliance, Accessibility, Fire Suppression, Building and Site Improvements - full modernization includes but is not limited to installing fire sprinklers, plumbing upgrade, generator, interior and exterior painting, kitchen and bathroom upgrades, flooring, fixtures, lighting, appliances, etc.		\$9,574,950.70
ID0000449	AMP 35 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	PUUWAI MOMI (HI001000030)			\$1,000.00
ID0000444	AMP 30 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing)			
	KALIIHI VALLEY HOMES (HI001000031)			\$1,000.00
ID0000445	AMP 31 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm MAYOR WRIGHT HOMES (HI001000032)			
				\$1,000.00
ID0000446	AMP 32 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation)			
	KAMEHAMEHA HOMES (HI001000033)			\$1,000.00
ID0000447	AMP 33 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm			
	KALAKAUA HOMES (HI001000034)			\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000448	AMP 34 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LANAKILA HOMES I (HI001000037)			\$1,000.00
ID0000450	AMP 37 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	KEKAHA HA`AHEO (HI001000038)			\$1,000.00
ID0000451	AMP 38 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint) KAHEKILI TERRACE (HI001000039)			\$1,000.00
ID0000452	AMP 39 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	KUHIO PARK TERRACE (HI001000040)			\$1,000.00
ID0000453	AMP 40 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodes, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Electric Distribution, Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Pedestrian paving, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Signage, Dwelling Unit-Site Work (1480)-Storm Drainage, Dwelling Unit-Site Work (1480)-Striping, Dwelling Unit-Site Work (1480)-Water Lines/Mains, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Curb and Gutter, Non-Dwelling Site Work (1480)-Dumpster and Enclosures, Non-Dwelling Site Work (1480)-Fence Painting, Non-Dwelling Site Work (1480)-Fencing, Non-Dwelling Site Work (1480)-Landscape, Non-Dwelling Site Work (1480)-Lighting, Non-Dwelling Site Work (1480)-Site Utilities, Non-Dwelling Site Work (1480)-Storm Drainage)			
	KA HALE KAHALUU (HI001000043)			\$1,000.00
ID0000454	AMP 43 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Non-Dwelling Site Work (1480)-Storm Drainage, Housing Related Hazards (1480)-Clearance Examinations-Asbestos, Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint, Housing Related Hazards (1480)-Clearance Examinations-Radon, Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos, Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s), Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint, Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold, Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation, Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon, Housing Related Hazards (1480)-Hazard Controls-Asbestos, Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide, Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s), Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint, Housing Related Hazards (1480)-Hazard Controls-Mold, Housing Related Hazards (1480)-Hazard Controls-Pest Infestation, Housing Related Hazards (1480)-Hazard Controls-Radon, Housing Related Hazards (1480)-Inspections-Lead-Based Paint, Contract Administration (1480)-Relocation, Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site WAIMAHA/SUNFLOWER (HI001000044)			\$1,000.00
ID0000455	AMP 44 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm			
	KOOLAU VILLAGE (HI001000045)			\$1,000.00
ID0000456	AMP 45 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm COUNTY OF HAWAII (HI001000046)			\$1,000.00
ID0000457	AMP 46 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm WAHIAWA TERRACE (HI001000049)			
				\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000458	AMP 49 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon)	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PALOLO VALLEY HOMES (HI001000050)			\$1,000.00
ID0000459	AMP 50 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 12026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage			
	Subtotal of Estimated Cost			\$15,526,078.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$5,868,127.30
ID0000488	Administration(Administration (1410)-Salaries)	Administration		\$1,552,607.80
ID0000489	Moving to Work Demo(MTW (1492))	Moving to Work Demo		\$3,881,519.50
ID0000490	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$50,000.00
ID0000491	Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	Salaries and benefits for Project Engineers and Inspectors to manage the capital fund grant.		\$300,000.00
ID0000492	Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	Management Improvements		\$83,000.00
ID0000521	Ka Lei Momi Multi-Site Development to Add 10,000 Units (IDev)(Contract Administration (1480)-Other Fees and Costs)	Multi-Site Development to Add 10,000 Units - "Other Fees and Costs" of Contract Administration include through a regulatory and operating agreement, master contract, individual lease, condo or cooperative agreement, or equity interest all undertakings necessary for planning, design, financing, demolition, construction, or equipment, including development of mixed-finance projects , and associated development financing fees and costs.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PUNCHBOWL HOMES * (HI001000035)			\$9,642,950.70
ID0000493	Pumehana, ADA Title II Transition Plan Compliance, Accessibility, Fire Suppression, Building and Site Improvements (Const)(Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	ADA Title II Transition Plan Compliance, Accessibility, Fire Suppression, Building and Site Improvements - full modernization includes but is not limited to installing fire sprinklers, plumbing upgrade, generator, interior and exterior painting, kitchen and bathroom upgrades, flooring, fixtures, lighting, appliances, etc.		\$9,641,950.70
ID0000527	AMP 35 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire MAYOR WRIGHT HOMES (HI001000032)			\$1,000.00
ID0000524	AMP 32 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm			
	KAMEHAMEHA HOMES (HI001000033)			\$1,000.00
ID0000525	AMP 33 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LANAKILA HOMES I (HI001000037)			\$1,000.00
ID0000528	AMP 37 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines -	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting)			
	KEKAHA HA`AHEO (HI001000038)			\$1,000.00
ID0000529	AMP 38 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	KUHIO PARK TERRACE (HI001000040)			\$1,000.00
ID0000531	AMP 40 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodes, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Electric Distribution, Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Pedestrian paving, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Signage, Dwelling Unit-Site Work (1480)-Storm Drainage, Dwelling Unit-Site Work (1480)-Striping, Dwelling Unit-Site Work (1480)-Water Lines/Mains, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Curb and Gutter, Non-Dwelling Site Work (1480)-Dumpster and Enclosures, Non-Dwelling Site Work (1480)-Fence Painting, Non-Dwelling Site Work (1480)-Fencing, Non-Dwelling Site Work (1480)-Landscape, Non-Dwelling Site Work (1480)-Lighting, Non-Dwelling Site Work (1480)-Site Utilities, Non-Dwelling Site Work (1480)-Storm Drainage)			
	KA HALE KAHALUU (HI001000043)			\$1,000.00
ID0000532	AMP 43 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos, Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint, Housing Related Hazards (1480)-Clearance Examinations-Radon, Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos, Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s), Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint, Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold, Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation, Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon, Housing Related Hazards (1480)-Hazard Controls-Asbestos, Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide, Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s), Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint, Housing Related Hazards (1480)-Hazard Controls-Mold, Housing Related Hazards (1480)-Hazard Controls-Pest Infestation, Housing Related Hazards (1480)-Hazard Controls-Radon, Housing Related Hazards (1480)-Inspections-Lead-Based Paint, Contract Administration (1480)-Relocation, Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage) WAIMAHA/SUNFLOWER (HI001000044)			
ID0000533	AMP 44 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm			
	KOOLAU VILLAGE (HI001000045)			\$1,000.00
ID0000534	AMP 45 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-COUNTY OF HAWAII (HI001000046)			\$1,000.00
ID0000535	AMP 46 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000536	AMP 49 Emergency, REAC, and Vacant Unit Repairs to address Occupancy (Const)(Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	Emergency, REAC, and Vacant Unit Repairs to include but not limited to: Interior and exterior renovations, infrastructure, site, and accessibility improvements, bathroom and kitchen upgrades, fixtures, flooring, paint, replacement of windows and doors.		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage			
	Subtotal of Estimated Cost			\$15,526,078.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)**Work Statement for Year** 3

2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	KALIHI VALLEY HOMES (HI001000031)			\$9,000,000.00
ID0000494	Kalihi Valley Homes, ADA Title II Transition Plan Compliance, Site and Dwelling Improvement Ph 5 (Const)(Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	ADA Title II Transition Plan Compliance, Site and Dwelling Improvements full interior and exterior modernization including but not limited to LBP and Asbestos Abatement, Roofing, Electrical, Mechanical, Kitchens, Bathrooms, Flooring, Painting, Cabinets, Fixtures, Appliances, Sidewalks, Paving, and Utilities at Buildings 28, 32, 33, 36, 37, 41 and 42 for a total of 63 units.		\$9,000,000.00
	WAHIAWA TERRACE (HI001000049)			\$641,950.70
ID0000495	Kupuna Home O Waialua, ADA Title II Transition Plan Compliance,Site and Building (Const)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-	ADA Title II Transition Plan Compliance, Site and Building (Const) - includes but not limited to roof replacement, accessibility improvements, interior and exterior painting, flooring, counters, cabinets, fixtures, appliances, interior and exterior lighting, accessible stalls and path, parking, paving, etc.		\$641,950.70

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water AUTHORITY-WIDE (NAWASD)			\$5,884,127.30
ID0000496	Administration(Administration (1410)-Salaries)	Administration		\$1,552,607.80
ID0000497	Moving to Work Demo(MTW (1492))	Moving to Work Demo		\$3,881,519.50
ID0000498	Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	Salaries and benefits for Project Engineers and Inspectors to manage the capital fund grant.		\$300,000.00
ID0000499	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000500	Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	Management Improvements		\$100,000.00
	Subtotal of Estimated Cost			\$15,526,078.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PUNCHBOWL HOMES * (HI001000035)			\$500,000.00
ID0000501	Spencer House, Plumbing and Interior Upgrage (Design)(Contract Administration (1480)-Other Fees and Costs)	Design Service for Spencer House: Plumbing Upgrade including but not limited to the repair of plumbing stacks for all units, interior painting and replace cabinets.		\$500,000.00
	KALAKAUA HOMES (HI001000034)			\$4,000,000.00
ID0000502	Makua Ali'i, Plumbing Utilities Upgrade (Const)(Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Makua Ali'i, Plumbing Utilities Upgrade (Const) - includes but is not limited to the repair of plumbing stacks for all units and admin office		\$4,000,000.00
	KAHEKILI TERRACE (HI001000039)			\$1,000,000.00
ID0000503	Piilani Plans, Development, and Design to rebuild burned Lahaina project (Design)(Contract Administration (1480)-Other Fees and Costs)	All undertakings necessary for planning, predevelopment, due diligence, financing, and design for new construction .		\$500,000.00
ID0000511	David Malo Plans, Development, and Design to rebuild burned Lahaina project (Design)(Contract Administration (1480)-Other Fees and Costs)	All undertakings necessary for planning, predevelopment, due diligence, financing, and design for new construction .		\$500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	KALIHI VALLEY HOMES (HI001000031)			\$2,000,000.00
ID0000504	Kalihi Valley Homes, ADA Title II Transition Plan Compliance, Site and Dwelling Improvement Ph 5 (Const)(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Wahiawa Terrace (HI001000049)	ADA Title II Transition Plan Compliance, Site and Dwelling Improvements full interior and exterior modernization including but not limited to LBP and Asbestos Abatement, Roofing, Electrical, Mechanical, Kitchens, Bathrooms, Flooring, Painting, Cabinets, Fixtures, Appliances, Sidewalks, Paving, and Utilities at Buildings 28, 32, 33, 36, 37, 41 and 42 for a total of 63 units.		\$2,000,000.00
				\$2,141,950.70
ID0000505	Kupuna Home O Waialua, ADA Title II Transition Plan Compliance,Site and Building (Const)(Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling	ADA Title II Transition Plan Compliance, Site and Building (Const) - includes but not limited to roof replacement, accessibility improvements, interior and exterior painting, flooring, counters, cabinets, fixtures, appliances, interior and exterior lighting, accessible stalls and path, parking, paving, etc.		\$2,141,950.70

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Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures, Dwelling Unit-Site Work (1480)-Electric Distribution, Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Pedestrian paving, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)			
	AUTHORITY-WIDE (NAWASD)			\$5,884,127.30
ID0000506	Administration(Administration (1410)-Salaries)	Administration		\$1,552,607.80
ID0000507	Moving to Work Demo(MTW (1492))	Moving to Work Demo		\$3,881,519.50
ID0000508	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$50,000.00
ID0000509	Management Improvements(Management Improvement (1408)-System Improvements, Management Improvement (1408)-Equal Opportunity)	Management Improvements		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000510	Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	Salaries and benefits for Project Engineers and Inspectors to manage the capital fund grant.		\$300,000.00
	Subtotal of Estimated Cost			\$15,526,078.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$6,427,608.60
ID0000512	Multi-Site Development to Add 10,000 Units (Const)(Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-New Construction,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Day Care Center,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Dwelling Unit - Demolition (1480))	Multi-Site Development to Add 10,000 Units - for demolition, construction, or equipment, including development of mixed-finance projects , and associated development financing fees and costs.		\$100,000.00
ID0000513	Moving to Work Demo(MTW (1492))	Moving to Work Demo		\$3,881,519.50
ID0000514	Administration(Administration (1410)-Salaries)	Administration		\$1,552,607.80
ID0000515	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$493,481.30
ID0000516	Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	Management Improvements		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000517	Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	Salaries and benefits for Project Engineers and Inspectors to manage the capital fund grant.		\$300,000.00
	LANAKILA HOMES I (HI001000037)			\$4,098,469.40
ID0000518	Pahala, ADA Title II Transition Plan Compliance,Site and Building (Const)(Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-	ADA Title II Transition Plan Compliance, Site and Building (Const) - includes but not limited to roof replacement, accessibility improvements, interior and exterior painting, flooring, counters, cabinets, fixtures, appliances, interior and exterior lighting, accessible stalls and path, parking, paving, etc.		\$4,098,469.40

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical) KA HALE KAHALUU (HI001000043)			\$5,000,000.00
ID0000519	Kaimalino,Site and Building Improvements (Const)(Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical	Site and Building (Const) - includes but not limited to interior and exterior painting, flooring, counters, cabinets, fixtures, appliances, interior and exterior lighting, accessible stalls and path, parking, paving, etc.		\$5,000,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Moving to Work Demo(MTW (1492))	\$3,881,519.50
Administration(Administration (1410)-Salaries)	\$1,552,607.80
Contingency(Contract Administration (1480)-Contingency)	\$100,000.00
Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	\$300,000.00
Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	\$100,000.00
Ka Lei Momi Multi-Site Development to Add 10,000 Units (lDev)(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$5,935,127.30

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,552,607.80
Moving to Work Demo(MTW (1492))	\$3,881,519.50
Contingency(Contract Administration (1480)-Contingency)	\$50,000.00
Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	\$300,000.00
Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	\$83,000.00
Ka Lei Momi Multi-Site Development to Add 10,000 Units (lDev)(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2 2027	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$5,868,127.30

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,552,607.80
Moving to Work Demo(MTW (1492))	\$3,881,519.50
Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	\$300,000.00
Contingency(Contract Administration (1480)-Contingency)	\$50,000.00
Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	\$100,000.00
Subtotal of Estimated Cost	\$5,884,127.30

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,552,607.80
Moving to Work Demo(MTW (1492))	\$3,881,519.50
Contingency(Contract Administration (1480)-Contingency)	\$50,000.00
Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Equal Opportunity)	\$100,000.00
Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	\$300,000.00
Subtotal of Estimated Cost	\$5,884,127.30

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2030
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Multi-Site Development to Add 10,000 Units (Const))(Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-New Construction,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Day Care Center,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-	\$100,000.00
Moving to Work Demo(MTW (1492))	\$3,881,519.50
Administration(Administration (1410)-Salaries)	\$1,552,607.80
Contingency(Contract Administration (1480)-Contingency)	\$493,481.30
Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	\$100,000.00
Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	\$300,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	5 2030
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$6,427,608.60

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

I. Planning and Evaluation

March 6, 2026, is “First Decking” when all bills under consideration for crossover to the other chamber must be submitted to the clerk of the originating chamber in their final form at least 48 hours prior to third reading.

All bills and testimony can be found on the Legislature's website:
www.capitol.hawaii.gov

Below are the Senate Bills (SB) and House Bills (HB) that have survived the “First Decking” deadline:

SB 2060, RELATING TO THE RENTAL HOUSING REVOLVING FUND:

Authorizes the Hawai'i Housing Finance and Development Corporation, with the approval of the Director of Finance and the Legislature by concurrent resolution, to transfer moneys between the rental housing revolving fund and its subaccounts, without further legislative authorization. Authorizes the rental housing revolving fund to be used to provide any and all forms of financing for the development, pre-development, construction, acquisition, preservation, and substantial rehabilitation of rental housing units. Requires the Corporation to give preference to certain projects with perpetual affordability commitments and to applicants with a demonstrated history of early repayment to the rental housing revolving fund. Requires rental housing revolving fund loans applied for or awarded after 12/31/2026 to be subject to review and renegotiation when any mortgage debt to which the loan is subordinate is refinanced or retired. Authorizes the Director of Finance to transfer money from the rental housing revolving fund to its mixed-income subaccount for FY 2026-2027. Makes the mixed-income subaccount of the rental housing revolving fund permanent.

HPHA Position: The HPHA testified in support.

SB 2063, RELATING TO THE RENTAL HOUSING REVOLVING FUND:

Revises the Mixed-Income Subaccount within the Rental Housing Revolving Fund by modifying the priority list for project funding and adding new project priority criteria. Authorizes fund transfers between Mixed-Income Subaccount without legislative approval. Authorizes conveyance tax revenues deposited into the Rental Housing Revolving Fund to be transferred to the Mixed-Income Subaccount. Appropriates funds.

HPHA Position: The HPHA testified in support.

SB 2068, RELATING TO AFFORDABLE HOUSING: Establishes the Affordable Housing Land Inventory Task Force within the Office of Planning and Sustainable Development to conduct a study, subject to legislative appropriation, on how to maximize housing development in transit-oriented development zones or other areas on state or county lands. Requires a report to the Legislature. Establishes a position. Appropriates funds.

HPHA Position: The HPHA testified in support.

SB 2194, RELATING TO HOUSING: Requires applicants for rental housing revolving fund moneys to be either organizations that are required to use all financial surplus, excluding fees, to develop additional housing in the State, or government agencies

HPHA Position: The HPHA testified in support.

SB 2195, RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION: Adds the Executive Director of the Hawai'i Public Housing Authority to the Board of Directors of the Hawai'i Housing Finance and Development Corporation.

HPHA Position: The HPHA testified with comments.

SB 2196, RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY: Adds the Executive Director of the Hawai'i Housing Finance and Development Corporation to the Board of Directors of the Hawai'i Public Housing Authority.

HPHA Position: The HPHA testified with comments.

SB 2227, RELATING TO RENTAL ASSISTANCE: Requires the Hawai'i Public Housing Authority to award monthly rent supplement payments on behalf of qualified tenants under the State Rent Supplement Program prioritizing certain tenants, including kupuna. Authorizes the HPHA to enter into memoranda of agreement for rental supplement payments with the counties or specialized nonprofit organizations. Amends provisions relating to the State Rent Supplement Program. Establishes the State Rent Supplement Program Special Fund. Requires the Department of Land and Natural Resources to assess a transaction tax for each applicable recording in the Office of the Assistant Registrar of the Land Court or the Bureau of Conveyances to be deposited into the State Rent Supplement Program Special Fund. Repeals the existing separate State Rent Supplement Program for Kupuna. Establishes four full-time equivalent (4.0 FTE) permanent public housing specialist II positions and one full-time equivalent (1.0 FTE) permanent public housing specialist IV position within the Hawai'i Public Housing Authority. Appropriates funds.

HPHA Position: The HPHA testified in support.

SB 2338, RELATING TO HOUSING: Increases the salary cap of the Executive Director of Hawai'i Housing Finance and Development Corporation to an amount that does not exceed the Governor's salary. Renames the Executive Assistant to the Deputy Executive Director and increases that position's salary cap to 95% of the Executive Director salary. Establishes the position of Finance Director of the Hawai'i Housing Finance and Development Corporation. Requires HHFDC to consider additional measures of personnel performance. Prohibits HHFDC and Hawai'i Public Housing Authority employment contracts that exceed 2 years, unless approved by the Legislature. Provides HHFDC and HPHA with autonomy in personnel matters.

HPHA Position: The HPHA testified with comments.

SB 2342, RELATING TO HOUSING: Part II: Establishes a Working Group to revise the Hawai'i Housing Finance and Development Corporation's Qualified Allocation Plan and propose revisions to the prioritization of the Rental Housing Revolving Fund and the terms of loans made from the Rental Housing Revolving Fund. Requires a report to the Legislature. Appropriates moneys. Part III: Requires the Corporation to make certain revisions to the 2026 Qualified Allocation Plan. Part IV: Prohibits the Corporation from allocating Low-Income Housing Tax Credits or moneys from the Rental Housing Revolving Fund to projects without a perpetual affordability commitment.

HPHA Position: The HPHA testified in support.

SB 2866, RELATING TO KUPUNA HOUSING: Repeals the sunset date for the State Rent Supplement Program for Kupuna. Appropriates funds to the Hawai'i Public Housing Authority for the State Rent Supplement Program for Kupuna and for positions to support the program.

HPHA Position: The HPHA testified in support.

SB 3011, Requires the Hawai'i Public Housing Authority to allow any resident of a public housing project or state low-income housing project to keep one or more pet animals in the resident's unit, subject to applicable state laws, county ordinances, and any reasonable conditions. Provides that the Hawai'i Public Housing Authority may charge a refundable deposit for each pet animal but shall not impose a monthly pet fee or pet rent. Allows the Hawai'i Public Housing Authority to remove a vicious animal to protect persons or property. Establishes positions. Appropriates funds.

HPHA Position: The HPHA testified with comments.

SB 3090, MAKING EMERGENCY APPROPRIATIONS FOR PUBLIC EMPLOYMENT COST ITEMS: Makes emergency appropriations for collective bargaining cost items for the members of Bargaining Units (1) and (10) and their

excluded counterparts to resolve issues related to temporary hazard pay for fiscal year 2025-2026.

HPHA Position: The HPHA testified in support.

SB 3176, RELATING TO HOUSING: Appropriates funds to the Hawai'i Public Housing Authority to rehabilitate, remodel, renovate, and repair housing units, including exterior repairs.

HPHA Position: The HPHA testified in support.

HB 1714, RELATING TO HOUSING: Provides the Hawai'i Housing Finance and Development Corporation with autonomy in personnel matters. Increases the salary cap for the Executive Director and Deputy Executive Director of the Hawai'i Housing Finance and Development Corporation. Renames the Executive Assistant of the Hawai'i Housing Finance and Development Corporation the Deputy Executive Director. Prohibits the extension of any employment contract of the Hawai'i Housing Finance and Development Corporation and Hawai'i Public Housing Authority beyond two years without legislative approval.

HPHA Position: The HPHA testified with comments.

HB 1723, RELATING TO THE RENTAL HOUSING REVOLVING FUND: Specifies the conditions upon which the Hawai'i Housing Finance and Development Corporation may transfer moneys from within the Rental Housing Revolving Fund to a subaccount and between subaccounts of the revolving fund. Authorizes the Rental Housing Revolving Fund to be used to provide any and all forms of financing. Expands the funding priorities of, and appropriates funds into and out of, the Mixed-Income Subaccount.

HPHA Position: The HPHA testified in support.

HB 1726, RELATING TO HOUSING: Requires the Office of Planning and Sustainable Development, in collaboration with other state and county agencies, to study options for and coordinate the development of a shared statewide housing and infrastructure data platform to inform agency decision-making and state housing and infrastructure investments. Includes the development of a model that assesses the fiscal impacts of development and regional infrastructure investments. Appropriates funds.

HPHA Position: The HPHA testified in support.

HB 1868, RELATING TO HOUSING: Establishes a working group to revise the Hawai'i Housing Finance and Development Corporation's Qualified Allocation Plan and propose revisions to the prioritization of the Rental Housing Revolving Fund and the terms of loans made from the Rental Housing Revolving Fund.

Appropriates funds.

HPHA Position: The HPHA testified in support.

HB 1975, RELATING TO KUPUNA HOUSING: Repeals the sunset for the State Rent Supplement Program for Kupuna. Appropriates funds to the Hawai'i Public Housing Authority for the State Rent Supplement Program for Kupuna and for positions to support the program.

HPHA Position: The HPHA testified in support.

HB 2271, MAKING EMERGENCY APPROPRIATIONS FOR PUBLIC EMPLOYMENT COST ITEMS: Makes emergency appropriations for collective bargaining cost items for the members of bargaining units (1) and (10) and their excluded counterparts to resolve issues related to temporary hazard pay for fiscal year 2025-2026.

HPHA Position: The HPHA testified in support.

HB 2476, PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE HAWAII STATE CONSTITUTION: Proposes constitutional amendments to expressly provide that the Legislature may authorize political subdivisions, such as the counties, to issue housing infrastructure growth bonds for specified public works, public improvements, or other actions necessary for housing and community development, and exclude these bonds from determinations of the funded debt of the political subdivisions.

HPHA Position: The HPHA testified in support.

HB 2478, RELATING TO BONDS: Authorizes the counties to implement housing infrastructure growth bonds. Conforms county debt limit statements law to permit counties to exclude housing infrastructure growth bonds from the debt limit of the counties if a constitutional amendment authorizing the use of housing infrastructure growth bonds and excluding housing infrastructure growth bonds from determinations of the counties' funded debt is ratified.

HPHA Position: The HPHA testified in support.

HB 2515, RELATING TO WORKFORCE HOUSING: Establishes the Workforce Housing Regulatory Sandbox Program. Establishes an advisory council within the Workforce Housing Regulatory Sandbox Program to advise on environmental and cultural practices within specific developments. Requires reports to the legislature. Appropriates funds. Repeals 6/30/2031.

HPHA Position: The HPHA testified in support.

II. Fiscal Management

Monthly Financial Performance – January 2026

HPHA generated net income of \$1,302,250 above budget for the month of January 2026, primarily attributable to operating cost savings.

Total revenues were \$105,825 below budget. HUD Capital Fund Program (CFP) grant revenue was \$727,740 above budget; however, this favorable variance was largely offset by \$724,271 in lower operating grants. COCC fee income was \$66,674 below budget due to lower-than-anticipated administrative fee funding from the U.S. Department of Housing and Urban Development (HUD) for the Section 8 voucher programs. Grant income exceeded budget by \$331,083 as a result of timing differences between budgeted and actual allotments. Other income was \$373,895 below budget, primarily due to lower-than-expected front-line service fees under the Multi-Skilled Workers Pilot Program (MSWPP) and other COCC branches.

January expenses were \$1,408,075 below budget due to overall operating savings. Administrative expenses were \$347,391 below budget as a result of lower payroll costs. Maintenance expenses were \$739,935 below budget due to reduced payroll, materials, front-line service, and contract service expenditures. Management fees were \$58,775 below budget because payments to COCC were lower, consistent with reduced HUD administrative fee funding. Tenant Services were \$11,143 below budget, as no expenses were incurred for tenant participation and overall tenant service costs were lower than projected. Protective Services were \$130,771 below budget due to lower outsourced security costs.

Partially offsetting these savings, Insurance Expense exceeded budget by \$59,265 due to higher liability premiums billed by the private management company. Bad Debt Expense was \$77,233 above budget as a result of month-end reconciliations and updates to the allowance for doubtful accounts. General Expenses were \$98,616 below budget, primarily attributable to lower undistributed P-card balances.

Year-to-Date Financial Performance

HPHA generated net income of \$9,139,539 above budget year-to-date through January 2026, primarily due to higher grant revenue and timing differences in funding recognition.

Year-to-date revenue remains above budget largely because of grant drawdown timing and accounting classification differences. CFP grant income is \$6,500,969 above budget due to timing differences between actual and budgeted drawdowns and the recognition of non-capitalized expenditures as operating

income. COCC fee income is \$1,265,537 above budget due to timing differences in management fee drawdowns. State CIP revenue is \$1,001,976 above budget due to below-threshold capital expenditures recorded as operating income. Grant income is \$3,958,888 above budget due to ERA2 subaward activity and timing differences in state grant allotments. Other income remains \$1,352,706 below budget because front-line service fee revenue is lower than projected.

Year-to-date expenses are \$1,675,522 above budget, reflecting programmatic activity and market-driven cost pressures. Administrative expenses are \$2,365,380 below budget due to payroll savings and controlled operating costs. Maintenance expenses are \$1,899,654 below budget as a result of reduced payroll, materials, front-line service, and contract service expenditures. Tenant Services are \$28,015 below budget overall.

Partially offsetting these savings, Management Fees are \$1,317,219 above budget due to timing differences in CFP management fee drawdowns. Insurance Expense is \$275,126 above budget because of higher liability premiums billed by the private management company. Bad Debt Expense is \$731,442 above budget due to ongoing tenant account reconciliations and updates to the allowance for doubtful accounts. General Expenses are \$3,318,516 above budget, driven primarily by voucher-related housing assistance payments, HAP back payments, and predevelopment activity.

Completion Notice of Housing Assistance Payment (HAP) Audit by HUD Office of Inspector General (OIG)

The purpose of the audit was to determine whether Housing Assistance Payments (HAP) were properly calculated and paid. The HUD Office of Inspector General (OIG) selected a sample of tenant files and required HPHA to submit supporting data and documentation to assess compliance.

All requested information was submitted within the required timeframe in July 2025.

On February 24, 2026, HPHA received formal notification that the audit was completed. The OIG concluded that HPHA properly calculated and paid Housing Assistance Payments in accordance with applicable requirements.

HAWAII PUBLIC HOUSING AUTHORITY
Consolidated Balance Sheet
Agency Total
As of January 31, 2026 and January 31, 2026

	<u>As of January 31, 2026</u>	<u>As of January 31, 2026</u>	<u>Increase (Decrease)</u>
ASSETS:			
Cash	236,904,647	210,369,190	26,535,457
Accounts receivable (net of allowance)	2,487,906	2,171,115	316,791
Accrued Interest	562,556	235,807	326,749
Prepaid Expenses	577,853	500,660	77,193
Inventories	831,927	753,222	78,705
Total Current Assets	241,364,889	214,029,994	27,334,896
Property, Plant & Equipment:			
Land	25,518,054	25,518,054	-
Buildings	838,941,840	822,989,984	15,951,857
Furniture & Equipment	8,884,775	8,849,218	35,558
Motor vehicles	5,429,726	5,429,726	-
Construction in Progress	49,790,562	47,567,253	2,223,309
Less: Accumulated Depreciation	(597,488,595)	(572,237,844)	(25,250,751)
Notes, Loans & Mortgage Receivable-Non Current	19,402,492	9,919,446	9,483,047
Deferred Outflows of Resources	10,393,217	8,889,882	1,503,335
Total Assets & Deferred Outflow of Resources	\$ 602,236,961	\$ 570,955,711	\$ 31,281,250
LIABILITIES AND NET POSITION			
Accounts Payable	8,944,431	5,841,798	3,102,633
Accrued Salaries & Wages	2,383,894	4,155,714	(1,771,820)
Tenant Security Deposits	1,582,358	1,605,928	(23,570)
Other Liabilities & Deferred Income	7,952,429	9,403,300	(1,450,871)
Total Current Liabilities	20,863,112	21,006,740	(143,628)
Net Pension Liability	42,532,481	40,659,919	1,872,561
Net OPEB Liability	28,490,372	33,182,220	(4,691,848)
Other Long Term Liabilities	5,165,217	2,129,894	3,035,323
Deferred Inflows of Resources	9,085,132	6,698,590	2,386,542
Net Assets			
Investment in capital assets	331,076,362	338,116,390	(7,040,027)
Restricted Net Assets	395,129	247,664	147,465
Unrestricted Net Assets	174,391,335	144,609,547	29,781,788
Net Income Year to Date	(9,762,179)	(15,695,253)	5,933,074
Total Net Assets	496,100,648	467,278,348	28,822,300
Total Liabilities, Deferred Inflow of Resources & Net Position	\$ 602,236,961	570,955,711	31,281,250

HAWAII PUBLIC HOUSING AUTHORITY

Agency-Wide

Actual vs Budget

For the Month of January 2026, and the 7 Months ended January 31, 2026

(Amounts in Full Dollars)

	Month of January 2026				Year To Date ended January 31 ,2026			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
<u>REVENUES</u>								
Dwelling Rental Income	2,427,701	2,427,509	192	0%	16,956,292	16,979,156	(22,864)	0%
HUD Operating Grants	11,918,534	12,642,804	(724,271)	-6%	87,962,893	88,499,631	(536,738)	-1%
CFP Grant Income	727,740	-	727,740	100%	6,500,969	-	6,500,969	100%
COCC Fee Income	453,201	519,876	(66,674)	-13%	4,912,993	3,647,456	1,265,537	35%
State CIP Fund	-	-	-	0%	1,001,976	-	1,001,976	100%
Grant Income	1,521,141	1,190,058	331,083	28%	8,020,730	4,061,841	3,958,888	97%
Other Income	338,879	712,774	(373,895)	-52%	4,627,354	5,980,060	(1,352,706)	-23%
Total Revenues	\$ 17,387,197	17,493,022	(105,825)	-1%	\$ 129,983,205	119,168,145	10,815,061	9%
<u>EXPENSES</u>								
Administrative	2,267,486	2,614,877	(347,391)	-13%	15,769,838	18,135,217	(2,365,380)	-13%
Management Fees	390,930	449,705	(58,775)	-13%	4,472,757	3,155,538	1,317,219	42%
Bookkeeping Fees	62,271	67,193	(4,922)	-7%	440,235	471,079	(30,843)	-7%
Housing Assistance Payments	9,689,654	9,757,764	(68,110)	-1%	69,089,293	68,304,350	784,943	1%
Tenant Services	6,721	17,865	(11,143)	-62%	97,020	125,035	(28,015)	-22%
Utilities	1,215,995	1,300,905	(84,910)	-7%	8,686,344	9,106,334	(419,991)	-5%
Maintenance	2,047,930	2,787,865	(739,935)	-27%	17,949,787	19,849,441	(1,899,654)	-10%
Protective Services	231,113	361,884	(130,771)	-36%	2,525,348	2,533,188	(7,840)	0%
Insurance	157,995	98,730	59,265	60%	1,105,877	830,751	275,126	33%
Depreciation Expense	2,239,167	2,239,167	-	0%	14,296,520	14,296,520	-	0%
Bad Debt Expense	229,719	152,486	77,233	51%	1,570,278	838,836	731,442	87%
General Expenses	(38,106)	60,510	(98,616)	<-100%	3,742,088	423,572	3,318,516	>100%
Total Expenses	18,500,876	19,908,951	(1,408,075)	-7%	139,745,384	138,069,862	1,675,522	-1%
Net Income(Loss)	\$ (1,113,679)	(2,415,930)	1,302,250	54%	\$ (9,762,179)	(18,901,718)	9,139,539	48%

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Housing Projects

Actual vs Budget

For the Month of January 2026, and the 7 Months ended January 31, 2026

(Amounts in Full Dollars)

	Month of January 2026				Year To Date ended January 31 ,2026			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
<u>REVENUES</u>								
Dwelling Rental Income	2,032,974	2,008,158	24,816	1%	13,976,793	14,048,550	(71,757)	-1%
HUD Operating Grants	2,063,057	2,360,084	(297,027)	-13%	17,584,767	16,520,588	1,064,179	6%
CFP Grant Income	727,740	-	727,740	100%	5,964,331	-	5,964,331	100%
COCC Fee Income	-	-	-	0%	-	-	-	0%
State CIP Fund	-	-	-	0%	959,787	-	959,787	100%
Grant Income	61,974	30,869	31,105	>100%	2,400,695	104,953	2,295,742	>100%
Other Income	83,285	54,474	28,811	53%	1,099,402	383,098	716,304	>100%
Total Revenues	\$ 4,969,031	4,453,585	515,446	12%	41,985,776	31,057,189	10,928,587	35%
<u>EXPENSES</u>								
Administrative	839,331	982,078	(142,747)	-15%	5,905,254	6,848,067	(942,813)	-14%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	294,842	322,715	(27,873)	-9%	3,604,901	2,267,469	1,337,432	59%
Bookkeeping Fees	31,245	34,363	(3,118)	-9%	221,040	241,336	(20,296)	-8%
Housing Assistance Payments	897	-	897	100%	6,722	-	6,722	100%
Tenant Services	6,187	16,091	(9,904)	-62%	44,035	112,620	(68,585)	-61%
Utilities	1,001,961	1,042,033	(40,072)	-4%	7,166,360	7,294,231	(127,871)	-2%
Maintenance	1,608,966	2,220,347	(611,381)	-28%	14,527,686	15,763,463	(1,235,777)	-8%
Protective Services	242,839	345,990	(103,151)	-30%	2,402,804	2,421,930	(19,126)	-1%
Insurance	121,453	78,941	42,512	54%	850,164	644,909	205,255	32%
Depreciation Expense	1,891,898	1,891,898	-	0%	11,882,189	11,882,189	-	0%
Bad Debt Expense	213,472	146,575	66,897	46%	1,357,957	796,397	561,560	71%
General Expenses	(90,363)	-	(90,363)	-100%	122,921	-	122,921	100%
Total Expenses	6,162,728	7,081,031	(918,303)	-13%	48,092,034	48,272,611	(180,577)	0%
Net Income(Loss)	\$ (1,193,697)	(2,627,446)	1,433,749	55%	(6,106,258)	(17,215,422)	11,109,164	65%

HAWAII PUBLIC HOUSING AUTHORITY
State Low Rent and Elderly Housing Projects

Actual vs Budget

For the Month of January 2026, and the 7 Months ended January 31, 2026

(Amounts in Full Dollars)

	Month of January 2026				Year To Date ended January 31 ,2026			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
<u>REVENUES</u>								
Dwelling Rental Income	340,986	345,298	(4,312)	-1%	2,517,597	2,412,236	105,361	4%
HUD Operating Grants	-	-	-	0%	-	-	-	0%
CFP Grant Income	-	-	-	0%	-	-	-	0%
COCC Fee Income	-	-	-	0%	-	-	-	0%
State CIP Fund	-	-	-	0%	42,188	-	42,188	100%
Grant Income	189,903	749,608	(559,705)	-75%	3,011,914	2,728,144	283,770	10%
Other Income	13,894	27,158	(13,264)	-49%	127,568	190,106	(62,538)	-33%
Total Revenues	\$ 544,783	1,122,064	(577,281)	-51%	5,699,267	5,330,486	368,781	7%
<u>EXPENSES</u>								
Administrative	112,134	127,678	(15,544)	-12%	821,589	882,025	(60,436)	-7%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	35,533	36,753	(1,220)	-3%	252,750	256,392	(3,642)	-1%
Bookkeeping Fees	6,197	6,478	(281)	-4%	43,986	45,266	(1,280)	-3%
Housing Assistance Payments	-	-	-	0%	-	-	-	0%
Tenant Services	-	442	(442)	-100%	26	3,094	(3,068)	-99%
Utilities	192,513	229,030	(36,517)	-16%	1,344,293	1,603,210	(258,917)	-16%
Maintenance	217,773	264,630	(46,857)	-18%	1,787,437	1,963,346	(175,909)	-9%
Protective Services	(15,927)	8,162	(24,089)	<-100%	93,919	57,134	36,785	64%
Insurance	30,272	12,716	17,556	>100%	211,905	136,328	75,577	55%
Depreciation Expense	270,938	270,938	-	0%	1,880,262	1,880,262	-	0%
Bad Debt Expense	16,247	5,911	10,336	>100%	212,320	42,439	169,881	>100%
General Expenses	-	-	-	0%	-	-	-	0%
Total Expenses	865,681	962,738	(97,057)	-10%	6,648,487	6,869,496	(221,009)	3%
Net Income(Loss)	\$ (320,898)	159,326	(480,224)	<-100%	(949,220)	(1,539,010)	589,790	38%

HAWAII PUBLIC HOUSING AUTHORITY

Housing Rental Assistance Programs

Actual vs Budget

For the Month of January 2026, and the 7 Months ended January 31, 2026

(Amounts in Full Dollars)

	Month of January 2026				Year To Date ended January 31 ,2026			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
<u>REVENUES</u>								
Dwelling Rental Income	-	-	-	0%	-	-	-	0%
HUD Operating Grants	9,855,477	10,282,720	(427,244)	-4%	70,378,126	71,979,043	(1,600,917)	-2%
CFP Grant Income	0	-	0	100%	536,638	-	536,638	100%
COCC Fee Income	-	-	-	0%	-	-	-	0%
State CIP Fund	-	-	-	0%	-	-	-	0%
Grant Income	350,353	294,033	56,320	19%	1,054,416	882,100	172,316	20%
Other Income	22,949	22,321	628	3%	246,376	156,248	90,129	58%
Total Revenues	\$ 10,228,779	10,599,075	(370,296)	-3%	72,215,556	73,017,391	(801,835)	-1%
<u>EXPENSES</u>								
Administrative	361,374	399,251	(37,877)	-9%	2,679,540	2,763,325	(83,785)	-3%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	60,554	90,237	(29,683)	-33%	615,107	631,677	(16,571)	-3%
Bookkeeping Fees	24,829	26,352	(1,523)	-6%	175,210	184,477	(9,267)	-5%
Housing Assistance Payments	9,688,757	9,757,764	(69,007)	-1%	69,154,571	68,304,350	850,221	1%
Tenant Services	-	111	(111)	-100%	51,350	774	50,577	>100%
Utilities	3,582	3,962	(380)	-10%	29,296	27,737	1,559	6%
Maintenance	1,231	1,479	(248)	-17%	9,317	10,354	(1,036)	-10%
Protective Services	1,168	680	488	72%	6,304	4,759	1,545	32%
Insurance	1,592	2,426	(834)	-34%	11,141	16,983	(5,841)	-34%
Depreciation Expense	4,309	4,309	-	0%	30,163	30,163	-	0%
Bad Debt Expense	-	-	-	0%	-	-	-	0%
General Expenses	154,884	60,357	94,527	>100%	1,144,897	422,499	722,398	>100%
Total Expenses	10,302,280	10,346,929	(44,648)	0%	73,906,896	72,397,098	1,509,798	-2%
Net Income(Loss)	\$ (73,502)	252,146	(325,648)	<-100%	(1,691,340)	620,292	(2,311,633)	<-100%

HAWAII PUBLIC HOUSING AUTHORITY
Central Office Cost Center
Actual vs Budget
For the Month of January 2026, and the 7 Months ended January 31, 2026
(Amounts in Full Dollars)

	Month of January 2026				Year To Date ended January 31 ,2026			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
REVENUES								
Dwelling Rental Income	-	-	-	0%	-	-	-	0%
HUD Operating Grants	-	-	-	0%	-	-	-	0%
CFP Grant Income	-	-	-	0%	-	-	-	0%
COCC Fee Income	453,201	519,876	(66,674)	-13%	4,912,993	3,647,456	1,265,537	35%
State CIP Fund	-	-	-	0%	-	-	-	0%
Grant Income	33,575	115,548	(81,973)	-71%	1,824,737	346,644	1,478,093	>100%
Other Income	202,135	608,813	(406,678)	-67%	1,934,646	5,250,548	(3,315,902)	-63%
Total Revenues	\$ 688,911	1,244,236	(555,326)	-45%	8,672,376	9,244,648	(572,272)	-6%
EXPENSES								
Administrative	941,111	1,084,946	(143,836)	-13%	6,192,477	7,497,714	(1,305,237)	-17%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	-	-	-	0%	-	-	-	0%
Bookkeeping Fees	-	-	-	0%	-	-	-	0%
Housing Assistance Payments	-	-	-	0%	-	-	-	0%
Tenant Services	534	1,221	(687)	-56%	1,610	8,548	(6,938)	-81%
Utilities	7,858	11,841	(3,983)	-34%	60,966	82,888	(21,922)	-26%
Maintenance	224,300	284,998	(60,699)	-21%	1,572,661	1,997,405	(424,744)	-21%
Protective Services	3,033	3,052	(19)	-1%	22,320	21,365	955	4%
Insurance	2,873	3,149	(276)	-9%	20,110	22,041	(1,931)	-9%
Depreciation Expense	12,598	12,598	-	0%	87,939	87,939	-	0%
Bad Debt Expense	-	-	-	0%	-	-	-	0%
General Expenses	(102,626)	153	(102,780)	<-100%	(32,487)	1,073	(33,560)	<-100%
Total Expenses	1,089,680	1,401,959	(312,279)	-22%	7,925,596	9,718,973	(1,793,376)	18%
Net Income(Loss)	\$ (400,769)	(157,723)	(243,046)	<-100%	746,780	(474,324)	1,221,104	>100%

Hawaii Public Housing Authority
Summary of Capital Funds

As of 01/31/26

FEDERAL: Capital Fund Program (CFP)

Grant Number	Grant Award	Budgeted Expenditures	Obligated Amount	Actual Expenditures	Actual Exp / Award
HI08P001501-20	13,799,958	13,799,958	13,799,958	7,751,179	56%
HI08P001501-21	13,912,038	13,912,038	13,912,038	7,926,696	57%
HI08P001501-22	15,037,163	15,037,163	15,037,163	5,642,633	38%
HI08P001501-23	14,891,053	14,891,053	14,891,053	6,062,807	41%
HI08P001501-24	15,384,579	15,384,579	11,454,048	5,384,603	35%
HI08P001501-25	15,407,155	15,407,155	0	0	0%
CFP Totals	88,431,946	88,431,946	69,094,260	32,767,918	37%

STATE: Capital Improvement Program (CIP)

Fiscal Year	MOF	Appropriation	Budgeted Expenditures	Encumbered Amount	Actual Expenditures	Actual Exp / Appropriation
FY 13-14	B	45,000,000	45,000,000	45,000,000	44,371,500	99%
FY 14-15	B	26,500,000	26,500,000	26,500,000	25,481,065	96%
FY 15-16	B	5,000,000	5,000,000	4,149,000	3,946,823	79%
FY 16-17	B/G	35,710,000	35,477,313	34,703,929	33,158,790	93%
FY 17-18	B	20,475,000	20,458,558	20,458,558	20,102,519	98%
FY 18-19	B	26,000,000	24,474,598	24,469,798	21,583,663	83%
FY 19-20	B	20,000,000	20,000,000	18,216,661	13,589,736	68%
FY 20-21	B	8,185,000	8,185,000	6,160,046	4,258,715	52%
FY 21-22	B	10,625,000	10,625,000	1,495,121	256,266	2%
FY 22-23 ACT 253 Vacant	G	5,000,000	5,000,000	5,000,000	4,823,426	96%
FY 22-23	B	20,350,000	20,350,000	16,079,545	3,587,508	18%
FY 23-24	B/G	24,400,000	24,400,000	16,536,399	10,555,870	43%
FY 24-25 Non-Development	G	10,500,000	10,500,000	10,500,000	6,705,176	64%
FY 24-25	B/G	25,800,000	25,800,000	3,797,635	1,111,154	4%
FY 25-26	G	10,000,000	0	0	0	0%
CIP Totals		293,545,000	281,770,469	233,066,692	193,532,211	66%

III. Procurement

A. Solicitation(s) Issued in February 2026

No solicitations issued.

B. Contract(s) Executed in February 2026

- Allied Pacific Builders, Inc. (Contract # CMS 26-01) for \$4,492,860.00 for labor, material, and equipment for roof replacement and exterior concrete spall repair at Laiola (MU 42) on Oahu; 365 calendar days from Notice to Proceed.
- Coastal Construction Co., Inc. (Contract # CMS 25-30-SC01) for \$112,075.31 to amend the scope of services and compensation and payment schedule for repair to 7 vacant units at Mayor Wright Homes (AMP 32) on Oahu, through April 24, 2026.
- Systems Engineering Group, LLC (Contract # CMS 24-05-SC01) for \$2,591.00 to provide additional labor, material, and equipment for fire alarm system design-build at Kamalu and Hoolulu (MU 42) on Oahu, through June 21, 2026.
- Paul's Electrical Contracting, LLC (Contract # CMS 24-03-SC02) for \$20,838.00 for plan review fees for utility and building upgrades at Kahekili Terrace (AMP 39) on Maui, through March 10, 2027.
- HDR Architecture, Inc. (Contract # CMS 23-03-SC03) for a no-cost 765 calendar daytime extension for continued design and consultant services for building and site improvements at Eleele Homes (AMP 38) on Kauai, through March 9, 2028.
- Aina Engineers, Inc. (Contract # PMB 26-03) for \$64,533.95 for preventive maintenance services to individual wastewater systems at Noelani I and Noelani II (AMP 46) on Hawaii Island, through December 31, 2026.
- E. Watanabe & Sons Services, LLC (Contract # PMB 26-02) for \$350,396.42 for preventive maintenance services to individual wastewater systems at Kauhale O Hanakahi, Punahale Homes, Lokahi, Hale Aloha O Puna, Pahala (AMP 37), Hale Hookipa, Nani Olu, and Kaimalino (AMP 43) on Hawaii Island, through December 31, 2026.
- Waste Pro Hawaii LLC (Contract # PMB 23-07-SC02) for \$54,956.00 for continued refuse collection services at Kahekili Terrace and Makani

Kai Hale (AMP 39) on Maui, through August 31, 2026.

- Du & Associates, Inc. (Contract # SPB 25-01-SC01) for \$754,890.00 for continued Section 8 performance-based contract administration services through July 31, 2026.

C. Planned Solicitation and Contract Activities for April/May 2026

Upcoming Solicitations

- RFQ for asbestos and soot removal services at AMP 34 on Oahu.
- RFQ for tree assessment at AMP 34 on Oahu.
- RFQ for tree trimming services at AMP 34 on Oahu.
- IFB for roof coating and gutter installation at AMP 34 on Oahu.
- IFB for security services at AMP 30 and 33 on Oahu.
- IFB for landscape and grounds maintenance services at AMP 38 on Kauai.
- IFB for preventive maintenance and repair services to fire prevention systems at AMP 30, 34, 35, and MU 42 on Oahu.
- IFB for laundry services at AMP 34, 35, 44, and AMP 49 on Oahu.
- IFB for water heater door replacement at AMP 38 on Kauai.
- IFB for refuse collection services at AMP 30, 31, 32, 34, and 35 on Oahu, AMP 37 on Hawaii Island, and AMP 39 on Maui.
- IFB for process server services for AMP 30, 31, 32, 33, 34, 35, 40, 44, 45, 49, 50 and MU 42 on Oahu, AMP 37, 43 and 46 on Hawaii Island, AMP 38 on Kauai and AMP 39 on Maui and Molokai.

Planned Contracts

Execute new and supplemental contracts on an as-needed basis, including extensions for property management, preventive maintenance, security, refuse collection, and custodial services, as determined to be in the best interest of the State.

IV. Development

- School Street Elderly Housing Redevelopment continues to progress smoothly with no anticipated delays. Construction is currently 72.3% complete. The tower crane demobilization is complete.
- Kūhiō Park Terrace Low-Rises and Kūhiō Homes Redevelopment is approximately 3.2% complete. Perimeter fencing is completely installed, soil testing is complete and being reviewed by DOH, the onsite construction office is being secured, and existing utility coordination is ongoing.
- Ka Lei Momi – Mayor Wright Homes continues to advance with Phase 1A and 1B civil and building permits submitted and accepted under a superstructure

permit strategy for both subphases. The first cycle of plan check comments is complete for Phase 1A. The Tenant Protection Voucher application was submitted to the Honolulu HUD Field Office. In February, the Phase 1A lender and investor solicitation was sent out to dozens of entities nationwide and for Phase 1B, the development team submitted the financing consolidated application to HHFDC.

- Ka Lei Momi – Kapaa Homes continues to progress and the development team submitted a new financing consolidated application to HHFDC. The 80% Construction Drawing set is complete and the plans have been submitted for building permit with the County of Kauai. The NEPA FONSI determination was issued in February and the NOI/RROF was published. The federal environmental review process is anticipated to be complete in March at which time the HUD Section 18 application will be submitted to HUD's SAC Office.
- Ka Lei Momi – Ka'ahumanu Homes is progressing with the development team preparing a Section 106 MOA. The NEPA FONSI documentation will be submitted upon execution of the MOA. Phase 1A architectural schematic designs are near completion pending final subconsultant input.
- Ka Lei Momi – Lānakila Homes completed the NEPA Environmental Assessment, published the FONSI and NOI/RROF on November 7 with the comment period ending November 24, received the Governor's signature on the RROF with submittal to HUD in late December, and finalized 100% Architectural Schematic Designs reviewed by HPHA.
- Ka Lei Momi – Alternate Sites progress with initial fit tests having been completed for Hale Nana Kai Okea and Kekaha Haaheo and initial fit tests on Lokahi and Hale Olaloa have kicked off. High-level archaeological and geotechnical studies have been completed for all four sites. Additionally, other master planning studies are underway. Master planning analysis for all four alternative sites will continue to progress in Q1 2026.

V. Property Management and Maintenance Services Branch

- In February 2026, HPHA processed 9 move-ins, 17 move-outs, completed 333 annual re-examinations, 154 interim re-examinations, and facilitated 11 new admissions, ensuring compliance with occupancy standards.
- Contract Monitoring: HPHA conducted 62 site visits, including 29 refuse collection, 3 generators, 12 laundry, 7 security, and 11 elevator inspections, and continues to strengthen on-site monitoring to supplement AMP oversight of contracted services.

- Vacant Unit Contracts: HPHA completed 87 vacant units as of February 2026.
- Tenant Accounts Receivable: Approximately \$4.0 million is owed by former tenants, primarily for unpaid rent and tenant-related charges, with delinquent accounts actively referred to the Department of the Attorney General for collection actions, including tax intercepts and wage garnishments.
- Hearings: HPHA held five federal eviction hearings for rent delinquency, resulting in five evictions with a ten-business day cure, held no state eviction hearings, and held one Section 8 informal hearing.

VI. Construction Management

- As of February 28, 2026, HPHA has been managing 236 vacant units under the Construction Management Branch (42 state units and 194 federal units), including 146 units under modernization and 90 units under the Emergency Proclamation, with units distributed across Oahu (124 units, 52 EP), Kaua'i (26 units, all EP), Maui (70 units, including 10 EP and 60 demolition), and Hawai'i Island (16 units, including 2 EP).
- Vacant units are actively under construction across Oahu, Kauai, Molokai, Maui, and Hawaii. The contracts all have a 90-day period of performance unless there is something out of the ordinary requiring an additional month to 120 days. Vacant units in AMPs 31, 32, and 33 are being prioritized to prepare units for relocation for the first phase of the upcoming Mayor Wright Homes development.
- Multi-Site Projects advanced with 2025 Environmental Reviews. The consultant met with the State Hawaii Historic Preservation Division to begin discussions on creating a Programmatic Agreement for consultation to establish a more streamlined historic review process. The consultant continues to work on the reports. For the Emergency Generators upgrades, work continues at Kalakaua Homes.
- For State Elderly Projects (MU 42) the Hale Poai Site and Building Improvements Phase 9 is 100% complete. Final inspection and acceptance were expected on Friday, February 27. The Laiola Reroofing, Repairs, and Site Improvements contract has been awarded to the lowest bidder. The pre-construction conference was scheduled for February 27, 2026. Construction is anticipated to commence March 23, 2026. The Fire Alarm System Upgrade at Hoolulu and Kamalu is progressing well and is approximately 95% complete. The final testing is pending the manufacture, delivery, and replacement of two (2) fire pumps.

- At AMP 30, the pre-construction meeting for Waipahu I & II and Puuwai Momi Building Improvements and Security Upgrades project was held on February 2, 2026, with construction anticipated to begin in March 2026.
- At AMP 31, the Kalihi Valley Homes' (KVH) project to reroof buildings 25, 28, 29, 33, 38 is progressing on schedule and is expected to be completed by June 2026. The work is approximately eighty percent (85%) complete. The roof replacement design build contract of the existing deteriorated metal roofs of the buildings of the first phase of construction over 20 years ago is being planned. The KVH community center demolition project and perimeter fencing project are scheduled to go out to bid pending review of the specification by the Attorney General's office.
- At AMP 34, security improvements and work at the burned unit at Makua are proceeding on schedule including metal wall framing, penetrations for new plumbing, and installation of windows. A consultant has been selected for plumbing and building repairs at Makua Alii
- At AMP 50, the Palolo Valley Homes Phase 4 (Buildings 1, 2, 7, 8, and 9) modernization of 29 units is ongoing. Sidewalks have been poured, and grading occurs while the contractor waits for HECO to schedule the transformer.
- On Hawai'i Island, the Hale Aloha O Puna and Pomaika'i Improvements (AMP 37) project continues to advance with the ongoing construction of phase 3 work. Demolition work has been completed. Ongoing work includes power-washing of existing metal roofing, construction of interior metal stud walls, and installation of door hardware. At Kaimalino (AMP 43) work is progressing on schedule. Ongoing work includes installation of light pole footings and the planting of native Hawaiian plants and crops along Onipaa Street.
- For the Maui County Projects (AMP 39), the demolition of the remaining standing buildings at Piilani Homes and weed mitigation for the two Lahaina sites consumed by the fire, David Malo Circle and Piilani Homes, the Maui Building Department finally received approval from the State Historic Preservation Division (SHPD), the Planning Department is conducting one more internal review before the permit will be issued. At Kahekili Terrace, the utility improvements design/build project is in permitting.
- Kauai (AMP 38) design/build contract to replace the roofs at Buildings A, B, C and D at Kawailehua has been executed.
- For the State Capital Improvement Projects (CIP), the HPHA is on track to meet the encumbrance deadline of June 30, 2026. HPHA was able to fully

expend the 2021 CFP grant, meeting the expenditure deadline of February 22, 2026. HPHA is working diligently on all other grants.

VII. Section 8 Subsidy Program

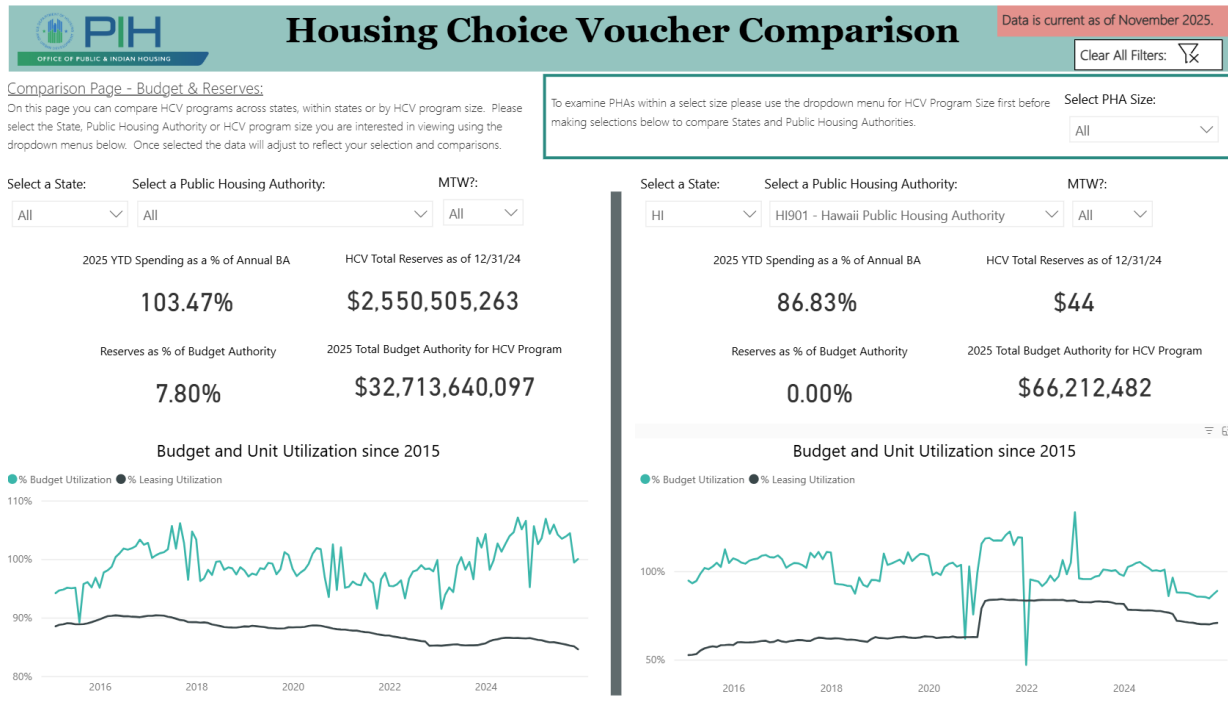
- HPHA administers the Housing Choice Voucher (HCV), Project-Based Voucher (PBV), Veteran's Affairs Supportive Housing (VASH), Non-Elderly Disabled (NED), Mainstream (MS), Performance-Based Contract Administration (PBCA), State Rent Supplement Program (RSP), and Family Self-Sufficiency (FSS) programs, expending \$5,155,460 in Housing Assistance Payments (HAP) on behalf of 3,209 households, including 460 VASH families receiving \$512,716 in Housing Choice Voucher, leasing 62 Mainstream, and port-in vouchers with \$88,880 in HAP disbursements.
- In February 2026, HPHA completed 31 NSPIRE inspections, with 15 failures, 0 quality control inspections, processed 104 rent comparable requests (94 approved, 10 denied) and continues to allow 30 days for correction, with failures historically not affecting landlord participation.
- Under the State Rent Supplement Program (RSP), HPHA paid \$92,939 to 195 families, including \$8,252 for new lease-ups and late ARs with \$84,687 paid to 185 families for February 2026, while Catholic Charities administered Kupuna and Family RSP and paid \$252,164 to 613 families, including 302 Kupuna households.
- The Family Self-Sufficiency (FSS) program served 29 active participants with 162 Section 8 graduates and 32 LIPH graduates since inception, 10 of 25 Section 8 participants and 1 of 4 LIPH participants are currently eligible for escrow credits, and \$4,989.00 in total escrow deposits were made in February 2026.

Completion Notice of Housing Assistance Payment (HAP) Audit by HUD Office of Inspector General (OIG)

The purpose of the audit was to determine whether Housing Assistance Payments (HAP) were properly calculated and paid. The HUD Office of Inspector General (OIG) selected a sample of tenant files and required HPHA to submit supporting data and documentation to assess compliance.

All requested information was submitted within the required timeframe in July 2025.

On February 24, 2026, HPHA received formal notification that the audit was completed. The OIG concluded that HPHA properly calculated and paid Housing Assistance Payments in accordance with applicable requirements.



HUD Dashboard (above): Housing Choice Voucher Comparison as of November 2025. On this page, HCV programs can be compared across states, within states, or by program size. As reflected in the chart, the Hawaii Public Housing Authority's (HPHA) HCV program closely mirrors the rest of the nation, with budget authority and spending levels outpacing the total number of available vouchers. This trend reflects that the HCV program covers a significant share of rent costs for participating households.

As demonstrated by HUD, vouchers do not come with funds attached to each voucher. Instead, funding is tied to a PHA's budget authority, which is determined through a formula driven by several factors, including prior leasing levels, inflation adjustments, local housing costs, and the total annual appropriation provided by Congress to HUD. As a result, although vouchers may exist within a program, housing authorities may not have sufficient budget authority to support all vouchers at the same time.

The HUD dashboard shows that nationwide HCV programs have approximately \$32.7 billion in total budget authority, with about \$2.55 billion in reserves (approximately 7.8%), and year-to-date spending at about 103.47% of annual budget authority. Similarly, the HPHA's HCV program has a 2025 budget authority of approximately \$66.2 million, with 86.83% year-to-date spending and essentially no reserves (\$44). Based on national averages reflected in HUD data, the estimated annual cost per voucher is roughly \$14,000. With approximately 6,200 authorized vouchers, fully funding all vouchers at that average cost would require approximately \$88 million annually, or about \$20–22 million more than the current budget authority provided to HPHA. This illustrates the difference between the number of vouchers authorized and the actual level of funding appropriated and allocated by HUD.

VIII. Compliance Office

- In February 2026, HPHA continued active program reviews to ensure compliance with Federal and State requirements and agency and Board policies, processed 62 reasonable accommodation/modification requests (58 new and 4 reactivated), issued 52 decisions, and carried 84 outstanding requests as of February 27, 2026.
- HPHA responded to Fair Housing inquiries and complaints from tenants and non-tenants, directing tenant matters internally for resolution and referring non-tenant inquiries to appropriate external agencies.
- Construction report reviews continued to identify and address ADA and compliance-related issues.
- HPHA completed its Declaration of Trust and Declaration of Restrictive Covenants (DOT/DORC) update initiative, and all filings with the Bureau of Conveyances are current.

IX. Human Resources

- As of February 27, 2026, HPHA maintained 310 filled positions, 15 Tenant Aide Program positions, and 69 vacancies.
- HPHA conducted interviews and made hiring decisions across multiple positions, including Project Engineers, Public Housing Supervisor IV, Tenant Services and Program Specialist, Public Housing Specialist I, Social Service Assistant IV, Administrative Assistant I, Account Clerk V, IV, and III, Building Maintenance Worker II and Is.
- HPHA will participate in the Joint Base Pearl Harbor Hickam (JBPHH) Hiring Event for military personnel and support family on March 13, 2026.
- Training programs conducted in February included HDLI 2026 General Counsel Forum (virtual), Communication for Managers: How to move from boss to coach, BU 1 Non CDL Drug and Alcohol Testing, and small purchase training (SPO). Chiefs participated in a presentation/virtual from the Housing Authority of the City of El Paso, Texas, on their AI model for recertification, tenant documents, and customer service.
- Workers Compensation activities included one (1) injury from MSW with seven (7) lost times; one (1) injury from AMP 35 with zero lost time. Six (6) employees on Total Temporary Disability (TTD) for the entire month of February. Two (2) employees returned to light duty and are currently receiving Temporary Partial Disability (TPD). DHRD WC Counselor is

currently working with two (2) employees on the State of Hawaii Return to Work Priority Program.

- On February 19, 2026, the Department of Labor and Industrial Relations, Hawaii Occupational Safety and Health (HIOSH), conducted a site inspection at AMP 35, HR is currently reviewing the inspection report and remedies.