

**HAWAII PUBLIC HOUSING AUTHORITY  
NOTICE OF  
BOARD OF DIRECTORS MEETING  
1002 North School Street, Building A  
Honolulu, Hawaii 96817  
Thursday, April 9, 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](mailto: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](mailto:angela.j.nabua@hawaii.gov) no later than Tuesday, April 7, 2026, or by using the “Raise Hand” feature in Zoom, or by physically raising their hand on camera or in the public testimony room and waiting to be called upon by the Chairperson. 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, March 19, 2026

### **III. DISCUSSION AND/OR DECISION MAKING**

- A. To Adopt Hawaii Public Housing Authority Board Resolution No. 26-03 Expressing Appreciation to Director Susan Kunz
- B. To Elect a Secretary for the Hawaii Public Housing Authority’s Board of Directors

- C. To: **(1)** Adopt and Approve Property Specific Utility Allowance Rates Prepared by National Facility Consultants, Inc. for the Fiscal Year July 1, 2026 to June 30, 2027, for the Federal Low-Income Public Housing Program; and **(2)** Authorize the Executive Director to Take All Actions Necessary, Including Accepting Resident Comments, to Implement the Utility Allowance Rates Effective July 1, 2026
- D. To: **(1)** Approve the Hawaii Public Housing Authority’s Annual Public Housing Agency Plan for Fiscal Year 2027; and **(2)** Authorize the Executive Director to Take the Required Actions Needed to Submit the Approved Annual PHA Plan for Fiscal Year 2027 to the U.S. Department of Housing and Urban Development
- E. To: **(1)** Approve the Hawaii Public Housing Authority’s Moving to Work Supplement for Fiscal Year 2027; **(2)** Approve Board Resolution No. 26-02 Approving the Hawaii Public Housing Authority’s Public Housing Agency Plan for Fiscal Year 2027 and Moving to Work Supplement for Fiscal Year 2027; and **(3)** Authorize the Executive Director to Take the Required Actions to Submit the Moving to Work Supplement for Fiscal Year 2027 and Board Resolution No. 26-02 to the U.S. Department of Housing and Urban Development
- F. To: **(1)** Extend the Pre-Development Budget and Hawaii Public Housing Authority’s (“HPHA”) Funding Relating to the Multi-Phase and Phase 1 Work for the Mayor Wright Homes Redevelopment located at Tax Map Key (“TMK”) No. 1-7-029:003 previously approved by the Board of Directors on May 16, 2024; **(2)** Authorize the Executive Director to Undertake All Actions Necessary to Implement Loans to HCDC Mayor Wright LLC, or its Affiliates, for Multi-Phase Costs and Related Predevelopment Costs; and **(3)** Authorize the Executive Director to Amend the Budget, Subject to Availability of Funds, and Extend the Agreements, Subject to Review and Approval of the HPHA’s Legal Counsel
- G. To Approve the Settlement in *Latu et al. v. Hawaii Public Housing Authority et al.*, Civil No. 1:25-cv-00309-DKW-RT

(The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board’s attorneys on questions and issues pertaining to the Board’s powers, duties, privileges, immunities, and liabilities as related to settlement in *Latu et al. v. Hawaii Public Housing Authority et al.*, Civil No. 1:25-cv-00309-DKW-RT)

#### 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](mailto: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, April 7, 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, March 19, 2026  
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII  
Audiovisual link: [March 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, March 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](https://hpha.hawaii.gov/about-the-hpha/meeting-packets).

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

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

Chairperson Hall acknowledged the Board members received written testimony prior to the Board meeting.

At approximately 9:04 a.m., Chairperson Hall called the meeting to order, held a roll call, and declared a quorum present. Those present were as follows and no one else was with them at their location: (00:01:47)

PRESENT: Director Robert Hall, Chairperson  
(Via Zoom) Director Betty Lou Larson, Vice Chairperson  
Director Scott Glenn  
Designee Joseph H. Campos  
Director Lisa Anne Darcy  
Director Roy Katsuda  
Director Christyl Nagao  
Director Todd Taniguchi joined at approximately (00:09:07)

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

EXCUSED: Director Susan Kunz

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  
Shirley Befitel, Human Resources & Safety Officer  
Amanda Suyat, Hearings Officer  
Nelson Lee, Systems Analyst Supervisor  
Dallis Ontiveros, Housing Information Officer  
Nicolas Ayabe, Housing Planner  
Angela Nabua, Administrative Assistant

OTHERS PRESENT (via Zoom/teleconference):  
Tami Whitney, Office of the Governor  
Jean Young, Plante & Moran, PLLC  
Ashley Frase, Plante & Moran, PLLC  
Martin Nakasone  
Laurie Thorson, Section 8 Recipient  
Lenda Tominiko, Kuhio Park Terrace Low-Rise Resident  
June Talia, Kuhio Park Terrace Low-Rise Resident  
Desiree Kihano, Palolo Valley Homes Resident

### **Approval of Regular Minutes**

**Director Campos moved, (00:03:18)**

**To Approve the Regular Meeting Minutes of February 19, 2026**

The Board accepted oral testimony.

**The minutes were unanimously approved as presented. (00:08:59)**

Director Todd Taninguich joined the meeting. (00:09:07)

Director Joseph H. Campos left the meeting. (00:09:32)

### **Approval of Executive Session Minutes**

**Director Darcy moved, (00:09:46)**

**To Approve the Executive Session Meeting Minutes of January 28, 2026**

The minutes were unanimously approved as presented. (00:11:33)

### **Discussion and Decision Making**

Director Scott Glenn moved, (00:12:07)

**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**

The Board accepted oral testimony and discussed the proposed resolution.

**The motion was unanimously approved. (00:19:03)**

Director Katsuda moved, (00:19:40)

**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**

The Board accepted oral testimony.

Ms. Ashley Frase, Principal, and Ms. Jean Young, Partner, from Plante & Moran, PLLC presented the audit to the Board. The Board discussed the Single Audit Report.

**The motion was unanimously approved. (00:31:25)**

Director Katsuda moved, (00:32:25)

**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**

The Board accepted oral testimony and discussed the proposed Capital Fund Program Plans.

**The motion was unanimously approved. (00:48:05)**

### **Appointment of Financial Task Force**

**Director Katsuda moved, (00:53:52)**

**To appoint Vice Chairperson Betty Lou Larson, Director Lisa Darcy, and Director Christyl Nagao to serve on the Financial Task Force for the review of the Hawaii Public Housing Authority's Proposed Operating Budget for FY 2026-2027**

The Board accepted oral testimony.

Chairperson Hall and Executive Director Ouansafi confirmed that the Financial Task Force will work closely on matters related to the Hawaii Public Housing Authority's operating budget. Members are expected to review budget materials, ask questions, form their own opinions, and present recommendations to the Board of Directors.

**The motion was unanimously approved (01:02:39)**

**Director Katsuda left the meeting (01:03:17)**

### **Executive Director's Report** (01:07:09)

The Board accepted oral testimony.

Executive Director Ouansafi presented his monthly report, including noting that HUD's Office of the Inspector General completed its review of the HPHA's Section 8 Program and concluded that HPHA had properly calculated and paid Housing Assistance Payments in accordance with applicable requirements.

**Director Darcy moved, (01:21:57)**

**To Adjourn the Meeting**

**The motion was unanimously approved. (01:22:07)**

The meeting adjourned at 10:24 a.m.

**MINUTES CERTIFICATION FOR March 19, 2026**

Prepared by:

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Angela Nabua  
Secretary

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on April 9, 2026 [ ] As Presented [ ] As Amended

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By:  
Its:

Date

NOTE: Time stamp indicating when in the posted recording the board began discussion of each agenda item and when motions and votes were taken is included in parenthesis.

Approved by the Executive Director   
April 9, 2026

**FOR ACTION**

**SUBJECT:** To Adopt Hawaii Public Housing Authority Board Resolution No. 26-03  
Expressing Appreciation to Director Susan Kunz

**I. FACTS**

A. Director Susan Kunz was a member of the Hawaii Public Housing Authority's Board of Directors until her resignation in March 2026.

**II. RECOMMENDATION**

That the Board of Directors Adopt Hawaii Public Housing Authority Board Resolution No. 26-03 Expressing Appreciation to Director Susan Kunz

Attachment: Resolution 26-03, Expressing Appreciation to Director Susan Kunz

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

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

**RESOLUTION NO. 26-03  
HAWAII PUBLIC HOUSING AUTHORITY**

**EXPRESSING APPRECIATION TO DIRECTOR SUSAN KUNZ**

**WHEREAS**, Director Susan Kunz was the Secretary and a member of the Hawaii Public Housing Authority's (HPHA) Board of Directors; and

**WHEREAS**, Director Kunz brought years of experience in affordable housing, grants management, employment services, and land use development in the government, private and non-profit sectors; and

**WHEREAS**, Director Kunz worked tirelessly to improve programs and housing opportunities for the families in the HPHA's programs and in her community; and

**WHEREAS**, Director Kunz has worked to highlight policy issues by encouraging productive discussions at the Board level; and

**WHEREAS**, in her role as a Board member, Director Kunz served on task force committees and was particularly interested in effective management of land use and development projects; and

**WHEREAS**, Director Kunz was instrumental in coordinating discussions with government officials and housing partners in the County of Hawaii related to the HPHA's Ka Lei Momi Redevelopment Project; and

**WHEREAS**, the HPHA's Board of Directors and the HPHA staff hold Director Kunz in the highest personal regard.

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 26-03 Expressing Appreciation to Director Susan Kunz on this 9<sup>th</sup> day of April 2026;

**AND, BE IT FURTHER RESOLVED** that a copy of this resolution be transmitted to Director Susan Kunz reflecting sincere appreciation of the Board for her contributions to the Hawaii Public Housing Authority, and the citizens of the State of Hawaii.

Adopted by the Board of Directors  
on the date set forth above

Robert J. Hall  
Chairperson

Approved by the Executive Director   
April 9, 2026

**FOR ACTION**

**SUBJECT:** To Elect a Secretary for the Hawaii Public Housing Authority's Board of Directors

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

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Robert J. Hall  
Chairperson

## FOR ACTION

**SUBJECT:** To: **(1)** Adopt and Approve Property Specific Utility Allowance Rates Prepared by National Facility Consultants, Inc. for the Fiscal Year July 1, 2026 to June 30, 2027, for the Federal Low-Income Public Housing Program; and **(2)** Authorize the Executive Director to Take All Actions Necessary, Including Accepting Resident Comments, to Implement the Utility Allowance Rates Effective July 1, 2026

### I. FACTS

- A. Under the provisions of the U.S. Housing Act of 1937, to keep assisted housing affordable for lower-income households, federal housing law directs that the resident's share of rent in federally assisted public housing should equal 30 percent of the household's adjusted monthly income. In interpreting the federal housing law, the U.S. Department of Housing and Urban Development (HUD) has defined the total resident payment for "rent" to include both shelter and the costs for reasonable amounts of utilities. The amount that a Public Housing Agency (PHA) determines is necessary to cover the resident's reasonable utility costs is the "utility allowance".
- B. Pursuant to 24 C.F.R. § 965.502, the HPHA must establish allowances for PHA-furnished utilities for all check metered utilities and for resident-purchased utilities for all utilities purchased directly by residents from the utilities suppliers. HPHA is also required to maintain records that documents the basis on which allowances and scheduled surcharges are established and revised.
- C. The HPHA must annually review the basis on which utility allowances have been established and, if reasonably required to continue to comply with the federal regulation for utility allowances (24 C.F.R. § 965.505), the HPHA must establish revised allowances.
- D. Utility allowances are estimates of the expenses associated with different types of utilities and uses. The utilities for which allowances may be provided include electricity, natural gas, propane, fuel oil, wood or coal and water and sewage service as well as garbage collection. The end-uses covered by an allowance may include space heating, water heating, cooling, refrigeration, lighting, or appliances. Allowances are not provided for telephone services or cable per HUD regulations.

- E. Utility allowances can be small or large, and at various PHAs across the country, they range from less than \$50 to over \$400 for a resident household per month, depending on the number of utilities covered, their use, and the dwelling unit and/or household size.
- F. A utility allowance is also provided for medical equipment which include air conditioner (window type), oxygen concentrator, nebulizer, electric hospital bed, alternating pressure pad, low air-loss mattress, power wheelchair/scooter, feeding tube, CPAP machine, leg pump and portable dialysis machine.
- G. In 2024, the HPHA, through its Contract and Procurement Office, issued a solicitation to procure services to provide a site-specific utility allowance rates study plus two (2) annual updates for its federal low-income public housing inventory of properties Statewide. This study was conducted in 2025 effective July 1, 2025 to June 30, 2026. The first update to this study was conducted for 2026 effective July 1, 2026 to June 30, 2027.
- H. In early 2025, HPHA contracted with National Facility Consultants, Inc. (NFC) to provide an initial site-specific utility allowance study to establish the utility allowance for resident-purchased utilities in accordance with the requirements set forth in 24 C.F.R. Part 965, Subpart E, Resident Allowances for Utilities utilizing the methodology previously employed by the HPHA regarding the application of rates and associated adjustments. The newly established allowances for each property as established and studied by NFC reflect the actual reasonable utility consumption for an energy conservative household, which may include energy-saving lighting and fixtures and solar hot water with back-up gas heaters.
- I. NFC is a national professional firm providing consulting services in the areas of planning, operations, facilities, grants and energy to affordable housing providers. NFC assisted the HPHA with the annual update of utility allowances for resident-purchased utilities, using the current utility rates.

## II. DISCUSSION

- A. NFC worked with the HPHA to obtain actual utility charges from the utility companies for each property to use in their calculations of the updated utility allowance rates. NFC determined the new utility allowance rate adjustment for each property in the different counties.
- B. Allowances were developed for lighting based upon the prevalent fixtures in place at the time of the 2025 study. The wattage of bulbs as supplied by the HPHA on occupancy, was multiplied by an estimate of the daily

usage and then converted to a monthly usage.

- C. Miscellaneous small appliances usage was estimated based upon the regulatory standard of an energy conservative household of modest circumstances. Allowances were provided for clocks, coffee makers, computers, computer monitors, fans, hair dryers, microwave ovens, radios, smoke detectors, telephones, and televisions and were adjusted as reasonably needed for the size of the unit and number of occupants.
- D. Usage for a refrigerator is provided as a non-Energy-Star, frost free model that utilizes a total of 600 kWh per year. Almost all the refrigerators encountered were approximately 18 cubic feet in size. As refrigerators are replaced with energy star models, this will be incorporated in future updates.
- E. An allowance for cooking was established for efficiency to two-bedroom units and then for three-bedroom to five-bedroom units to adjust for extensive changes in numbers of occupants.
- F. An allowance for water heating was established for each unit size based upon the maximum number of occupants in a unit in accordance with the HPHA occupancy standards. In addition, a more accurate estimate of the inlet water temperature was utilized; therefore, there was a decrease in the consumption for this category.
- G. Rates were collected for each applicable utility at each property. All rate schedules were verified and any adjustments to rates were collected from utility companies for the period January 1, 2025 through December 31, 2025. This is consistent with the approach utilized by the HPHA since 2003 where adjustments that fluctuate every month are averaged over the preceding year.
- H. As reflected in the attached table, a general decrease in electric cost adjustments resulted in a corresponding reduction in electricity allowances across nearly all categories. Allowances for gas increased across the board due to a significant increase in gas rates. Each island varies, with some showing bigger differences than others, but in general, the adjustments are lower or higher and relative to the utility rates for each County.
- I. The sample-highlighted chart for one (1) site-specific property below shows that the utility allowance for a two-bedroom resident-paid electricity unit decreased by \$9.00 from the previous year's allowance. As a result, the resident portion of rent paid to the HPHA would increase accordingly. See sample table below.

Project	Electric	kwh	Solar	Total	Total Utility	2026 Allowance	2025 Allowance
<b>Puuwai Momi</b>	Basic	Cooking	Ind HW	Electric			
1 bdrm	58.61	28.74	32.19	\$119.54	\$119.54	\$120.00	\$126.00
<b>2 bdrm</b>	66.38	28.74	64.36	\$159.48	<b>\$159.48</b>	<b>\$159.00</b>	<b>\$168.00</b>
3 bdrm	74.08	35.26	96.55	\$205.89	\$205.89	\$206.00	\$217.00
4 bdrm	82.46	35.26	128.74	\$246.46	\$246.46	\$246.00	\$260.00

A resident in the 2-bedroom whose total tenant payment (TTP) is determined to be \$250.00 per month will have this amount reduced by the allowable utility amount as shown below:

Total Tenant Payment	\$250.00
Utility Allowance	<u>- 159.00</u>
Payment to HPHA	\$ 91.00

- J. Utility allowances are used to offset the resident portion of their rent and are rounded up or down to the nearest dollar.
- K. The HPHA will provide notification of the proposed changes in utility allowances to the residents through a letter, publication in the newspaper, and posted notices at the AMPs.
- L. Notice of the proposed utility allowances shall be posted and provided at least 60 days prior to the implementation date, during which time residents will have an opportunity to submit written or oral comments for 30 days before the proposed effective date of the allowances, per 24 C.F.R. § 965.502(c) and Hawaii Administrative Rule § 17-2028-7(d). Residents shall be informed of the availability of individual relief in cases of special need. For example, if a resident's household experiences higher than normal utility usage not within the control of the resident, the resident may request individual relief from surcharges for excess consumption.
- M. PHAs are allowed to revise its allowances between annual reviews if there is a rate change (including fuel adjustments) and is required to do so if the change results in a change of 10 percent or more.

### III. RECOMMENDATION

That the Board of Directors: To: **(1)** Adopt and Approve Property Specific Utility Allowance Rates Prepared by National Facility Consultants, Inc. for the Fiscal Year July 1, 2026 to June 30, 2027, for the Federal Low-Income Public Housing Program; and **(2)** Authorize the Executive Director to Take All Actions Necessary,

Including Accepting Resident Comments, to Implement the Utility Allowance Rates Effective July 1, 2026

Attachment A: 2026 Utility Allowance Study Comparison

Prepared by: Dale M. Fujimoto, PMMSB Branch Chief DF

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

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Robert J. Hall  
Chairperson

## 2026 Utility Allowance Study Comparison

AMP		Project	Customer Charge	Electric Basic	kwh Cooking	Solar			Total Electric	Customer Charge	SNG Cooking	Therms Indiv WH	LPN Cooking	Therms Indiv WH	Total GAS	Total Utility	2026 Allow	2025 Allow	Diff 2026 & 2025
						Ind WH	Ind Solar	Ind HP											
30	HI001026	<b>Puuwai Momi</b>																	
	48	1 bedroom	incl. basic	58.61	28.74	32.19		\$119.54							\$119.54	\$120	\$126	-6	
	86	2 bedroom	incl. basic	66.38	28.74	64.36		\$159.48							\$159.48	\$159	\$168	-9	
	88	3 bedroom	incl. basic	74.08	35.26	96.55		\$205.89							\$205.89	\$206	\$217	-11	
	38	4 bedroom	incl. basic	82.46	35.26	128.74		\$246.46							\$246.46	\$246	\$260	-14	
	HI001027	<b>Hale Laulima</b>																	
	20	2 bedroom	incl. basic	76.54	28.74		17.41	\$122.69							\$122.69	\$123	\$129	-6	
	16	3 bedroom	incl. basic	84.23	35.26		28.90	\$148.39							\$148.39	\$148	\$156	-8	
	HI001038	<b>Waipahu I</b>																	
	13	2 bedroom	incl. basic	66.38	28.74			\$95.12							\$95.12	\$95	\$100	-5	
	6	3 bedroom	incl. basic	74.28	35.26			\$109.54							\$109.54	\$110	\$115	-5	
	HI001039	<b>Waipahu II</b>																	
	16	2 bedroom	incl. basic	67.60	28.74			\$96.34							\$96.34	\$96	\$101	-5	
	4	3 bedroom	incl. basic	74.08	35.26			\$109.34							\$109.34	\$109	\$115	-6	
	HI001066	<b>Salt Lake</b>																	
	28	2 bedroom	incl. basic	79.12	28.74	64.36		\$172.22							\$172.22	\$172	\$181	-9	
31	HI001005	<b>Kalihi Valley Homes</b>																	
		<b>Non-Mod Units</b>																	
	24	1 bedroom	incl. basic	62.35	28.74	32.19		\$123.28							\$123.28	\$123	\$129	-6	
	28	2 bedroom	incl. basic	71.38	28.74	64.36		\$164.48							\$164.48	\$164	\$173	-9	
	55	3 bedroom	incl. basic	78.34	35.26	96.55		\$210.15							\$210.15	\$210	\$221	-11	
	52	4 bedroom	incl. basic	87.19	35.26	128.74		\$251.19							\$251.19	\$251	\$265	-14	
	12	5 bedroom	incl. basic	88.40	35.26	160.91		\$284.57							\$284.57	\$285	\$300	-15	
		<b>Mod Units</b>																	
	28	1 bedroom	incl. basic	73.26	28.74		11.49	\$113.49							\$113.49	\$113	\$119	-6	
	32	2 bedroom	incl. basic	82.99	28.74		17.41	\$129.14							\$129.14	\$129	\$136	-7	
	68	3 bedroom	incl. basic	95.45	35.26		28.90	\$159.61							\$159.61	\$160	\$168	-8	
	60	4 bedroom	incl. basic	108.07	35.26		40.56	\$183.89							\$183.89	\$184	\$194	-10	
	14	5 bedroom	incl. basic	109.91	35.26		52.23	\$197.40							\$197.40	\$197	\$208	-11	
32	HI001003	<b>Mayor Wright Homes</b>																	
	24	1 bedroom	incl. basic	63.61				\$63.61	incl cooking						\$63.61	\$64	\$66	-2	
	114	2 bedroom	incl. basic	71.79				\$71.79	incl cooking						\$71.79	\$72	\$75	-3	
	168	3 bedroom	incl. basic	78.93				\$78.93	incl cooking						\$78.93	\$79	\$83	-4	
	50	4 bedroom	incl. basic	91.05				\$91.05	incl cooking						\$91.05	\$91	\$95	-4	
	8	5 bedroom	incl. basic	90.69				\$90.69	incl cooking						\$90.69	\$91	\$95	-4	
33	HI001009	<b>Kaahumanu Homes</b>																	
	116	2 bedroom	incl. basic	76.41				\$76.41	incl cooking	44.86	86.12				\$130.98	\$207.39	\$207	\$183	24
	36	3 bedroom	incl. basic	85.16				\$85.16	incl cooking	52.04	119.01				\$171.05	\$256.21	\$256	\$223	33
	HI001099	<b>Kamehameha Homes</b>																	
	62	1 bedroom	incl. basic	65.01				\$65.01	incl cooking	44.86	53.82				\$98.68	\$163.69	\$164	\$145	19
	123	2 bedroom	incl. basic	72.78				\$72.78	incl cooking	44.86	86.12				\$130.98	\$203.76	\$204	\$179	25
	36	3 bedroom	incl. basic	80.98				\$80.98	incl cooking	52.04	119.01				\$171.05	\$252.03	\$252	\$219	33
34	HI001062	<b>Kalakaua Homes high rise</b>																	
	123	1 bedroom	incl. basic	66.16	28.74			\$94.90							\$94.90	\$95	\$99	-4	
	HI001062	<b>Kalakaua Homes low rise</b>																	
	4	1 bedroom	incl. basic	61.52	28.74			\$90.26							\$90.26	\$90	\$95	-5	
	58	2 bedroom	incl. basic	69.69	28.74			\$98.43							\$98.43	\$98	\$103	-5	
	36	3 bedroom	incl. basic	80.60	35.26			\$115.86							\$115.86	\$116	\$122	-6	

## 2026 Utility Allowance Study Comparison

AMP		Project	Customer Charge	Electric Basic	kwh Cooking	Solar			Total Electric	Customer Charge	SNG Cooking	Therms Indiv WH	LPN Cooking	Therms Indiv WH	Total GAS	Total Utility	2026 Allow	2025 Allow	Diff 2026 & 2025
35	HI001073	<b>Spencer House</b>																	
	1	2 bedroom	incl. basic	71.40				\$71.40	incl cooking						\$71.40	\$71	\$75	-4	
	16	3 bedroom	incl. basic	78.15				\$78.15	incl cooking						\$78.15	\$78	\$82	-4	
37	HI001004	<b>Lanakila Homes I</b>																	
	14	2 bedroom	incl. basic	77.69				\$77.69	incl cooking			33.93	56.98	\$90.91	\$168.60	\$169	\$160	9	
	18	3 bedroom	incl. basic	87.21				\$87.21	incl cooking			38.68	78.75	\$117.43	\$204.64	\$205	\$194	11	
	4	4 bedroom	incl. basic	102.58				\$102.58	incl cooking			38.68	100.11	\$138.79	\$241.37	\$241	\$229	12	
	HI001013	<b>Lanakila Homes II</b>																	
	2	1 bedroom	incl. basic	68.16				\$68.16	incl cooking			33.93	35.61	\$69.54	\$137.70	\$138	\$131	7	
	18	2 bedroom	incl. basic	77.69				\$77.69	incl cooking			33.93	56.98	\$90.91	\$168.60	\$169	\$160	9	
	18	3 bedroom	incl. basic	89.19				\$89.19	incl cooking			38.68	78.75	\$117.43	\$206.62	\$207	\$196	11	
	6	4 bedroom	incl. basic	98.60				\$98.60	incl cooking			38.68	100.11	\$138.79	\$237.39	\$237	\$225	12	
	HI001028	<b>Punahale Homes</b>																	
	30	2 bedroom	incl. basic	76.70				\$76.70	incl cooking			33.93	56.98	\$90.91	\$167.61	\$168	\$159	9	
	HI001097	<b>Kauhale O Hanakahi</b>																	
	20	3 bedroom	incl. basic	89.95				\$89.95	incl cooking			38.68	78.75	\$117.43	\$207.38	\$207	\$197	10	
	HI001104	<b>Lanakila Homes IV</b>																	
	2	1 bedroom	incl. basic	68.51				\$68.51	incl cooking			33.93	35.61	\$69.54	\$138.05	\$138	\$132	6	
	18	2 bedroom	incl. basic	77.88				\$77.88	incl cooking			33.93	56.98	\$90.91	\$168.79	\$169	\$160	9	
	20	3 bedroom	incl. basic	88.09				\$88.09	incl cooking			38.68	78.75	\$117.43	\$205.52	\$206	\$195	11	
	8	4 bedroom	incl. basic	99.34				\$99.34	incl cooking			38.68	100.11	\$138.79	\$238.13	\$238	\$225	13	
	HI001106	<b>Lanakila Homes IIIA</b>																	
		<b>ADA Units</b>																	
	4	1 bedroom (ADA units)	incl. basic	67.94	32.95			\$100.89					8.90	\$8.90	\$109.79	\$110	\$113	-3	
	6	2 bedroom (ADA units)	incl. basic	77.31	32.95			\$110.26					14.25	\$14.25	\$124.51	\$125	\$128	-3	
	4	3 bedroom (ADA units)	incl. basic	85.82	40.43			\$126.25					19.69	\$19.69	\$145.94	\$146	\$150	-4	
		<b>Lanakila Homes IIIA</b>																	
	6	2 bedroom	incl. basic	76.46				\$76.46	incl cooking			33.93	14.25	\$48.18	\$124.64	\$125	\$121	4	
37	HI001105	<b>Lanakila Homes IIIB</b>																	
	4	1 bedroom (ADA units)	incl. basic	67.45				\$67.45		33.93	8.90			\$42.83	\$110.28	\$110	\$107	3	
	8	2 bedroom	incl. basic	76.20				\$76.20		33.93	14.25			\$48.18	\$124.38	\$124	\$121	3	
	4	3 bedroom	incl. basic	83.91				\$83.91		38.68	19.69			\$58.37	\$142.28	\$142	\$138	4	
38	HI001018	<b>Kapaa</b>																	
	6	1 bedroom	incl. basic	59.01				\$59.01	incl cooking						\$59.01	\$59	\$62	-3	
	8	2 bedroom	incl. basic	67.07				\$67.07	incl cooking						\$67.07	\$67	\$71	-4	
	12	3 bedroom	incl. basic	75.34				\$75.34	incl cooking						\$75.34	\$75	\$80	-5	
	10	4 bedroom	incl. basic	87.25				\$87.25	incl cooking						\$87.25	\$87	\$92	-5	
	HI001020	<b>Eleele Homes</b>																	
	2	1 bedroom	incl. basic	59.44				\$59.44	incl cooking						\$59.44	\$59	\$63	-4	
	6	2 bedroom	incl. basic	67.50				\$67.50	incl cooking						\$67.50	\$68	\$71	-4	
	10	3 bedroom	incl. basic	75.01				\$75.01	incl cooking						\$75.01	\$75	\$79	-4	
	6	4 bedroom	incl. basic	86.92				\$86.92	incl cooking						\$86.92	\$87	\$92	-5	
	HI001021	<b>Hui O Hanamaulu</b>																	
	6	1 bedroom	incl. basic	58.71				\$58.71	incl cooking						\$58.71	\$59	\$62	-3	
	12	2 bedroom	incl. basic	66.17				\$66.17	incl cooking						\$66.17	\$66	\$70	-4	
	16	3 bedroom	incl. basic	73.17				\$73.17	incl cooking						\$73.17	\$73	\$77	-4	
	12	4 bedroom	incl. basic	82.33				\$82.33	incl cooking						\$82.33	\$82	\$87	-5	
	HI001022	<b>Kalaheo</b>																	
	2	2 bedroom	incl. basic	59.86				\$59.86	incl cooking						\$59.86	\$60	\$64	-4	
	4	3 bedroom	incl. basic	68.44				\$68.44	incl cooking						\$68.44	\$68	\$73	-5	

## 2026 Utility Allowance Study Comparison

AMP		Project	Customer Charge	Electric Basic	kwh Cooking	Solar			Total Electric	Customer Charge	SNG Cooking	Therms Indiv WH	LPN Cooking	Therms Indiv WH	Total GAS	Total Utility	2026 Allow	2025 Allow	Diff 2026 & 2025
	2	4 bedroom	incl. basic	77.02				\$77.02	incl cooking						\$77.02	\$77	\$82	-5	
	<b>HI001064</b>	<b>Kekaha Ha'aheo</b>																	
	42	1 bedroom	incl. basic	60.39				\$60.39	incl cooking			33.93			\$33.93	\$94.32	\$94	\$93	1
	12	2 bedroom	incl. basic	69.05				\$69.05	incl cooking			33.93			\$33.93	\$102.98	\$103	\$102	1
	24	3 bedroom	incl. basic	75.94				\$75.94	incl cooking			38.68			\$38.68	\$114.62	\$115	\$113	2
	<b>HI001086</b>	<b>Kawailehua - Federal</b>																	
	25	3 bedroom	incl. basic	79.21				\$79.21	incl cooking			38.68	78.75		\$117.43	\$196.64	\$197	\$186	11
39	<b>HI001017</b>	<b>Kahekili Terrace</b>																	
	12	1 bedroom	incl. basic	61.37				\$61.37	incl cooking						\$0.00	\$61.37	\$61	\$61	0
	22	2 bedroom	incl. basic	70.86				\$70.86	incl cooking						\$0.00	\$70.86	\$71	\$71	0
	36	3 bedroom	incl. basic	78.05				\$78.05	incl cooking						\$0.00	\$78.05	\$78	\$78	0
	12	4 bedroom	incl. basic	88.15				\$88.15	incl cooking						\$0.00	\$88.15	\$88	\$88	0
	<b>HI001088</b>	<b>Kahale Mua - Federal</b>																	
	25	3 bedroom	incl. basic	99.29				\$99.29	incl cooking			38.68	78.75		\$117.43	\$216.72	\$217	\$205	12
	<b>HI001092</b>	<b>Makani Kai Hale</b>																	
	25	3 bedroom	incl. basic	78.41				\$78.41	incl cooking						\$78.41	\$78	\$78	0	
	<b>HI001097</b>	<b>Makani Kai Hale II</b>																	
	4	3 bedroom	incl. basic	78.30				\$78.30	incl cooking						\$78.30	\$78	\$78	0	
40	<b>HI001007</b>	<b>Kuhio Homes</b>																	
	20	1 bedroom	incl. basic	58.70				\$58.70	incl cooking						\$58.70	\$59	\$61	-2	
	32	2 bedroom	incl. basic	66.99				\$66.99	incl cooking						\$66.99	\$67	\$70	-3	
	37	3 bedroom	incl. basic	73.78				\$73.78	incl cooking						\$73.78	\$74	\$77	-3	
	37	4 bedroom	incl. basic	83.07				\$83.07	incl cooking						\$83.07	\$83	\$87	-4	
	8	5 bedroom	incl. basic	83.50				\$83.50	incl cooking						\$83.50	\$84	\$87	-4	
43	<b>HI001032</b>	<b>Kaimalino</b>																	
	10	1 bedroom	incl. basic	67.27				\$67.27	incl cooking						\$67.27	\$67	\$70	-3	
	14	2 bedroom	incl. basic	79.06				\$79.06	incl cooking						\$79.06	\$79	\$82	-3	
	14	3 bedroom	incl. basic	84.94				\$84.94	incl cooking						\$84.94	\$85	\$89	-4	
	2	4 bedroom	incl. basic	93.62				\$93.62	incl cooking						\$93.62	\$94	\$98	-4	
	<b>HI001053</b>	<b>Hale Hookipa</b>																	
	20	0 bedroom	incl. basic	63.86	32.94			\$96.80							\$96.80	\$97	\$101	-4	
	12	1 bedroom	incl. basic	63.96	32.95			\$96.91							\$96.91	\$97	\$101	-4	
	<b>HI001061</b>	<b>Ka Hale Kahaluu</b>																	
	8	1 bedroom	incl. basic	68.70	32.95			\$101.65							\$101.65	\$102	\$106	-4	
	12	2 bedroom	incl. basic	78.31	32.95			\$111.26							\$111.26	\$111	\$116	-5	
	22	3 bedroom	incl. basic	88.16	40.43			\$128.59							\$128.59	\$129	\$135	-6	
	8	4 bedroom	incl. basic	97.76	40.43			\$138.19							\$138.19	\$138	\$145	-7	
	<b>HI001063</b>	<b>Nani Olu (E)</b>																	
	32	1 bedroom	incl. basic	65.33	32.95	36.91		\$135.19							\$135.19	\$135	\$142	-7	
	<b>HI001070</b>	<b>Kealakehe</b>																	
	16	1 bedroom	incl. basic	69.68	32.95			\$102.63							\$102.63	\$103	\$107	-4	
	16	2 bedroom	incl. basic	79.40	32.95			\$112.35							\$112.35	\$112	\$118	-6	
	16	3 bedroom	incl. basic	90.57	40.43			\$131.00							\$131.00	\$131	\$137	-6	
44	<b>HI001033</b>	<b>Maili I</b>																	
	7	2 bedroom	incl. basic	74.31	28.74	17.41		\$120.46							\$120.46	\$120	\$126	-6	
	13	3 bedroom	incl. basic	81.20	35.26	28.90		\$145.36							\$145.36	\$145	\$153	-8	
	<b>HI001035</b>	<b>Nanakuli Homes</b>																	
	36	3 bedroom	incl. basic	90.02	35.26	28.90		\$154.18							\$154.18	\$154	\$163	-9	
44	<b>HI001057</b>	<b>Waimaha-Sunflower A-E</b>																	

## 2026 Utility Allowance Study Comparison

AMP	Project	Customer Charge	Electric Basic	kwh Cooking	Solar			Total Electric	Customer Charge	SNG Cooking	Therms Indiv WH	LPN Cooking	Therms Indiv WH	Total GAS	Total Utility	2026 Allow	2025 Allow	Diff 2026 & 2025
12	1 bedroom	incl. basic	65.12	28.74		11.49		\$105.35						\$105.35	\$105	\$111	-6	
24	2 bedroom	incl. basic	74.51	28.74		17.41		\$120.66						\$120.66	\$121	\$127	-6	
24	3 bedroom	incl. basic	82.12	35.26		28.90		\$146.28						\$146.28	\$146	\$154	-8	
<b>HI001057</b>	<b>Waimaha-Sunflower F-G</b>																	
8	1 bedroom	incl. basic	62.51	28.74		11.49		\$102.74						\$102.74	\$103	\$108	-5	
6	2 bedroom	incl. basic	72.14	28.74		17.41		\$118.29						\$118.29	\$118	\$124	-6	
8	3 bedroom	incl. basic	79.65	35.26		28.90		\$143.81						\$143.81	\$144	\$151	-7	
<b>HI001057</b>	<b>Waimaha-Sunflower</b>																	
32	1 bedroom	incl. basic	60.48	28.74		11.49		\$100.71						\$100.71	\$101	\$106	-5	
16	2 bedroom	incl. basic	69.06	28.74		17.41		\$115.21						\$115.21	\$115	\$121	-6	
<b>HI001091</b>	<b>Kau'iokalani</b>																	
	<b>MOD Units</b>																	
50	3 bedroom	incl. basic	81.08					\$81.08	incl cooking		52.05	17.84	\$69.89	\$150.97	\$151	\$140	11	
<b>HI001108</b>	<b>Maili II</b>																	
12	2 bedroom	incl. basic	83.81	28.74		17.41		\$129.96						\$129.96	\$130	\$137	-7	
12	4 bedroom	incl. basic	108.79	35.26		40.56		\$184.61						\$184.61	\$185	\$194	-9	
<b>45</b>	<b>HI001025</b>	<b>Waimanalo Homes</b>																
6	2 bedroom	incl. basic	81.69					\$81.69	incl cooking		55.62	115.04	\$170.66	\$252.35	\$252	\$231	21	
10	3 bedroom	incl. basic	90.41					\$90.41	incl cooking		65.19	158.00	\$223.19	\$313.60	\$314	\$283	31	
3	4 bedroom	incl. basic	100.99					\$100.99	incl cooking		65.19	201.68	\$266.87	\$367.86	\$368	\$327	41	
<b>HI001030</b>	<b>Koolau Village</b>																	
8	1 bedroom	incl. basic	69.04					\$69.04	incl cooking		55.62	71.35	\$126.97	\$196.01	\$196	\$176	20	
24	2 bedroom	incl. basic	79.09					\$79.09	incl cooking		55.62	115.04	\$170.66	\$249.75	\$250	\$221	29	
36	3 bedroom	incl. basic	91.64					\$91.64	incl cooking		65.19	158.00	\$223.19	\$314.83	\$315	\$277	38	
12	4 bedroom	incl. basic	101.87					\$101.87	incl cooking		65.19	201.68	\$266.87	\$368.74	\$369	\$323	46	
<b>HI001069</b>	<b>Kaneohe Apartments</b>																	
5	1 bedroom	incl. basic	66.88	28.74	32.19			\$127.81						\$127.81	\$128	\$134	-6	
19	2 bedroom	incl. basic	75.29	28.74	64.36			\$168.39						\$168.39	\$168	\$177	-9	
<b>HI001072</b>	<b>Hookipa Kahaluu</b>																	
	<b>Non-Mod Units</b>																	
8	1 bedroom	incl. basic	64.39	28.74	32.19			\$125.32						\$125.32	\$125	\$132	-7	
32	2 bedroom	incl. basic	71.79	28.74	64.36			\$164.89						\$164.89	\$165	\$173	-8	
16	3 bedroom	incl. basic	80.32	35.26	96.55			\$212.13						\$212.13	\$212	\$223	-11	
	<b>Hookipa Kahaluu</b>																	
	<b>Mod Units</b>																	
	1 bedroom	incl. basic	58.48	28.74	32.19			\$119.41						\$119.41	\$119	\$125	-6	
	2 bedroom	incl. basic	66.74	28.74	64.36			\$159.84						\$159.84	\$160	\$168	-8	
	3 bedroom	incl. basic	74.10	35.26	96.55			\$205.91						\$205.91	\$206	\$217	-11	

## 2026 Utility Allowance Study Comparison

AMP		Project	Customer Charge	Electric Basic	kwh Cooking	Solar			Total Electric	Customer Charge	SNG Cooking	Therms Indiv WH	LPN Cooking	Therms Indiv WH	Total GAS	Total Utility	2026 Allow	2025 Allow	Diff 2026 & 2025
45	HI001090	<b>Kauhale 'Ohana</b>																	
	25	3 bedroom	incl. basic	78.38				\$78.38	incl cooking			52.04	119.01	\$171.05	\$249.43	\$249	\$216	33	
46	HI001071	<b>Noelani I</b>																	
	7	1 bedroom	incl. basic	66.67				\$66.67	incl cooking			33.93	8.90	\$42.83	\$109.50	\$110	\$106	4	
	12	2 bedroom	incl. basic	76.05				\$76.05	incl cooking			33.93	14.25	\$48.18	\$124.23	\$124	\$121	3	
	HI001078	<b>Noelani II</b>																	
	24	3 bedroom	incl. basic	85.34				\$85.34	incl cooking			38.68	11.81	\$50.49	\$135.83	\$136	\$133	3	
	HI001097	<b>Ke Kumu 'Ekolu</b>																	
	20	3 bedroom	incl. basic	92.77				\$92.77	incl cooking			38.68	11.81	\$50.49	\$143.26	\$143	\$140	3	
49		<b>Wahiawa Terrace</b>																	
	3	1 bedroom	incl. basic	64.81				\$64.81	incl cooking			55.62		\$55.62	\$120.43	\$120	\$113	7	
	5	2 bedroom	incl. basic	73.59				\$73.59	incl cooking			55.62		\$55.62	\$129.21	\$129	\$123	6	
	6	3 bedroom	incl. basic	83.88				\$83.88	incl cooking			65.19		\$65.19	\$149.07	\$149	\$141	8	
	1	4 bedroom	incl. basic	99.74				\$99.74	incl cooking			65.19		\$65.19	\$164.93	\$165	\$158	7	
	HI001056	<b>Kauhale Nani</b>																	
	14	1 bedroom	incl. basic	62.29				\$62.29	incl cooking			55.62	71.35	\$126.97	\$189.26	\$189	\$168	21	
	16	2 bedroom	incl. basic	71.38				\$71.38	incl cooking			55.62	115.04	\$170.66	\$242.04	\$242	\$213	29	
	20	3 bedroom	incl. basic	77.64				\$77.64	incl cooking			65.19	158.00	\$223.19	\$300.83	\$301	\$262	39	
50	HI001008	<b>Palolo Homes</b>																	
		<b>Non-Mod Units</b>																	
	8	1 bedroom	incl. basic	58.75		32.19		\$90.94	incl cooking	44.86				\$44.86	\$135.80	\$136	\$131	5	
	26	2 bedroom	incl. basic	66.72		64.36		\$131.08	incl cooking	44.86				\$44.86	\$175.94	\$176	\$173	3	
	34	3 bedroom	incl. basic	73.39		96.55		\$169.94	incl cooking	52.04				\$52.04	\$221.98	\$222	\$221	1	
	26	4 bedroom	incl. basic	81.48		128.74		\$210.22	incl cooking	52.04				\$52.04	\$262.26	\$262	\$262	0	
	4	5 bedroom	incl. basic	82.44		160.91		\$243.35	incl cooking	52.04				\$52.04	\$295.39	\$295	\$297	-2	
		<b>Mod Units</b>																	
	4	1 bedroom	incl. basic	60.55				\$60.55	incl cooking	44.86			53.82	\$98.68	\$159.23	\$159	\$141	18	
	8	2 bedroom	incl. basic	69.09				\$69.09	incl cooking	44.86			86.12	\$130.98	\$200.07	\$200	\$175	25	
	6	3 bedroom	incl. basic	77.28				\$77.28	incl cooking	52.04			119.01	\$171.05	\$248.33	\$248	\$215	33	
	6	4 bedroom	incl. basic	87.53				\$87.53	incl cooking	52.04			151.31	\$203.35	\$290.88	\$291	\$251	40	
	3	5 bedroom	incl. basic	88.86				\$88.86	incl cooking	52.04			184.20	\$236.24	\$325.10	\$325	\$278	47	



**FOR ACTION**

**SUBJECT:** To: **(1)** Approve the Hawaii Public Housing Authority's Annual Public Housing Agency Plan for Fiscal Year 2027; and **(2)** Authorize the Executive Director to Take the Required Actions Needed to Submit the Approved Annual PHA Plan for Fiscal Year 2027 to the U.S. Department of Housing and Urban Development

**I. FACTS**

- A. All public housing agencies (PHA) administering federal public housing and/or Section 8 Housing Choice Vouchers (HCV) are required to submit an Annual PHA Plan and a Five-Year PHA Plan to the U.S. Department of Housing and Urban Development (HUD) to be eligible to receive public housing operating and capital funds and/or Section 8 Housing Assistance Payments funds and administrative fees. This requirement was established under section 5A of the United States Housing Act of 1937 by the Quality Housing and Work Responsibility Act of 1998, as amended by the Housing and Economic Recovery Act of 2008.
- B. A PHA Plan serves as a comprehensive guide to a PHA's mission, policies, programs, operations, and the strategies it will use to meet local housing needs and other goals. All non-qualified PHAs must submit an Annual PHA Plan to HUD every fiscal year. Qualified PHAs have 550 or fewer public housing units and Section 8 vouchers combined. The HPHA is considered a non-qualified PHA under HUD's criteria.
- C. The HPHA's Annual PHA Plan does not apply to or govern the State public housing programs or any other State-funded programs administered, operated, or managed by the HPHA.
- D. A public hearing on the Annual PHA Plan is required under Title 24 of the Code of Federal Regulations (CFR), Part 903.17. A notice for public hearing was approved by the Board of Directors on January 28, 2026, and published in the Honolulu Star-Advertiser, The Garden Island, The Maui News, West Hawaii Today, and Hawaii Tribune Herald on January 29, 2026. A notice was also sent to all public housing residents with the March 2025 rent bill.
- E. The public hearing was held in-person and online on March 16, 2026. Resident Advisory Board (RAB) meetings to discuss the draft Annual PHA

Plan were held on January 13, 2026, February 10, 2026, and March 10, 2026.

- F. The HPHA must electronically submit the Annual PHA Plan for Fiscal Year 2027 in the HUD-specified format no later than 75 days prior to the start of the new fiscal year. The Annual PHA Plan is reviewed by the HUD Honolulu Field Office.

## II. DISCUSSION

- A. The HPHA proposed the following amendments in the Annual PHA Plan for Fiscal Year 2027:

- 1. Amend Chapters 4 and 7 of the Admissions and Continued Occupancy Policy (ACOP) and Chapter 17-2028, Hawaii Administrative Rules (HAR), to align the HPHA's public housing program's local preferences with those used in its HCV program.
  - a. Amend the definition of homelessness: "Homelessness means the lack of a fixed, regular, and adequate nighttime residence (i.e., having a primary nighttime residence that is a supervised public or private shelter providing temporary accommodations, including welfare hotels, congregate shelters and transitional housing, or an institution providing temporary residence for individuals intended to be institutionalized, or a public or private place not ordinarily used as a sleeping accommodation for human beings). Families residing with friends or relatives on a temporary basis may qualify for a preference under this definition."
  - b. Clarify that persons who (1) are experiencing homelessness or who experienced homelessness within the last twelve months preceding their application date, and (2) are complying with or have completed a service or housing plan as certified by a social service provider receiving federal or State funding or a State or county agency administering social service programs may qualify for a local preference.
  - c. Amend ACOP Chapter 4 to remove unused local preferences previously removed from Chapter 17-2028, HAR, including families living in substandard housing, families paying more than fifty per cent of their annual income for rent, veterans and veterans' surviving spouses, residents who live and/or work in a given jurisdiction (by county), families that contribute to meeting income targeting

requirements, victims of reprisals or hate crimes, and families unable to work because of age or disability.

- d. Amend ACOP Chapters 4 and 7 and section 17-2028-34, HAR, to remove local preferences for (1) applicants who will or have vacated a dwelling unit because of a disaster, governmental action, or reasons beyond an applicant's control and despite the applicant meeting all previously imposed conditions of occupancy other than for reasons related to an increase in rent; and (2) applicants who are victims of domestic violence participating in a program with case management provided through a domestic violence shelter, program, or clearinghouse.
  - e. Amend section 17-2028-34(c), HAR, and ACOP Chapter 4 to remove language which gives single applicants who are elderly, disabled, or displaced priority placement over all other single applicants, regardless of other single applicants' local preference.
- 2. Amend MTW activity waiver 9.g. regarding the determination of contract rent to a Project Based Voucher (PBV) property owner. Currently the HPHA may set the contract rent of a PBV-assisted unit up to the lower of reasonable rent or 120% of the HUD-published Small Area Fair Market Rent (SAFMR) minus any utility allowances. Under the amended policy, the HPHA may set the contract rent up to the lower of reasonable rent or 150% of SAFMR minus any utility allowances in jurisdictions where SAFMRs is published. In jurisdictions where SAFMRs are not published, the HPHA may use 120% of FMR minus any utility allowances.
  - 3. Clarify that a due process hearing for proposed rental agreement terminations is provided for under the HPHA's eviction procedures found in Chapter 17-2020, HAR, and not the HPHA's grievance procedures found in Chapter 17-2021, HAR, or ACOP Chapter 11.
  - 4. Provide various updates on the HPHA's Ka Lei Momi Project and other ongoing redevelopment and modernization projects. Include information on all Ka Lei Momi alternate sites.
  - 5. Provide notice that HPHA's Section 18 demolition applications for David Malo Circle and Piilani Homes in Lahaina, Maui have been submitted to HUD's Special Applications Center for approval.
  - 6. Provide notice that the HPHA was granted a waiver from HUD to place all Emergency Housing Voucher (EHV) families on its HCV

waiting list pursuant to HUD Notice PIH-2025-19. The HPHA informed HUD that requiring individual applications from each EHV family could put them at risk of losing rental assistance. Without the waiver, some EHV families may miss the opportunity to transition to the HCV program, particularly those with disabilities, limited English proficiency, and a lack of digital literacy and access. The HPHA will look to transition all EHV families to the HCV waiting list by the end of CY 2025.

- B. HPHA staff considered all testimony received at the Board of Directors' regular meeting on January 28, 2026, testimony received prior to and at the public hearing on March 16, 2026, and the recommendations of the RAB, as required by 24 C.F.R. section 903.19. After a thorough review of the comments received during the public review process and the RAB's recommendations, the following amendments were also included in the Annual PHA Plan for Fiscal Year 2027.
1. Amend the eviction policies and procedures set forth in chapter 17-2020, Hawaii Administrative Rules, to clarify that the following violations shall be considered non-curable by the eviction board:
    - a. Any conduct on any of the HPHA's properties that threatens or could threaten the health or safety of other residents, the HPHA's employees or representatives, or other individuals on a property or that damages the HPHA's property itself;
    - b. Any criminal activity on any of the HPHA's properties that threatens or could threaten the health, safety, or right to peaceful enjoyment of other residents, the HPHA's employees or representatives, or other individuals on a property or that damages the authority's property itself;
    - c. Where any family member has been convicted of a felony during the term of the tenancy, including but not limited to felonies involving violence, threats of violence, weapons, sexual offenses, crimes against persons, crimes against property, offenses involving the authority's or a resident or tenant association's property or funds, or any other felony that threatens, or that could threaten, the health, safety, or peaceful enjoyment of the premises by others;
    - d. Any property damage, regardless of whether such damage threatens or could threaten the health or safety of other residents, the authority's employees or representatives, or other individuals, which requires repair at a projected cost which exceeds the 60% of a household's adjusted income or

- which the household cannot pay off in six (6) months if the household has no income;
- e. Any violation where the family allows an individual, who they know or should have known to be trespassed from the property, to visit or stay on the property or in the unit during the trespass period;
  - f. Any violation where at the time of admission, reexamination, interim, or at any other time, the family has submitted false information or has withheld valuable information or has made willful misstatements;
  - g. Any false statement or misrepresentation by a household during any HPHA grievance or eviction hearing that affects or could reasonably affect the hearing decision
2. Amend the rental agreement termination policies set forth in chapter 17-2028, Hawaii Administrative Rules, to provide that the HPHA may terminate a rental agreement when a tenant, a tenant's household member, or any guest or other person under the tenant's control:
- a. Engages in illegal drug use or gives the HPHA reasonable cause to believe that the illegal drug use (or pattern of illegal drug use) or alcohol abuse (or pattern of alcohol abuse) may interfere with the health, safety, or right to peaceful enjoyment of any HPHA property by other tenants;
  - b. Engages in any criminal activity on any of the HPHA's properties that threatens or could threaten the health, safety, or right to peaceful enjoyment of other residents, the HPHA's employees or representatives, or other individuals on a property or that damages the HPHA's property itself;
  - c. Engages in any drug-related criminal activity on or near any HPHA property as determined by the HPHA;
  - d. Engages in conduct on any of the HPHA's properties that threatens or could threaten the health or safety of other residents, the HPHA's employees or representatives, or other individuals on a property or that damages the authority's property itself;
  - e. Has been convicted of a felony during the term of the tenancy, including but not limited to felonies involving

violence, threats of violence, weapons, sexual offenses, crimes against persons, crimes against property, offenses involving the authority's or a resident or tenant association's property or funds, or any other felony that threatens, or that could threaten, the health, safety, or peaceful enjoyment of the premises by others;

- f. Allows an individual, who they know or should have known to be trespassed from the property, to visit or stay on the property or in the unit during the trespass period; and
  - g. Furnishes false or misleading information during any HPHA grievance or eviction hearing that affects or could reasonably affect the hearing decision.
- C. The Annual PHA Plan for Fiscal Year 2027 is attached as Attachment A. The Annual PHA Plan will be submitted to HUD upon final approval by the Board of Directors.
- D. The HPHA will continue discussions with the RAB regarding the implementation of all changes, proposals, and initiatives included in the Annual PHA Plan for Fiscal Year 2027 following approval by the Board of Directors and HUD.

### III. RECOMMENDATION

That the Board of Directors: **(1)** Approve the Hawaii Public Housing Authority's Annual Public Housing Agency Plan for Fiscal Year 2027; and **(2)** Authorize the Executive Director to Take the Required Actions Needed to Submit the Approved Annual PHA Plan for Fiscal Year 2027 to the U.S. Department of Housing and Urban Development

Attachment A: Annual PHA Plan for Fiscal Year 2027

Prepared by: Benjamin Park, Chief Planner bf

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

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

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 9/30/2027</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> <b>PHA Name:</b> <u>Hawaii Public Housing Authority</u>                      <b>PHA Code:</b> <u>HI001, HI901</u>  <b>PHA Type:</b>   <input checked="" type="checkbox"/> Standard PHA                      <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2026</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>4,731</u>  <b>Number of Housing Choice Vouchers (HCVs)</b> <u>4,397</u>  <b>Total Combined Units/Vouchers</b> <u>9,128</u>  <b>PHA Plan Submission Type:</b>   <input checked="" type="checkbox"/> Annual Submission                      <input type="checkbox"/> Revised Annual Submission                 </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.                 </p> <p>                     The Hawaii Public Housing Authority's (HPHA) Annual PHA Plan and all supporting documents are available online at: <a href="https://www.hpha.hawaii.gov/plans-reports">https://www.hpha.hawaii.gov/plans-reports</a>.                 </p> <p>                     Hard copies of the Annual PHA Plan will be made available at all Asset Management Project (AMP) offices. Please see <b>Attachment A</b> for each AMP office address.                 </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)                 </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 25%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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<b>B.</b>	<b>Plan Elements.</b>																																										
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Financial Resources</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Rent Determination</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Operation and Management</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Grievance Procedures</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Homeownership Programs</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Community Service and Self-Sufficiency Programs</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Safety and Crime Prevention</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Pet Policy</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Asset Management</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Substantial Deviation</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Significant Amendment/Modification</td> </tr> </table> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p>	Y	N		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Financial Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rent Determination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Operation and Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grievance Procedures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Service and Self-Sufficiency Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Crime Prevention	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Asset Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant Amendment/Modification
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<p><b>Plan Element I: Statement of Housing Needs and Strategy for Addressing Housing Needs</b></p>																																											
<p><i>Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families, (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).</i></p>																																											
<p>In accordance with 24 CFR 903.7(a)(1) and (2)(i), the sections below describe the housing needs of low-income and very low-income families who reside in Hawaii as well as those who are on the HPHA's public housing and HCV Program waiting lists. Additional information is provided on the specific housing needs of families who are extremely low-income (as required by 24 CFR 903.7(a)(1)(i)), elderly (as required by 24 CFR 903.7(a)(1)(ii)), disabled (as required by 24 CFR 903.7(a)(1)(iii)), and of various races and ethnic groups (as required by 24 CFR 903.7(a)(1)(iii)).</p>																																											
<p><b><u>A. Jurisdictional Housing Needs</u></b></p>																																											
<p>Housing costs weigh heavily across all income levels, especially for lower-income households. According to the 2024 Hawai'i Housing Planning Study, roughly 43.6% of Hawai'i households spend 30% or less of their income on housing – the traditional “affordable” threshold – while 23.1% spend 30-50% (15.5% at 30-39%, 7.6% at 40-49%), and 20.5% face severe burden, spending over 50%. The remaining 12.8% are uncategorized, likely due to incomplete data (e.g., zero-income households). Those earning less than \$15,000 annually bear the heaviest burden, forming the largest share of severely cost-burdened households across all counties. Hawai'i's population facing housing insecurity, estimated at 208,282 households (45.7% of all households), and 27% at-risk of homelessness, further illustrates the depth of this crisis.</p>																																											
<p>The demographic profile of these at-risk households reveals additional layers of vulnerability. The majority fall within the age range of 30 to 49 (45%), are almost evenly split between married (36%) and single-person</p>																																											

households (33%), and predominantly identify as White/Caucasian (55%), with household incomes typically below \$15,000 (15%). Notably, close to one-third of these households have a college degree (29%) or some college education (25%), and almost half (41%) were born and raised in Hawai'i. These characteristics challenge assumptions about who is at risk, highlighting that even educated, local residents face severe housing instability due to low incomes and high costs.

Hawai'i has the fastest-aging population in the country, with significant implications for housing needs among seniors. In 2022, there were 289,698 people aged 65 or older, a 9% increase since 2019, and projections indicate this group will grow from 319,908 in 2025 to 352,240 by 2030 – an 11% rise. Based on the 2021 65+ category with independent living difficulties (14,232 individuals), there is one “bed” in a care home or facility for every three seniors. Using the historical growth trends, the number of seniors with independent living difficulties is projected to reach 28,357 by 2030. If demand remains the same, Hawai'i will require 9,452 beds by 2030, an increase of approximately 4,712 beds from 2021. For the approximately 36,000 seniors not in care facilities, family or in-home care services are critical, often necessitating home retrofits like grab bars, ramps, and emergency call systems to support aging in place. However, limited options may force many to remain in inadequate housing due to the shortage of specialized units. Individuals with serious mental illness (SMI) also face growing housing needs. Assuming this group still makes up 2.8% of the population, this would equate to 42,148 individuals by 2030. With 24% of those with any mental illness receiving residential or other services in 2021, the demand for supportive housing units – such as care homes, transitional programs, or permanent housing – will rise proportionally, further straining the state’s capacity to serve special needs populations.

**B. Housing Needs by HPHA Program Waiting List**

**B.1. Housing Needs of Families on the Public Housing Waiting List**

As of December 1, 2025, there are **6,106 families** on the HPHA’s federal public housing waiting lists. Their housing needs are broken down as follows:

Income Levels		
Family Type	# of Families	% of Total Families
Extremely Low-Income (≤ 30% AMI)	5,930	97.12%
Very Low-Income (> 30%, but ≤ 50% AMI)	68	1.11%
Low-Income (> 50%, but ≤ 80% AMI)	29	0.47%
Average Income	79	1.29%
Families with Children	2,295	37.59%
Elderly Families	1,211	19.83%
Families with Disabilities	1,889	30.94%
Racial Distribution		
Race	# of Families	% of Total Families
Asian/Pacific Islander/Other	5,160	84.51%
White	1,571	25.73%
Other	570	9.34%
Black	408	6.68%
American Indian	218	3.57%
Bedrooms Needed		
Unit Size	# of Families	% of Total Families
1 Bedroom and Studio	3,403	55.73%
2 Bedrooms	1,831	29.99%
3 Bedrooms	867	14.20%
4 Bedrooms	74	1.21%
5 Bedrooms	3	0.05%

**B.2. Housing Needs of Families on the Housing Choice Voucher (HCV) Waiting List**

As of December 1, 2025, there are **1,796 families** on the HPHA’s HCV waiting list. Their housing needs are broken down as follows:

Income Levels		
Family Type	# of Families	% of Total Families
Extremely Low-Income ( $\leq$ 30% AMI)	1,769	98.50%
Very Low-Income ( $>$ 30%, but $\leq$ 50% AMI)	5	0.28%
Low-Income ( $>$ 50%, but $\leq$ 80% AMI)	5	0.28%
Average Income	17	0.95%
Families with Children	724	40.31%
Elderly Families	266	14.81%
Families with Disabilities	643	35.80%
Racial Distribution		
Race	# of Families	% of Total Families
Asian/Pacific Islander/Other	1,457	81.12%
White	344	19.15%
Other	91	5.07%
Black	169	9.41%
American Indian	34	1.89%
Bedrooms Needed		
Unit Size	# of Families	% of Total Families
1 Bedroom and Studio	979	54.51%
2 Bedrooms	375	20.88%
3 Bedrooms	357	19.88%
4 Bedrooms	59	3.29%
5 Bedrooms	34	1.89%
6 Bedrooms or more	2	0.12%

**C. Strategies for Addressing Housing Needs**

In accordance with 24 CFR 903.7(a)(2)(ii), this section provides a brief description of the strategies the HPHA employs to address the housing needs identified above.

The overwhelming majority of the HPHA’s public housing assistance already targets families at or below 30% of AMI, elderly families, and disabled families. The HPHA currently has over \$27 million in capital projects planned over the five-year period of FY 23 to FY 27. The average age of the agency’s housing inventory is over 50 years old. Capital projects which address health and safety issues, site improvements, ADA compliance, structural repairs, and general infrastructure upgrades are prioritized. Aging properties and reductions in federal funding have made asset preservation an increasingly difficult challenge.

In 2022, the HPHA became a Moving to Work (MTW) expansion agency as part of the Landlord Incentives Cohort. The HPHA’s participation in MTW has allowed our agency to simplify and streamline the operation of our core programs for the purposes of accomplishing the three statutory objectives of MTW. Specific strategies to increase the cost-effectiveness of federal programs, improve participant self-sufficiency, and expand affordable housing choice locally are outlined in the HPHA’s MTW Supplements.

The HPHA is in the process of redeveloping and modernizing its public housing inventory through innovative models and public-private partnerships. All of our agency’s redevelopment projects seek to create mixed-income, mixed-use neighborhoods that make greater use of valuable State land assets through higher density. The HPHA is using mixed-finance strategies and federal programs like the Rental Assistance Demonstration (RAD) program to expand access to affordable housing for low-income families. In 2023, the HPHA launched its Ka Lei Momi project to redevelop 10 low-income public housing properties, creating over 10,000 new affordable units.

## Plan Element II: Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

### A. HCV Program Policies

In accordance with 24 CFR §903.7(b), this section briefly describes the HPHA's policies governing tenant eligibility, selection, admission, and occupancy for the HCV Program.

#### A.1. HCV Eligibility Policies

The HPHA's HCV tenant eligibility policies are established under Section 17-2031-22, Hawaii Administrative Rules (HAR). The HPHA requires that an applicant family meet the following eligibility criteria:

- Meet the definition of a "family" as set forth in Section 17-2031-3, HAR;
- Be within the appropriate income limits;
- Not have any outstanding debt owed to the HPHA;
- Not have been previously terminated from any other program operated by the HPHA for drug-related, criminal, or violent behavior;
- Be a citizen or a non-citizen with eligible immigration status; and
- Furnish and verify valid Social Security numbers for all members who claim eligible immigration or citizenship status.

Additional information on the HCV Program's eligibility requirements can be found in Chapter 3 of the Administrative Plan.

#### A.2. HCV Selection & Admission Policies

The HCV local preferences for admission are established under Section 17-2031-25, HAR. The current HCV local preferences include:

- Families who experienced homelessness within the twelve months preceding application for the program.

The HPHA's HCV Program also allows for the immediate award of a voucher to families with special preferences. A special preference is given to:

- A public housing family is involuntarily displaced for reasons such as for relocation due to modernization activity, or based on an emergency where conditions of the public housing dwelling unit, building, or project pose an immediate, verifiable threat to life, health or safety of the family, and the family cannot be relocated to another public housing unit in the same program, meeting their needs;
- A public housing family was approved for a transfer as a reasonable accommodation to a dwelling unit with special accessibility features, but the HPHA does not have an appropriate dwelling unit within its inventory that meets the family's needs, and the family has waited over one year;
- A public housing family includes one or more members who are victims of domestic violence, dating violence, sexual assault, stalking, reprisal, or a hate crime and who cannot be transferred safely to another public housing unit;
- A public housing family is under-housed, and the HPHA does not have an appropriately sized public housing dwelling unit currently available or within its inventory; and

- A family that was previously issued a Special Purpose Voucher and experienced a loss of rental assistance because of insufficient funding or a previously eligible family member exceeded the maximum allowable age under the applicable special purpose voucher.

Additional information on the HPHA’s HCV selection and admission process can be found in Chapter 4 of the Administrative Plan.

**A.3. HCV Occupancy Policies**

The HCV Program’s occupancy policies are established under Section 17-2031-8, HAR. When determining the appropriate family unit voucher size. The HPHA assigns one bedroom for each two persons within a household except in the following circumstances:

- Persons of the opposite sex (other than spouses and/or significant others) will be allocated separate bedrooms; and
- Live-in aides will be allocated a separate bedroom.

The HPHA utilizes the following occupancy guidelines when determining the appropriate voucher size for a family:

Voucher Size	Persons in Household (Minimum – Maximum)
0 Bedroom, Studio	1 – 1
1 Bedroom	1* - 2
2 Bedrooms	2 – 4
3 Bedrooms	3 – 6
4 Bedrooms	4 – 8
5 Bedrooms	6 - 10

\*Single person families are allocated a one-bedroom voucher only when there are no 0 bedroom/studio bedroom dwellings available in an area.

All HCV-assisted units must meet HQS/NSPIRE standards and adhere to the prevailing county’s building code. Additional information on the HCV program’s occupancy standards can be found in Chapter 5, Part II of the Administrative Plan.

**B. Public Housing Program Policies**

In accordance with 24 CFR §903.7(b), this section briefly describes the HPHA’s policies governing tenant eligibility, selection, admission, and occupancy for public housing. The requirements listed under 24 CFR §903.7(2)(v) do not apply because the HPHA does not administer any site-based waiting lists.

**B.1. Public Housing Eligibility Policies**

The HPHA’s public housing tenant eligibility policies are established under Section 17-2028-22, HAR. The HPHA requires that an applicant family meet the following eligibility criteria:

- Meet the definition of a family as set forth in Section 17-2028-2, HAR;
- Be within the appropriate income limits;
- Not have any outstanding debt owed to the HPHA;
- Not have been previously terminated from any other program operated by the HPHA for reasons of drug-related, criminal, or violent behavior;
- Be a citizen or non-citizen with eligible immigration status; and
- Furnish and verify valid Social Security numbers for all members who claim eligible immigration or citizenship status.

Additional information on the public housing eligibility requirements can be found in Chapter 2 of the Admissions and Continued Occupancy Policy (ACOP).

**B.2. Public Housing Selection & Admission Policies**

The public housing local preferences for admission are established under Section 17-2028-34, HAR. Each of the following local preference categories is weighted equally:

- Families who are involuntarily displaced;
- Victims of domestic violence who are participating in a program with case management through a domestic violence shelter, program, or clearinghouse; or
- Homeless persons who are participating in a federally or state funded homeless transitional shelter or program, and who are in compliance with a social service plan.

Single applicants who are elderly, disabled, or displaced are given preference over all other single applicants, regardless of the other single applicant’s local preference. The HPHA maintains fourteen geographical waiting lists which are community wide in scope and consist of all eligible applicants. The geographical waiting lists are grouped by county: City & County of Honolulu (4), County of Hawaii (6), County of Maui (2), and County of Kauai (2). Once admission preferences are applied, families are selected from a waiting list by a randomly assigned lottery number. Additional information on the public housing selection and admission process can be found in Chapter 4 of the ACOP.

**B.3. Public Housing Occupancy Policies**

The public housing occupancy policies are established under Sections 17-2028-5 and 17-2028-6, HAR. The HPHA does not determine who shares a bedroom but requires that there be at least one person per bedroom. All determinations of unit size are made in a manner consistent with Fair Housing guidelines. One bedroom is generally assigned for every two family members. The HPHA considers factors such as family characteristics (e.g., members’ sex, age, relationship), number of bedrooms, size of sleeping areas, and the overall size of the unit. Consideration is also given for medical reasons and the presence of a live-in aide.

The HPHA utilizes the following occupancy guidelines when determining the appropriate dwelling unit size for a family:

Unit Size	Persons in Household (Minimum – Maximum)
0 Bedroom, Studio	1 – 1
1 Bedroom	1 - 2
2 Bedrooms	2 – 4
3 Bedrooms	3 – 6
4 Bedrooms	4 – 8
5 Bedrooms	6 - 10

The HPHA has dwelling units designed for persons with mobility, sight, and hearing impairments. These dwelling units were designed and constructed specifically to meet the needs of persons requiring the use of wheelchairs or other accessibility modifications. Priority for occupancy is given to families with disabled members who require the accessibility features provided in the units. No non-mobility-impaired families are offered these units until all eligible mobility impaired applicants have been considered. All non-mobility-impaired families who are offered an accessible unit must accept a transfer to a non-accessible unit at a later date if a person with a mobility impairment requires the unit. For additional information on the public housing program’s occupancy policies, please see in Chapter 5 of the ACOP.

**Plan Element II:            Recent Revision(s)**

**A. HCV Program Policies**

A.2. HCV Selection & Admission Policies

- The HPHA amended Chapter 17-2031, HAR, and the Administrative Plan to simplify the local preferences policy. The HPHA eliminated the use of “priority groups” and kept one local preference for families experiencing or at risk of homelessness. (Added in FY 25 Annual Plan, Completed in FY 25)
- The HPHA amended Chapter 17-2031, HAR, and the Administrative Plan to establish the special preferences policy in the HCV Program. (Added in FY 25 Annual Plan, Completed in FY 25)

A.3. HCV Occupancy Policies

- The HPHA amended Chapter 17-2031, HAR, and the Administrative Plan to permit biennial reexaminations for HCV families (MTW Activity 3.b.). (Added in FY 25 Annual Plan, Completed in FY 25)

**Plan Element II: Proposed Revision(s)**

**A. HCV Program Policies**

A.1. HCV Eligibility Policies

- Amend Chapter 17-2031, HAR, and the Administrative Plan to require applicants with a criminal history to include their latest conviction date or arrest date.
- Amend Chapter 17-2031, HAR, and the Administrative Plan to clarify that the HPHA will send all termination letters via certified mail. (Added in FY 26)

A.2. HCV Selection & Admission Policies

- Regarding the HCV Program’s local preference for persons experiencing homelessness, amend Chapter 17-2031, HAR, and the Administrative Plan to:
  - Establish the definition of “homelessness” as the lack of a fixed, regular, and adequate nighttime residence (i.e., having a primary nighttime residence that is a supervised public or private shelter providing temporary accommodations, including welfare hotels, congregate shelters, non-congregate shelters, and transitional housing, or an institution providing temporary residence for individuals intended to be institutionalized, or a public or private place not ordinarily used as a sleeping accommodation for human beings); and
  - Revise the local preference to include persons who are experiencing or who have experienced homelessness within the twelve months preceding the application date, and who are in compliance with a housing or service plan as certified by (1) a case manager or other employee of a social services provider or nonprofit organization which receives federal or State funding, or (2) a State or county agency which administers social services programs. (Added in FY 25, Revised in FY 26)
- Amend Chapter 17-2031, HAR, and Chapter 17 of the Administrative Plan to:
  - Indicate that an owner-maintained waiting list will be utilized for PBV- and/or RAD PBV-assisted units at the Towers at Kuhio Park;
  - Adopt approval policies and oversight procedures for owner-maintained waiting lists for PBV projects as required under 24 C.F.R. 983.251(c)(7); and

- Incorporate any owner-submitted waiting list management policies upon approval by the HPHA. (Added in FY 26)

A.3. HCV Occupancy Policies

- Amend §17-2031-33, HAR, and 11-II.B. of the Administrative Plan to adopt a policy regarding adult family members who leave or are removed from a household only to request to rejoin the household at a later date. In such cases, the HPHA shall prohibit the adult from rejoining the household. If determined necessary as a reasonable accommodation, the adult may rejoin the household as a live-in aide. (Revised in FY 26)
- Amend Chapter 17-2031, HAR, and the Administrative Plan to prohibit all adult additions to a household except for:
  - The spouse or domestic partner of an adult household member; or
  - The elderly and/or disabled parent of a household member. (Added in FY 26)
- Amend Chapter 17-2031, HAR, and Chapter 17 of the Administrative Plan to:
  - Clarify that the HPHA shall manage separate waiting lists for each PBV-assisted project;
  - Specify that families on the tenant-based waiting list shall be offered the opportunity to be placed on the waiting list for PBV assistance;
  - Specify that the HPHA may use the tenant-based waiting list to fill a vacant PBV-assisted dwelling unit if there are no families on the associated PBV waiting list for whom it would be appropriate to house in the vacant unit; and
  - Adopt Part X of Chapter 17 of the Administrative Plan regarding the Rental Assistance Demonstration Program as its own Chapter. (Added in FY 26)
- Adopt a policy to shorten the length of time a family can be absent from a subsidized unit from 180 days to 60 days, allowing for specific exceptions as allowed under the 24 CFR §982.312(a).
- Adopt a policy to prohibit an owner from keeping a Housing Assistance Payment for the remainder of the month when a family moves out of the unit. Under this policy, Housing Assistance Payments will end the date the family vacated the unit, as determined by the HPHA. Additionally, any amount overpaid to the owner must be returned to the HPHA.
- Amend Chapter 17-2031, HAR, and the Administrative Plan to include various discretionary policies regarding Special Purpose Vouchers (SPV), including conversion of an SPV to a tenant-based HCV when a qualifying household member no longer needs or qualifies for the SPV. (Revised in FY 26 Annual Plan)
- Amend Chapter 17-2031, HAR, and the Administrative Plan to implement Hawaii Revised Statutes §356D-13.5. Under this amendment, the HPHA would allow only the original household members at the time of voucher issuance to retain the voucher when other members of the family leave the unit. The voucher would also be automatically returned to the HPHA once all original household members are no longer in the household. The HPHA would provide an exception for families where the original parents in the household are survived by minors who were subsequently added to the household, until the youngest minor reaches the age of 21 years or reaches the age of 23 if the youngest minor is a full-time student at a business school, technical school, college, community college, or university.
- Amend Chapter 17-2031, HAR, and the Administrative Plan to state that when a family's composition is reduced, except for instances in which the reduction is due to fraud, misinformation, or inaccurate documentation, a voucher correction will occur at the end of the lease or the next recertification, whichever comes first. (Revised in FY 25 Annual Plan)

## **B. Public Housing Program Policies**

### **B.2. Public Housing Selection & Admission Policies**

- Amend Chapter 17-2028, HAR, and the ACOP to align the local preference policy with Act 99, Session Laws of Hawaii 2023, which repealed the percentage requirements related to the admission of applicants with or without preferences into federal and state low-income public housing projects. (Added in FY 25 Annual Plan)
- Amend ACOP Chapters 4 and 7 and Chapter 17-2028, HAR, to align the HPHA's public housing program's local preferences with those used in its HCV program.
  - Amend the definition of homelessness as follows: "Homelessness means the lack of a fixed, regular, and adequate nighttime residence (i.e., having a primary nighttime residence that is a supervised public or private shelter providing temporary accommodations, including welfare hotels, congregate shelters and transitional housing, or an institution providing temporary residence for individuals intended to be institutionalized, or a public or private place not ordinarily used as a sleeping accommodation for human beings. Families residing with friends or relatives on a temporary basis may qualify for a preference under this definition."
  - Clarify that persons who (1) are experiencing homelessness or who experienced homelessness within the last twelve months preceding their application date, and (2) are complying with or have completed a service or housing plan as certified by a social service provider receiving federal or State funding or a State or county agency administering social service programs may qualify for a local preference.
  - Amend ACOP Chapter 4 to remove unused local preferences previously removed from Chapter 17-2028, HAR, including families living in substandard housing, families paying more than fifty per cent of their annual income for rent, veterans and veterans' surviving spouses, residents who live and/or work in a given jurisdiction (by county), families that contribute to meeting income targeting requirements, victims of reprisals or hate crimes, and families unable to work because of age or disability.
  - Amend ACOP Chapters 4 and 7 and section 17-2028-34, HAR, to remove local preferences for (1) applicants who will or have vacated a dwelling unit because of a disaster, governmental action, or reasons beyond an applicant's control and despite the applicant meeting all previously imposed conditions of occupancy other than for reasons related to an increase in rent; and (2) applicants who are victims of domestic violence participating in a program with case management provided through a domestic violence shelter, program, or clearinghouse.
  - Amend section 17-2028-34(c), HAR, and ACOP Chapter 4 to remove language which gives single applicants who are elderly, disabled, or displaced priority placement over all other single applicants, regardless of other single applicants' local preference. (Added in FY 27 Annual Plan)
- Amend §17-2028-39(d)(4), HAR, to eliminate as an example of "good cause" refusal of a dwelling unit offer the existence of a rental agreement that cannot be breached without causing undue financial hardship, as verified by an applicant's current landlord, and "the applicant's acceptance of the offer would result in undue hardship not related to consideration of race, color, national origin, or language and the applicant presents evidence which substantiates this to the authority's satisfaction."

### **B.3. Public Housing Occupancy Policies**

- Adopt biennial recertifications for public housing families. The HPHA received MTW Waiver 3.a. as part of its MTW Supplement for FY 25. (Added in FY 25 Annual Plan)

- Adopt a policy to not renew a lease agreement if a family or family member remains non-compliant with the Community Service and Self-Sufficiency Requirements after entering into a 12-month written agreement with the Authority to cure such noncompliance. (Revised in FY 25 Annual Plan)
- Create a “schedule of charges” policy by having the maintenance work-order system record the actual cost of materials and time spent by maintenance workers to charge tenants the actual cost of intentional, careless, or negligent damages beyond normal wear and tear.

### Plan Element III: Financial Resources

A

	Sources	Anticipated Financial Resources for HPHA FY 26	Planned Uses
<b>Federal Grants</b>	Public Housing Operating Fund*	<b>\$32,167,000</b>	Operations and maintenance of public housing
	Public Housing Capital Fund*	<b>\$15,407,000</b>	Capital repairs, management improvements, operations, administrative costs
	Section 8 Tenant-Based Assistance*	<b>\$68,361,000</b>	Housing Assistance Payments and Administrative costs
	Family Self Sufficiency Program	<b>\$90,000</b>	FSS Coordinator expenses
	Public Housing Dwelling Rental Income	<b>\$26,508,000</b>	Operations and maintenance of public housing
	State Capital Improvement Program	<b>\$ -</b>	Capital repairs and associated administrative costs
	State General Fund	<b>\$16,754,000</b>	Operations, State Rent Supplement Program, maintenance, security, and vacant unit turnaround of public housing
	<b>Total Resources for Public Housing or Tenant-Based Assistance</b>	<b>\$159,287,000</b>	*MTW funding fungibility applies (i.e., collectively referred to as “MTW Funds”).
	Other Project-Based Resources: Performance Based Contract Administration	<b>\$55,024,000</b>	PBCA payments to landlords; administrative costs
	Public Housing Non-Rental Income – including Rooftop Lease Agreements	<b>\$389,000</b>	Management improvements, operations for site location

*statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))*

## Plan Element IV: Rent Determination

A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

### A. HCV Rent Determination Policies

The HPHA reviews and adjusts its payment standards with each HUD update to the Small Area Fair Market Rents (SAFMR). To establish its payment standards, all the zip codes for the island of Oahu are grouped into 9 different tiers. All zip codes within a particular tier share the same payment standards. As an approved MTW activity under MTW Waiver 2.a., the HPHA may set its payment standard between 90% to 120% of the applicable SAFMR. Other factors the HPHA considers when establishing each tier and their payment standard amounts include the configuration of existing neighborhoods, unit availability, rent burden, access to low-poverty areas, potential budget impacts, and the complexity of implementation.

#### Payment Standards Based on SAFMR Effective January 1, 2026

Tier	ZIP Code	0BD	1BD	2BD	3BD	4BD	5BD	6BD	7BD	8BD
1	96825	\$2,830	\$3,080	\$4,030	\$5,650	\$6,770	\$7,786	\$8,801	\$9,817	\$10,832
2	96734	\$2,530	\$2,750	\$3,603	\$5,050	\$6,050	\$6,958	\$7,865	\$8,773	\$9,680
	96821									
	96818									
3	96707	\$2,280	\$2,450	\$3,213	\$4,470	\$5,393	\$6,202	\$7,011	\$7,820	\$8,629
	96706									
	96707									
4	96762	\$2,210	\$2,403	\$3,145	\$4,405	\$5,283	\$6,075	\$6,867	\$7,660	\$8,452
	96815									
	96786									
	96791									
5	96744	\$1,975	\$2,147	\$2,812	\$3,942	\$4,720	\$5,428	\$6,136	\$6,844	\$7,552
	96759									
	96717									
	96814									
	96782									
	96789									
96712										
6	96822	\$1,796	\$1,950	\$2,556	\$3,582	\$4,292	\$4,936	\$5,580	\$6,223	\$6,867
	96816									
	96701									
	96797									
	96826									
7	96792	\$1,670	\$1,817	\$2,380	\$3,337	\$3,997	\$4,596	\$5,196	\$5,795	\$6,395
	96819									
	96813									

	96731									
8	96730	\$1,530	\$1,647	\$2,157	\$3,000	\$3,620	\$4,163	\$4,706	\$5,249	\$5,792
	96817									
	96795									

Whenever a dwelling unit is identified by a voucher holder, the HPHA will perform a test of rent reasonableness on the unit to ensure the rent charged is reasonable and comparable to those of similar unassisted units on the marketplace. The HPHA develops a range of prices for comparable units by bedroom size within defined market areas. Units proposed for HCV assistance are compared to the units saved in the database of rent ranges. At least three comparable units are used for each rent determination, of which at least two must have a gross rent that exceeds the subject gross contract rent. The total average gross rent of the comparable units must also exceed the subject gross rent. Because units may be similar, but not exactly like the unit proposed for HCV assistance, the HPHA may adjust the range of prices to account for these differences. In certain cases where rent comparable unit data is unavailable in the immediate district and/or zip code area, the agency will expand its search into the next adjacent district(s). An inspector will document on its Rent Reasonableness Certification form that "Due to unavailable rent comparables in the immediate district, rent comparables from other areas used."

Factors considered when making an upward or downward adjustment to comparison units that are not identical to the proposed unit include:

- Location and age;
- Unit size, including the number and square footage of rooms;
- Housing type (e.g., single-family home, duplex, low-rise, high-rise); and
- Amenities, services, and utilities included in the rent.

Income and Total Tenant Payment (TTP) are calculated in accordance with 24 CFR Part 5, Subpart F. The TTP is the greatest of the following amounts:

- 30% of the family's monthly adjusted income;
- 10% of the family's gross monthly income; or
- The minimum rent of \$0.

Financial hardship rules do not apply because the HPHA established a minimum rent of \$0. The HPHA does not apply a welfare rent policy.

For more information on calculating the family share of rent, please see Chapter 6 of the Administrative Plan. For more information on the rent reasonableness procedures, please see Chapter 8 of the Administrative Plan. For more information on the HPHA's regular and interim reexaminations policies, please see Chapter 12 of the Administrative Plan. For more information on the HPHA's payment standards policies, please see Chapter 16 of the Administrative Plan.

**B. Public Housing Rent Determination Policies**

Income and TTP for all public housing families are calculated in accordance with 24 CFR Part 5, Subpart F. Tenants may choose to pay either:

- **Income-based rent:** The income-based rent is based on a tenant's income and the HPHA's rent policies for determining such rents. Under an income-based rent, the monthly rental rate may be adjusted after the tenant's reexamination, when the tenant's family composition changes, or if a verification of income causes a change in rent. If the tenant chooses to pay an income-based rent, the TTP shall be set at the greatest of:
  - 30% of the family's adjusted monthly income;
  - 10% of the family's monthly income; or
  - The minimum rent of \$50.

OR

- **Flat rent:** The flat rent is based on the market rent charged for comparable units in the private unassisted rental market. It is equal to the estimated rent for which the HPHA could promptly rent the dwelling unit after preparation for occupancy (i.e., fair market rents as determined by HUD). Under this choice, there will be no rent adjustments unless due to financial hardship the tenant may choose to be switched to an income-based rent. The tenant may only choose a flat rent at regular reexamination.

The HPHA will grant a tenant an exemption from payment of minimum rent because of a financial hardship attributable to:

- A loss of eligibility or a pending eligibility determination for a federal, state, or local assistance program, except when the loss of eligibility is a result of sanctions imposed by the welfare agency for noncompliance with program requirements or fraud in connection with the program;
- The tenant would be evicted because they are unable to pay the minimum rent, except when the inability to pay the minimum rent is a result of sanctions imposed by the welfare agency for noncompliance with program requirements or fraud in connection with the program;
- The family's income has decreased because of changed circumstances, including the loss of employment;
- A death in the family; or
- Other circumstances as determined by the HPHA or HUD.

The HPHA will suspend the minimum rent requirement beginning the month following a family's request for a hardship exemption, until it determines whether there is a qualifying hardship and whether the hardship is temporary or long-term:

- If the HPHA determines that qualifying hardship is temporary, it will reinstate the minimum rent from the beginning of the suspension of the minimum rent 90 days after receiving the exemption request. A reasonable payment arrangement will be offered to ensure payment in full of any back charges.
- If the HPHA determines a qualifying hardship is long-term, the family will be exempt from minimum rent requirements if the hardship continues. The extension will apply from the beginning of the month following the family's request for a hardship exemption until the end of the hardship.
- If the HPHA determines there is no qualifying hardship, it will reinstate the minimum rent, including back rent owed from the beginning of the suspension. The tenant would be responsible for back charges within 90 days of the date of notification that no qualifying hardship was found.

For more information regarding the HPHA's public housing rent determination policies, please see Chapter 6 of the HPHA's ACOP.

The over-income limits are found in Chapter 11 of the ACOP and updated on an annual basis, in accordance with Notices PIH 2019-11 and PIH 2023-03.

**Plan Element IV: Recent Revision(s)**

**A. HCV Rent Determination Policies**

- The HPHA collaborated with the City Department of Community Services, Community Assistance Division, which operates the HCV Program for the City and County of Honolulu, to create matching payment standard schedules for CY 2025. The matching schedules are meant to (1) eliminate confusion among landlords and tenants regarding differing payment standard amounts for vouchers which serve the same zip codes, and (2) prevent landlords from shifting participation to whichever agency has the higher payment standard amounts. (Completed in FY25, FY 26)

**Plan Element IV: Proposed Revision(s)**

**A. HCV Rent Determination Policies**

- Adopt policies to clarify how the HPHA will manage two assisted households who share equal custody of a minor (e.g., determining which household the minor's unearned income will be associated with, determining appropriate unit sizes, determining eligible deductions). (Revised in FY 26 Annual Plan)
- Update the policy for determining the value of a checking account to be consistent with the policy for determining the value of a savings account (i.e., the HPHA will use the current account balance). The purpose of this proposal is to reduce administrative burden.
- Update the Administrative Plan to change the minimum rent amount from \$0 to \$50. The purpose of this proposal is to align the Administrative Plan with the more recently updated Chapter 17-2031 which sets the minimum rent amount at \$50.
- Adopt a policy to hold harmless a family in an affected payment standard tier for the difference in gross rent if there is a drop in the tier's payment standard resulting in the gross rent exceeding the payment standard.
- Adopt discretionary and non-discretionary policies set forth under Sections 102 and 104 of the Housing Through Modernization Act of 2016 (HOTMA) by the compliance deadline to be specified by HUD. (Added in FY 25 Annual Plan, Revised in FY 26 Annual Plan)
- Amend the rent reasonableness procedures described in Chapter 8 of the Administrative Plan as follows:
  - Specify that the HPHA may use market rental data collected by the RentWatch software through AffordableHousing.com when performing rent reasonableness determinations;
  - Specify that the asking rent of a subject unit proposed for HCV assistance will be compared to the asking rents of comparable units in the same market area, subject to any adjustments made due to differing comparability factors (e.g., square footage, amenities, maintenance services, etc.);
  - Remove the requirement that two of the unassisted, comparable units have gross rents greater than that of the subject unit;
  - Remove the requirement that one of the unassisted, comparable units have a gross rent lesser than that of the subject unit;
  - Specify that the HPHA will generally search for comparable units within a one-half mile radius of the subject property. If there are no comparable units within the one-half mile radius, the HPHA may select for units within a one-mile radius or greater if it determines that such units are in a neighborhood that is essentially similar;
  - Specify that the asking rent of the subject unit will be considered reasonable if it is less than or equal to the average of the adjusted asking rents of the comparable units; and
  - Require that the owner of the subject unit submit a request to redetermine the reasonable rent amount within ten calendar days following notification that the proposed contract rent is unreasonable. The owner may provide information on no more than three other comparable units. The owner must provide this information within five calendar days of the HPHA's request for such information or the owner's request to contest the determination. If the HPHA determines the owner-provided information is accurate, the HPHA will include the owner-provided information in its calculation of the reasonable rent amount. (Added in FY 26 Annual Plan)
- Adopt streamlined income determinations for family members with a fixed source of income as described in Attachment D of Notice PIH 2016-05 (HA). (Added in FY 26 Annual Plan)
- Adopt a \$100 minimum rent for all non-disabled, non-elderly families. The HPHA requested HUD approval of MTW Waiver 1.f. as part of its Amended MTW Supplement for FY 26. (Added in FY 26 Annual Plan Amendment No. 1)

- Eliminate utility reimbursement payments when the utility allowance exceeds a family's total tenant payment calculation. The HPHA is requesting HUD approval of MTW Waiver 1.n. as part of its Amended MTW Supplement for FY 26. (Added in FY 26 Annual Plan Amendment No. 1)
- Amend the MTW activity regarding the determination of PBV rent to an owner. Currently, the HPHA may set the contract rent of a PBV-assisted unit up to the lower of reasonable rent or 120% of SAFMR minus any utility allowances. Under the amended policy, the HPHA may set the contract rent up to the lower of reasonable rent or 150% of SAFMR minus any utility allowances in jurisdictions where SAFMRs are published. In jurisdictions where SAFMRs are not published, the HPHA may use 120% of FMR minus any utility allowances. This amendment will allow the HPHA greater flexibility in setting and adjusting rents that attract interested property owners while also maintaining affordability for low-income families. It will also improve housing standards by allowing owners greater cash flow to improve and maintain the physical condition of their properties. The amended policy will still comply with the HPHA's standard rent reasonableness policy described in the Plan Element above. Three comparable units are found based on size, amenities, location, etc. The average rent of the comparable units must not exceed the proposed PBV rent otherwise it will be determined unreasonable. The HPHA is requesting HUD approval of the amendment to MTW Waiver 9.g. as part of its MTW Supplement for FY 27, which is attached as **Attachment C**. (Added in FY 27 Annual Plan)

**B. Public Housing Rent Determination Policies**

- Adopt rules to clarify how rent calculations are to be performed when a tenant enters public housing by way of a citizen sponsorship. If the tenant does not have any source of income, their rent amount will be calculated using the income of their sponsor.
- Adopt discretionary and non-discretionary policies set forth under Sections 102 and 104 of HOTMA by the compliance deadline to be specified by HUD. (Added in FY 25 Annual Plan, Revised in FY 26 Annual Plan)
- Adopt a \$100 minimum rent for all non-disabled, non-elderly families. The HPHA requested HUD approval of MTW Waiver 1.e. as part of its Amended MTW Supplement for FY 26. (Added in FY 26 Annual Plan Amendment No. 1)
- Eliminate utility reimbursement payments when the utility allowance exceeds a family's total tenant payment calculation. The HPHA is requested HUD approval of MTW Waiver 1.m. as part of its Amended MTW Supplement for FY 26. (Added in FY 26 Annual Plan Amendment No. 1)

**Plan Element V: Operation and Management**

*A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))*

**A. Maintenance and Management Policies**

In accordance with 24 CFR §903.7(e)(1), this section lists the rules, standards, and policies governing the management of housing owned, assisted, or operated by the HPHA.

The rules, standards, and policies governing the maintenance and management of housing assisted under the Federal Low-Income Public Housing Program are set forth in:

- Parts I, II, and IV of Chapter 356D, Hawaii Revised Statutes;
- Chapter 17-2028, Hawaii Administrative Rules, “Federally Assisted Public Housing Projects”;
- The Admission and Continued Occupancy Policy; and
- The PMMSB Maintenance Policies and Procedures Manual.

The rules, standards, and policies governing the maintenance and management of housing assisted through the Project-Based Voucher Program and Rental Assistance Demonstration Program include:

- Part I of Chapter 356D, Hawaii Revised Statutes;
- Chapter 17-2033, Hawaii Administrative Rules, “Section 8 – Housing Choice Voucher and Project-Based Voucher Program”; and
- The Administrative Plan.

### **B. Pest Management**

In accordance with 24 CFR §903.7(e)(2), this section provides a brief description of the HPHA’s standard procedures for preventing and eradicating pest infestations in public housing.

The HPHA practices integrated pest management strategies at all public housing properties as recommended in Notice PIH 2007-12 and the HUD Public Housing Maintenance Guidebook VII. The HPHA makes every effort to provide public housing residents with pest-free living environments.

Upon discovery or notification of a pest infestation, HPHA staff will identify the type of pest and determine the scope of the problem. A management office or maintenance staff person will respond to tenant complaints within 24 hours to schedule an inspection. Inspections are scheduled as soon as possible. After an inspection of a reported pest infestation, the HPHA will put a treatment plan in place for the affected unit(s). The project management office may utilize a pest control contractor depending on the scope of the problem.

The HPHA considers the following factors when evaluating and determining the necessary control measures:

- Extent of the problem;
- Available treatments, both natural and chemical;
- Previous treatment efforts;
- Costs of treatment;
- Time involved in treatment; and
- Risks to residents, structures, and grounds.

Resident cooperation is also essential to managing and preventing pest infestations. All public housing residents are made aware of the HPHA’s pest control policies upon admission into the program. Regular reminders are also sent through the monthly rent inserts about recommended housekeeping practices (e.g., store food in tight containers in the refrigerator; spills should be wiped up; avoid stacks of newspapers, boxes, etc. which can provide food and shelter for rodents and cockroaches).

Housekeeping practices that result in providing food, shelter, or breeding grounds for pest of any nature must be brought to the attention of a project’s management office upon observation by HPHA staff. Tenants whose housekeeping practices include excessive stacked or stored materials, dirty dishes and dirty kitchen cabinets or appliances, or food particles on floors will be advised that their dwelling units may require additional inspections. If such condition(s) are not corrected after multiple inspections, a tenant is at risk of violating their rental agreement. Preventing access to a dwelling unit for a pest inspection also constitutes a rental agreement violation.

### **C. Management Organization and Programs Administered**

In accordance with 24 CFR §903.7(e)(3) and (4), this section briefly describes the management organization of the HPHA and includes a list of all federally and state funded services and programs administered by the agency.

C.1. HPHA Organizational Chart

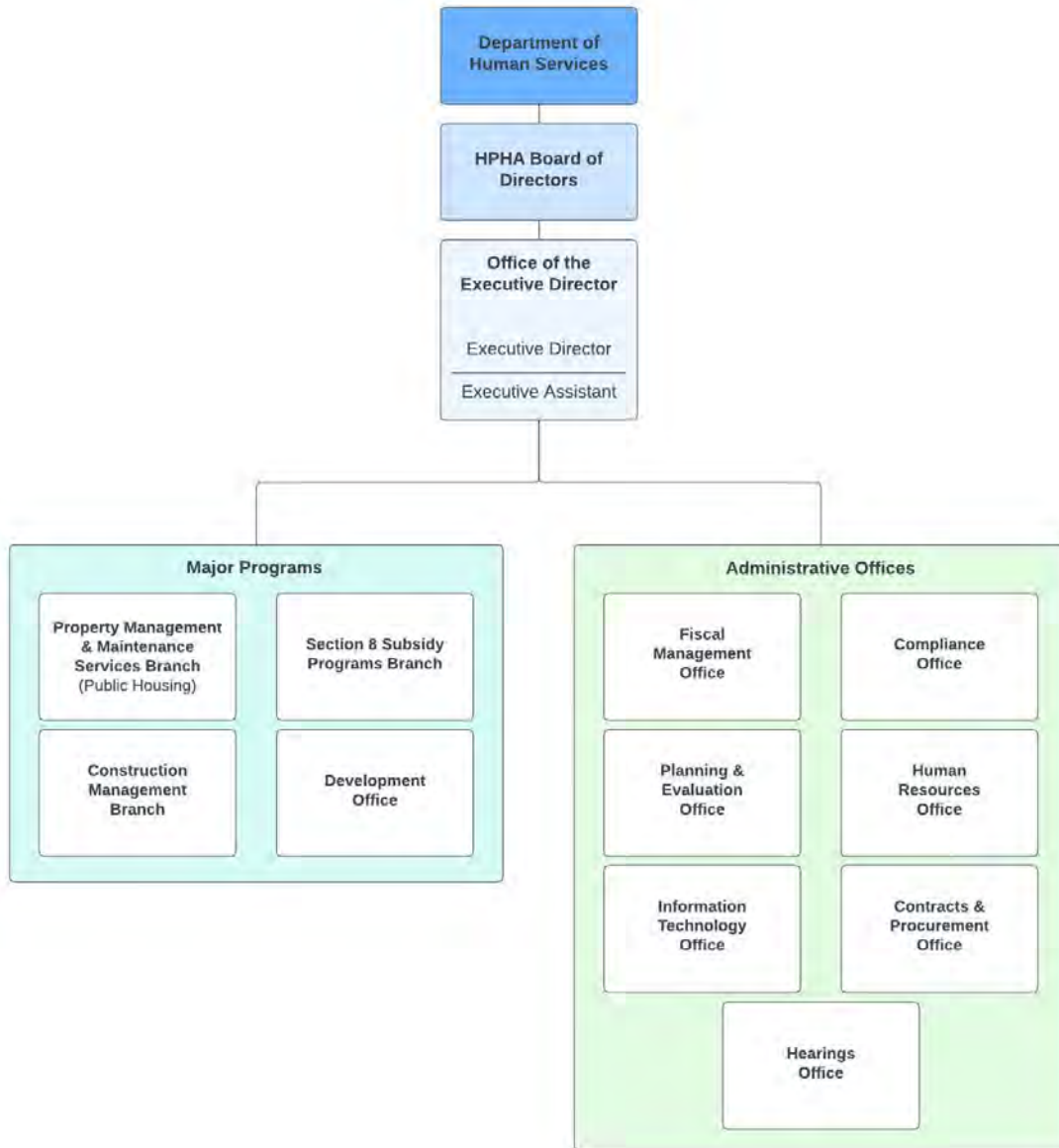
The HPHA is administratively attached to the Hawaii Department of Human Services. It is governed by an eleven-member Board of Directors which sets forth the policies and direction for the agency as well as approves its programs and actions. The HPHA is comprised of the Office of the Executive Director, which provides for the overall administration and management of agency functions, as well as four major program branches and seven administrative offices.

**Property Management and Maintenance Services Branch Major Programs**

- Federal Low-Income Public Housing
- State Low-Income Public Housing

**Section 8 Subsidy Programs Branch Major Programs**

- Tenant-Based Voucher (TBV) Programs, including:
  - Housing Choice Vouchers (HCV)
  - Non-Elderly Disabled (NED) Vouchers
  - Veterans Affairs Supportive Housing (VASH) Vouchers
  - Foster Youth Initiative (FYI) Vouchers
  - Emergency Housing Vouchers (EHV)
- Project-Based Voucher (PBV) Program
- State Rent Supplement Program (RSP)
- Family Self-Sufficiency (FSS) Program
- Landlord Incentive Program



**Plan Element V: Recent Revision(s)**

N/A.

**Plan Element V: Proposed Revision(s)**

N/A.

**Plan Element VI: Grievance Procedures**

In accordance with 24 CFR §903.7(f), the sections below provide a description of the public housing program's grievance procedures and the HCV program's informal review and hearing procedures. Tenants and applicants may avail themselves of these procedures if the HPHA's action or inaction in any way causes them to be adversely affected in a discriminatory way. For more information on these procedures, please refer to Chapters 17-2021 and 17-2028, HAR; Chapter 13 of the ACOP; and Chapter 16 of the Administrative Plan.

### **A. Public Housing Grievance Procedures**

The Public Housing Grievance Procedures apply to all individual grievances except any grievance concerning a termination of tenancy or eviction that involves:

- Any activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other tenants or HPHA staff; or
- Any drug-related criminal activity.

Grievances may be presented orally or in writing to the HPHA's main administrative office or the Property Management and Maintenance Services Branch. Written grievances must be signed by the complainant. The grievance must be presented within a reasonable time not past the first working day after the day of the action or failure to act which is the basis for the grievance. The grievance may be simply stated, but shall specify:

- The grounds upon which it is based;
- The action requested; and
- The name address and telephone number of the complainant, and similar information about the complainant's representative, if any.

An informal conference shall be held to discuss and attempt to resolve the grievance without the necessity of a formal hearing. Within seven (7) business days after the informal conference, a summary of the discussion will be given to the complainant by an HPHA representative. If the complainant is dissatisfied with the proposed disposition of the informal conference, they may submit a written request for a grievance hearing within 15 business days of receipt of the summary.

The grievance hearing shall be conducted by an impartial person or persons appointed by the HPHA other than the person who's action or inaction is under review, or a subordinate of such person. The grievance hearing shall be scheduled by the hearing officer within 28 business days following receipt of the hearing request and at a time and place reasonably convenient to the complainant and the HPHA.

The complainant shall be afforded a fair hearing and shall be provided the basic safeguards of due process, including:

- The opportunity to examine and to copy before the hearing, at the expense of the complainant, all documents, records, and regulations of the HPHA that are relevant to the hearing with at least a 24-hour notice to the legal department prior to the hearing. Any document not so made available after request by the complainant may not be relied upon by the HPHA at the hearing.
- The HPHA shall also have an opportunity to examine and to copy, at the expense of the HPHA, all documents, records, and statements that the family plans to submit during the hearing to refute the HPHA's action or inaction. Any documents not so made available to the HPHA may not be relied upon by the complainant at the hearing.
- The right to a private hearing unless otherwise requested by the complainant.
- The right to be represented by counsel or another person chosen as a representative.
- The right to present evidence and arguments in support of the complaint, to controvert evidence presented by the HPHA, and to confront and cross-examine all witnesses upon whose testimony or information the HPHA relies, limited to the issues for which the complainant has received the opportunity for a formal hearing.
- The right to a decision based solely and exclusively upon the facts presented at the hearing.

If the hearing officer determines that the issue has been previously decided in another proceeding, a decision may be rendered without proceeding with the hearing.

If the complainant or HPHA fail to appear at the scheduled hearing, the hearing officer may decide that the party has waived their right to a hearing. Such a determination will in no way waive the complainant's right to appropriate judicial proceedings in another forum.

At the hearing, the complainant must first make a showing of an entitlement to the relief sought and thereafter the HPHA must sustain the burden of justifying the HPHA action or failure to act against which the complaint is directed. The hearing shall be conducted by the hearing officer as follows:

- Informal: Oral and documentary evidence pertinent to the facts and issues raised by the complaint may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings;

OR

- Formal: The hearing officer shall require the PHA, complainant, counsel, and other participants and spectators to conduct themselves in an orderly manner. The failure to comply with the directions of the hearing officer to maintain order will result in the exclusion from the proceedings, or a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate.

The HPHA may arrange, in advance, and at the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may purchase a copy of such transcript.

The hearing officer shall give the HPHA and the complainant a written decision, including the reasons for the decision, within a reasonable time following the hearing. The HPHA will place one copy in the tenant's files. The written decision will be sent to the tenant address provided at the hearing. The decision of the hearing officer shall be binding on the HPHA which shall take all actions necessary to carry out the decision unless the complainant files for a judicial review or trial in Circuit Court.

## **B. HCV Informal Review and Hearing Procedures**

### **B.1. Informal Review Procedures**

The HPHA provides applicants who are denied admission to the HCV Program the opportunity for an informal review. When the HPHA determines that an applicant is ineligible for the Program, the applicant is notified of their ineligibility in writing. The notice shall contain:

- A brief statement describing the reason(s) for the HPHA's decision;
- The procedure for requesting an informal review if the applicant does not agree with the decision; and
- The deadline to request an informal review.

The HPHA is not required to provide an informal review for any of the following reasons:

- Discretionary administrative determinations by the HPHA;
- General policy issues or class grievances;
- A determination of the family unit size under the HPHA subsidy standards;
- A determination not to grant approval of the tenancy;
- Determination that the unit is not in compliance with HQS/NSPIRE; or
- Determination that the unit is not in accordance with HQS/NSPIRE due to the family size or composition.

A request for an informal review must be made in writing and delivered to the HPHA either in person or by first class mail, by the close of the business day, no later than 10 business days from the date of the denial of assistance. The HPHA will schedule and send a written notice of the informal review within 10 business days of the family's request.

The informal review may be conducted by any person or persons designated by the HPHA other than the person who made or approved the denial of admission or a subordinate of this person. At the informal review, the applicant will be given the opportunity to provide written or oral objections to the HPHA's decision. The HPHA will inform the applicant, in writing, of the final decision within 10 days after the informal review, including a statement of the reason(s) for the final decision.

### B.2. Informal Hearing Procedures

The HPHA gives participant families the opportunity for an informal hearing to consider whether any of the following decisions conflict with Program rules and regulations:

- A determination of the family's annual or adjusted income and the use of such income to compute the Housing Assistance Payment;
- A determination of the appropriate utility allowance (if any) used for tenant-paid utilities from the HPHA's utility allowance schedule;
- A determination of the family unit size under the HPHA's subsidy standards;
- A determination that a certificate program family is residing in a unit with a larger number of bedrooms than appropriate for the family unit size under the HPHA's subsidy standards, or the HPHA's determination to deny the family's request for an exception from the standards;
- A determination to terminate assistance for a participant family because of the family's failure to act;
- A determination to terminate assistance because the participant family has been absent from the assisted unit for longer than the maximum period permitted under HPHA and HUD rules;
- A determination to terminate a family's FSS contract, withhold supportive services, or propose forfeiture of the family's escrow account; or
- A determination to deny admission based on an unfavorable history that may be the result of domestic violence, dating violence, or stalking.

The HPHA is not required to provide a participant family an opportunity for an informal hearing for any of the following reasons:

- Discretionary administrative determinations by the HPHA;
- General policy issues or class grievances;
- Establishment of the HPHA schedule of utility allowances for families in the program
- A determination not to approve an extension or suspension of a voucher term;
- A determination not to approve a unit or tenancy;
- A determination that unit selected by the applicant is not in compliance with HQS or NSPIRE standards;
- A determination that the unit is not in accordance with HQS or NSPIRE standards because of family size; or
- A determination by the HPHA to exercise or not to exercise any right or remedy against an owner under a HAP contract.

In cases where the family makes a decision and an informal hearing must be offered, the notice to the family will include all of the following information:

- The proposed action or decision of the HPHA;
- A brief statement of the reasons for the decision including the regulatory reference;
- The date the proposed action will take place;
- A statement of the family's right to an explanation of the basis for the HPHA's decision;
- A statement that if the family does not agree with the decision the family may request an informal hearing of the decision;
- A deadline for the family to request the informal hearing;
- To whom the hearing request should be addressed; and
- A copy of the HPHA's informal hearing procedures

A request for an informal hearing must be made in writing and delivered to the HPHA either in person or by first class mail, by the close of the business day, no later than 10 business days from the date of the HPHA's decision or notice to terminate assistance.

The HPHA must schedule and send written notice of the informal hearing to the family within 10 business days of the family's request.

The family may request to reschedule an informal hearing for good cause, or if it is needed as a reasonable accommodation for a person with disabilities. Good cause is defined as an unavoidable conflict which seriously affects the health, safety, or welfare of the family. Requests to reschedule a hearing must be made orally or in writing prior to the hearing date. At its discretion, the HPHA may request documentation of the "good cause" prior to rescheduling the hearing.

If the family does not appear at the scheduled time and was unable to reschedule the hearing in advance due to the nature of the conflict, the family must contact the HPHA within 24 hours of the scheduled hearing date, excluding weekends and holidays. The HPHA will reschedule the hearing only if the family can show good cause for the failure to appear, or if it is needed as a reasonable accommodation for a person with disabilities.

Informal hearings will be conducted by a person, or persons approved by the HPHA, other than the person who made or approved the decision under review or a subordinate of the person who made or approved the decision. The HPHA has designated the supervisor of the Rent Subsidy Section, and if unavailable, the Section 8 Subsidy Programs Branch Chief or its designee to serve as hearing officers.

During the informal hearing, the participant family has the right to:

- Present written or oral objections to the HPHA's determination;
- Examine the documents in the file which are directly relevant to the basis of the HPHA's action, and all documents submitted to the hearing officer;
- Copy any relevant documents at their expense;
- Present any information or witnesses pertinent to the issue of the informal hearing;
- Request that HPHA staff be available to present at the informal hearing to answer questions pertinent to the case; and
- Be represented by legal counsel, advocate, or other designated representative at their own expense.

During the informal hearing, the HPHA has the right to:

- Present evidence and any information pertinent to the issue of the informal hearing;
- Be notified if the family intends to be represented by legal counsel, an advocate, or another party;
- Examine and copy any documents to be used by the family prior to the hearing;
- Have its attorney present; and
- Have staff persons and other witnesses familiar with the case present.

The informal hearing shall concern only issues for which the family received the opportunity for a hearing. Evidence presented at the hearing may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.

The hearing officer will determine whether the action, inaction, or decision of the HPHA is in accordance with HUD regulations and HPHA policy based upon the evidence and testimony provided at the hearing. A notice of the decision will be provided, in writing, to the family and the HPHA within 10 business days of the informal hearing and shall include hearing information; a brief impartial statement of the reason(s) for the hearing; a summary of the evidence; the findings of fact; and a conclusion and determination of whether the HPHA's action is upheld or overturned. The HPHA is not bound by the hearing officer's decision which concerns a matter in which the HPHA is not required to provide an opportunity for an informal hearing, or that otherwise exceeds the authority of the person conducting the hearing; or conflicts with or contradicts HUD regulations or requirements, or otherwise contradicts federal, State, or local law.

**Plan Element VI:      Recent Revision(s)**

N/A.

**Plan Element VI: Proposed Revision(s)**

- Amend Chapter 17-2021, HAR, and Chapter 11 of the ACOP to clarify that a due process hearing for proposed rental agreement terminations will be provided for under the HPHA's eviction procedures and that the standard grievance procedures do not apply. (Added in FY 27 Annual Plan)

**Plan Element VII. Homeownership Programs**

*A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))*

The HPHA does not operate or administer HCV homeownership programs.

**Plan Element VII: Recent Revision(s)**

N/A.

**Plan Element VII: Proposed Revision(s)**

N/A.

**Plan Element VIII. Community Service and Self-Sufficiency Programs**

*Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))*

**A. Family Self-Sufficiency Program**

In accordance with 24 CFR §903.7(l)(ii), this section describes and provides an update on all activities related to the Family Self-Sufficiency Program.

The HPHA's Family Self-Sufficiency Program (FSS) provides participants with education, financial literacy, job training, job search assistance, and case management. Both public housing and HCV families are eligible to participate. As part of the FSS Program, the HPHA establishes an interest-bearing escrow account for each participating family. As a family's income grows, excess funds are deposited into their escrow account. The family is eligible to receive these funds at the completion of their FSS contract.

**B. Section 3 Training and Employment**

In accordance with 24 CFR §903.7(l)(ii), this section describes and provides an update on all activities related to Section 3 of the Housing and Community Development Act of 1968.

The HPHA assists its contractors with achieving Section 3 labor hour goals by:

- Requiring contractors to estimate Section 3 worker hours expected to be generated from initial contracts;

- Including Section 3 language in project application, set-up, and completion forms;
- Assisting contractors in their search for potential qualified Section 3 workers that can perform the duties required under their contracts; and
- Reviewing benchmarks with contractors and subcontractors to ensure that Section 3 requirements are understood.

The HPHA also publishes a list of Section 3 job opportunities on its website.

**C. Other Self-Sufficiency Programs & Services**

In accordance with 24 CFR §903.7(l)(i), this section describes services and amenities coordinated, promoted, or provided by the HPHA for assisted families, including programs provided or offered as a result of its partnership with other entities.

<b>Program Name &amp; Description</b>	<b>Size (est.)</b>	<b>Allocation Method</b>	<b>Service Locations</b>
<b>Child &amp; Family Services</b> Case management and congregate activities for elderly residents to improve residents' quality of life.	380	First come, first served	Kalakaua Homes Makua Alii Paokalani Pumehana Punchbowl Homes
<b>Mental Health Kokua</b> Case management and supportive services for mentally disabled persons.	125	First come, first served	Kalakaua Homes Makua Alii Paokalani Punchbowl Homes Pumehana

**D. Community Service and Self-Sufficiency Requirement (CSSR)**

In accordance with 24 CFR §903.7(l)(iii), this section briefly describes how the HPHA is complying with the requirements of 42 U.S.C. §1437j and (d).

The HPHA requires all public housing tenants who are of working age, unemployed, and without a disability or other qualified exemption to participate in either:

- Eight (8) hours of community service activities per month;
- Eight (8) hours of an economic self-sufficiency program per month; or
- Eight (8) hours of a combination of both per month.

All tenants are made aware of the CSSR requirement at admission into the public housing program. PMMSB also sends quarterly reminders to all participating tenants to provide documentation of community service completed during their lease period. The HPHA may consider non-compliance with the terms of the CSSR as a violation of a tenant's rental agreement.

The HPHA entered into a formal written agreement with the Hawaii Department of Human Services (DHS) on April 8, 1997, to verify tenant participation in community service activities. The HPHA's Property Management and Maintenance Services Branch (PMMSB) also maintains documentation of tenants' exempt/nonexempt status and of all community service or self-sufficiency hours logged. Documentation includes written verification by a third-party of the tenant's name, address, and the dates and hours of participation/service performed.

Eligible community service activities may include but are not limited to:

- Actively participating in a community voluntary tenant patrol;
- Assisting grounds maintenance and community beautification projects;
- Assisting with a literacy and self-esteem program in an afterschool youth program;

- Assisting in a senior center providing elderly families with information on various services such as transportation; meals, etc.;
- Assisting in a homeless shelter kitchen; or
- Volunteering at a foodbank.

Eligible self-sufficiency activities may include but are not limited to:

- Job training;
- Employment counseling;
- Work placement;
- Basic skills training; and
- Education.

Ineligible activities include but are not limited to:

- Part-time or full-time employment, including seasonal or temporary employment;
- Political activities (e.g., lobbying, campaigning, advocacy activities); or
- Any activity performed or work ordinarily performed by HPHA employees.

For more information on the public housing program’s community service requirement, please see Appendix B of the ACOP.

**Plan Element VIII: Recent Revision(s)**

N/A.

**Plan Element VIII: Proposed Revision(s)**

- Adopt a 15-hour weekly work requirement for all non-disabled, non-elderly individuals residing in public housing. The HPHA requested HUD approval of MTW Waiver 12.a. as part of its Amended MTW Supplement for FY 26. (Added in FY 26 Annual Plan Amendment No. 1)
- Adopt a 15-hour weekly work requirement for all non-disabled, non-elderly individuals receiving Section 8 rental assistance. The HPHA requested HUD approval of MTW Waiver 12.b. as part of its Amended MTW Supplement for FY 26. (Added in FY 26 Annual Plan Amendment No. 1)

**Plan Element IX. Safety and Crime Prevention**

*Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5)).*

**A. Need for Measures to Ensure Safety**

In accordance with 24 CFR 903.7(m)(2)(i), this section describes the need for measures to ensure the safety of public housing residents.

The HPHA believes there is a significant need to improve tenant safety in neighborhoods with higher-level crime rates. The HPHA reviews all reported incidents of violent and drug-related crime in and around each public housing property project. Surveys and anecdotal evidence provided by tenants also used to determine where the need for additional safety measures is greatest. Observed lower-level crime (e.g., loitering, vandalism, graffiti, etc.) are monitored and responded to by each AMP management office.

**B. Crime Prevention Activities**

In accordance with 24 CFR 903.7(m)(2)(ii) and (iii), this section describes any crime prevention activities carried out by the HPHA and in partnership with appropriate police precincts.

The HPHA does not currently operate or administer in any formalized crime prevention programs. However, the HPHA regularly coordinates with State and county law enforcement to respond to reports of criminal behavior on its properties. Additionally, the HPHA is actively seeking to fill dwelling units reserved for law enforcement officers at certain public housing properties (refer to New Activities section).

**C. Domestic Violence, Dating Violence, Sexual Assault, and Stalking Prevention**

In accordance with 24 CFR 903.7(m)(i) through (iii), this section provides information on any activities, services, or programs offered by the HPHA or in partnership with another service provider to assist child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

The HPHA adopted a VAWA Administrative Policy which sets forth the procedures and requirements it will follow when providing housing assistance and VAWA protections for tenants and participant families in each of its federal programs it administers. The HPHA does not operate or administer any programs or services which specifically assist child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

**Plan Element IX: Recent Revision(s)**

N/A.

**Plan Element IX: Proposed Revision(s)**

- Adopt a new chapter or amend existing chapters in the Hawaii Administrative Rules to establish an updated VAWA policy for public housing and the HCV Program. (Revised in FY 26 Annual Plan)
- Amend the eviction policies and procedures set forth in chapter 17-2020, Hawaii Administrative Rules, to clarify that the following violations shall be considered non-curable by the eviction board:
  - Any conduct on any of the HPHA's properties that threatens or could threaten the health or safety of other residents, the HPHA's employees or representatives, or other individuals on any property or that damages the HPHA's property itself;
  - Any criminal activity on any of the HPHA's properties that threatens or could threaten the health, safety, or right to peaceful enjoyment of other residents, the HPHA's employees or representatives, or other individuals on any property or that damages the HPHA's property itself.
  - 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 HPHA'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;
  - Any property damage, regardless of whether such damage threatens or could threaten the health or safety of other residents, the HPHA'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;

- 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;
- 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
- Any false statement or misrepresentation by a household during any HPHA grievance or eviction hearing that affects or could reasonably affect the hearing decision. (Added in FY 27 Annual PHA Plan)

□ Amend the rental agreement termination policy set forth in chapter 17-2028, Hawaii Administrative Rules, to provide that the HPHA may terminate a rental agreement when a tenant, member of tenant's household, or any guest or other person under tenant's control:

- Engages in the illegal use of a drug or gives the HPHA 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 HPHA property by other tenants;
- Engages in any criminal activity on any of the HPHA's properties that threatens or could threaten the health, safety, or right to peaceful enjoyment of other residents, the HPHA's employees or representatives, or other individuals on a property or that damages the HPHA's property itself;
- Engages in any drug-related criminal activity on or near any HPHA property as determined by the HPHA;
- Engages in conduct on any of the HPHA's properties that threatens or could threaten the health or safety of other residents, the HPHA's employees or representatives, or other individuals on a property or that damages the HPHA's property itself;
- 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 HPHA'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;
- 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
- Furnishes false or misleading information during any HPHA grievance or eviction hearing that affects or could reasonably affect the hearing decision. (Added in FY 27 Annual PHA Plan)

## Plan Element X. Pet Policy

*Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))*

### **A. Standard Pet Policy**

All public housing tenants are allowed to own and keep pets so long as they are kept and maintained in accordance with HPHA's Pet Policy as well as State and local public health, animal control, and animal anti-cruelty laws, rules, and regulations.

All projects with pets have the Resident Association and/or a Project Pet Committee participate in a pet monitoring program and assist the HPHA in monitoring the pet policy.

Only domesticated, common household animals such as cats, dogs, birds, and fish can be kept as pets. A tenant may have only one pet, regardless of the category of the animal; except if the tenant has a small bird, in which case the tenant may have two small birds. The HPHA sets the maximum adult weight of any pet at 21 pounds.

All pets must be registered with the HPHA before they are brought onto a public housing property. Tenants with pets are required to pay a refundable deposit of \$75 per household or an amount equal to their TTP, whichever is lower. They are also charged a non-refundable fee of \$5 a month per household to cover reasonable operating costs associated with the maintenance of a project's common use areas. The pet fee does not apply to residents of elderly/disabled projects.

Tenants with pets shall receive a pet permit upon approval of their registration application. The pet permit must be renewed on an annual basis.

The HPHA may revoke a tenant's pet permit at any time, for any of the following reasons:

- The HPHA determines the pet is not being properly cared for;
- The pet presents a threat to the safety and security of other tenants, HPHA staff, contractors, or any other person on the premises;
- The pet is destructive or causes an infestation;
- The pet disturbs other tenants for reasons including but not limited to noise, odor, cleanliness, sanitation, and allergic reactions;
- The tenant fails to re-validate their pet ownership permit;
- The tenant fails to pay the monthly pet fee on a timely basis, if applicable; or
- The HPHA receives a written recommendation from a Resident Association and/or Project Pet Committee to revoke the tenant's pet permit due to a demonstrated lack of cooperation and responsibility to maintain the pet.

The violation of any rule listed in Chapter 10 of the ACOP may be grounds for removal of the pet or termination of the tenant's tenancy or both.

### **B. Assistance Animal Policy**

The HPHA's standard pet policy does not apply to the keeping of assistance animals. "Assistance animal" means any animal that works, assists, or performs tasks for the benefit of a person with a disability. This includes service animals, support animals, and comfort animals.

For an animal to qualify as an assistance animal, a tenant must submit a reasonable accommodation request to the HPHA. If a tenant's disability is not obvious or readily known, they must provide a written certification from a reliable third party which verifies the qualifying disability and the need for the assistance animal.

The HPHA may deny a request if the presence of the animal would pose a direct threat to the health or safety of others, or would result in damage to the property that cannot be eliminated or substantially reduced.

Tenants with disabilities must still comply with the provisions of their rental agreements and are subject to the full list of reasonable conditions in Chapter 10 of the ACOP. If any reasonable condition is breached or any provision of the rental agreement is violated, or if an approved assistance animal causes bodily injury or property damage, the HPHA may rescind its approval and the tenant may be requested to remove the animal within 24 hours of notice. Violation of any of the reasonable conditions may also be grounds for termination of the tenant's tenancy.

**Plan Element X:           Recent Revision(s)**

N/A.

**Plan Element X:           Proposed Revision(s)**

N/A.

## Plan Element XI. Asset Management

*State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))*

The operating and capital needs of the public housing program are reviewed and updated annually. In accordance with 24 CFR §905.300, the HPHA's CFP 5-Year Action Plan is developed and reviewed on an annual basis and takes into consideration building and site components.

The day-to-day operations of each public housing project is coordinated and overseen by the Property Management and Maintenance Services Branch (PMMSB) and by the Property Managers assigned to each Asset Management Project (AMP). PMMSB oversees the following management and maintenance tasks:

- Marketing and tenant selection;
- Rent collection;
- Routine and preventative maintenance;
- Unit turnover;
- Security;
- Resident services;
- Capital improvement planning; and
- Other activities necessary to support the efficient operations of each site.

PMMSB conducts management meetings on a monthly basis to review program performance across the HPHA's entire federal public housing inventory.

The HPHA's Property Managers develop and monitor AMP budgets with support from the HPHA's Fiscal Management Office (FMO). Budget trainings with AMP staff are held annually. FMO provides each Property Manager with recent, property-specific utility and non-utility cost data to help with developing their budget estimates.

For more information on specific HPHA activities related to the rehabilitation, modernization, disposition, and redevelopment of its public housing inventory, please see **B.2. New Activities**.

### Plan Element XI: Recent Revision(s)

N/A.

### Plan Element XI: Proposed Revision(s)

N/A.

## Plan Element XII. Substantial Deviation

*PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))*

A “substantial deviation” from the 5-Year PHA Plan may include, but is not limited to:

- A change to a goal or objective identified in the 5-Year PHA Plan or Annual PHA Plan that is substantial but does not rise to the level of a “significant amendment;”
- A formal decision by the HPHA not to pursue a stated goal or objective;
- The substitution of a different set of activities to achieve a stated goal or objective;
- Administrative or programmatic changes resulting from the loss of adequate funding for a program; or
- The reallocation of funding to sustain a program.

The definition of a “substantial deviation” excludes:

- Amendments to the Hawaii Administrative Rules, the Admissions and Continued Occupancy Policy, or the Administrative Plan for the purposes of including federally mandated or non-discretionary changes to policy or as a result of the agency’s application for competitive grant opportunities;
- The elimination of a policy where a more stringent one exists or where two policies may appear to conflict, and one policy is eliminated to avoid confusion.

As part of the Rental Assistance Demonstration (RAD), Section 18 Disposition process, and the Section 22 Streamlined Voluntary Conversion process, the definition of a “substantial deviation” excludes the following items specific to the RAD, Section 18, and Section 22 programs:

- Changes to the Operating Fund or Capital Fund Budget produced as a result of each approved RAD, Section 18, or Section 22 conversion, regardless of whether the proposed conversion will include use of additional Operating or Capital Funds;
- Changes to the Relocation Plan and processes for each approved, RAD, Section 18, Section 22 conversion;
- Changes to the construction and rehabilitation plan for each approved RAD, Section 18, or Section 22 conversion;
- Changes to the financing structure for each approved RAD, Section 18, Section 22 conversion;
- The decision to convert to either Project-Based Rental Assistance or Project-Based Voucher Assistance; and
- Changes to a RAD, RAD/Section 18 blend, Section 18 Demolition and/or Disposition, or Section 22 Streamlined Voluntary Conversion Plan and/or application for such program(s) for units identified in an approved Plan.

**Plan Element XII: Recent Revision(s)**

N/A.

**Plan Element XII: Proposed Revision(s)**

N/A.

**Plan Element XIII. Significant Amendment/Modification**

*PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.*

The HPHA will amend or modify the 5-Year PHA Plan and/or Annual PHA Plan if:

- A federal statutory or regulatory change is made effective and, in the opinion of the HPHA, has either substantial programmatic or financial effects on the programs administered by the HPHA, or administrative burdens beyond the programs under administration at the start of the Plan year;

- The HPHA pursues a demolition, disposition, homeownership, Capital Fund Financing, development, or mixed-finance proposal that is not already identified in an approved Plan and would be considered by HUD to be significant amendment to the Annual PHA Plan and CFP 5-Year Action Plan;
- Excluding projects for which the HPHA will submit to HUD a Section 18 application or projects arising out of federally-declared major disasters or other acts of God beyond the control of the HPHA (e.g., earthquakes, fire and storm damages, civil unrest, or other unforeseen significant events), whenever a Capital Fund project not already in the 5-Year Action Plan either (1) experiences a change in the use of replacement reserve funds under the Capital Fund in the amount of \$10 million or more, or (2) would affect more than 15% of a development's ACC unit count; or
- Any other event that the HPHA's Board of Directors determines to be a significant amendment or modification of the approved Annual PHA Plan.

**Plan Element XIII: Recent Revision(s)**

N/A.

**Plan Element XIII: Proposed Revision(s)**

N/A.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

A copy of the HPHA's public housing deconcentration policy is attached as **Attachment B: Deconcentration Policy**.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| Y                                   | N                                   |   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Mixed Finance Modernization or Development  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Demolition and/or Disposition   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Occupancy by Over-Income Families   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Occupancy by Police Officers  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Non-Smoking Policies  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project-Based Vouchers  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Units with Approved Vacancies for Modernization   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants) |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**New Activities: HOPE VI or Choice Neighborhoods**

*Provide 1) a description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) a timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. (Notice PIH 2011-47)*

N/A.

## New Activities: Mixed-Finance Modernization or Development

1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals.

### Kuhio Homes and Kuhio Low-Rises (as of December 1, 2025)

The HPHA was working with the Michaels Organization (TMO) as its development partner until March 2025 when the Board of Directors approved a transfer and assignment of development rights from TMO to Highridge Costa Development Company (HCDC). The HPHA entered into a Disposition and Development Agreement with HCDC in May 2025.

In July 2025, the Honolulu City Council Budget Committee passed a resolution authorizing the issuance and delivery of \$107,710,000 in construction financing for Kuhio Park Low-Rises (KPLR) Phase 1. During the same month, the City and County of Honolulu's Affordable Housing Fund awarded \$8 million to the project. HCDC secured partnerships with Royal Bank of Canada for the federal tax credit equity, Berkadia for the state tax credit equity, and Bank of Hawaii for construction and permanent debt.

The HPHA received approval of its Section 18 demolition application from the HUD Special Applications Center (SAC) in August 2024. The HPHA and HCDC worked with Seneca Relocation Services to relocate all KPLR Phase 1 residents by the beginning of August 2025. With all building permits, and traffic management, fire, public health, and environmental approvals having been secured, the project financially closed on October 23, 2025. Hawaiian Dredging Construction Company, the general contractor, has started construction.

#### Modernization or Development Activity Summary

Development Name:	Kuhio Homes and Kuhio Low-Rises
AMP Number:	40
Project Address:	Ahonui Street Honolulu, Hawaii 96819
Project Type:	Family (General Occupancy)
Total Current Units:	174 Total Units (20 One-Bedroom Units, 32 Two-Bedroom Units, 37 Three-Bedroom Units, 77 Four-Bedroom Units, 8 Five-Bedroom Units)
Repositioning Tool(s):	TBD.
Est. TPV Request:	60
Est. PBV Request	TBD.

### Mayor Wright Homes (as of October 1, 2024)

In 2023, Mayor Wright Homes (MWH) was included in the Ka Lei Momi Project which seeks to redevelop a significant portion of the HPHA's federal public housing inventory and create more than 10,000 new, affordable units as part of mixed-use, mixed-income communities. The HPHA selected Highridge Costa Development Company (HCDC) as the master developer for Ka Lei Momi.

In May 2024, the HPHA's Board of Directors approved a \$10M pre-development loan to HCDC for Phase 1 of the MWH redevelopment. Substantial pre-development activities are already underway.

The HPHA and HCDC received a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration in June 2024. The project's 201H application for the project's Master Plan has also been approved

by HHFDC. The Master Plan is currently being revised, with changes to Phases 1A and 1B being studied. The HPHA and HCDC continue to weigh the use of Restore-Rebuild, PBVs, TPVs, and LIHTC at the project site. In June 2025, the State Legislature approved \$80 million for Phase 1A in Rental Housing Revolving Fund (RHRF) funding. For-sale units up to 120% of AMI and 501(c)(3) rentals up to 100% of AMI are also being considered for future phases.

As of August 2025, HCDC has completed the first of two required meetings with the State of Hawaii Historic Preservation Division, finalized the Phase I subdivision map, submitted a high-rise justification for the master plan to HUD, submitted the Land Court deregistration application, completed the civil master plan (water, sewer, drainage, electrical), and selected Seneca Relocation Services as the relocation consultant for the project.

The National Environmental Protection Act (NEPA) – Environmental Assessment’s (EA) “Finding of No Significant Impact” (FONSI) was published by the Responsible Entity. The SAC Section 18 applications for Phase 1A disposition and Phase 1B demolition were submitted to the SAC in August 2025. The Request for Release of Funds has also been finalized and is awaiting the Governor’s Office approval.

Modernization or Development Activity Summary

Development Name:	Mayor Wright Homes
AMP Number:	32
Project Address:	521 North Kukui Street Honolulu, HI 96817
Project Type:	Family (General Occupancy)
Total Current Units:	364 Total Units (24 One-Bedroom Units, 114 Two-Bedroom Units, 168 Three-Bedroom Units, 50 Four-Bedroom Units, 8 Five-Bedroom Units)
Repositioning Tool(s):	TBD.
Est. TPV Request:	TBD.
Est. PBV Request	TBD.

**Pu’uwai Momi (as of December 1, 2024)**

In 2023, Pu’uwai Momi was included in the Ka Lei Momi Project which seeks to redevelop a significant portion of the HPHA’s federal public housing inventory with the goal of developing more than 10,000 new, affordable units as part of mixed-use, mixed-income communities. The HPHA selected Highridge Costa Development Company (HCDC) as the master developer for Ka Lei Momi.

The HPHA and HCDC completed due diligence and massing studies for a 2,170-unit Master Plan. A sewer capacity analysis application has been submitted to the City DPP Wastewater Branch for review and approval. Preliminary utility approvals have been received from HECO, City BWS, Hawaii Gas, Spectrum, and Hawaiian Telcom. Confirmation was also received from the City Department of Environmental Services (ENV) that until further infrastructure upgrades are made, there is no additional sewer capacity at the project site (i.e., only a one-for-one replacement of existing units is possible currently). During the current and next fiscal years, the HPHA and HCDC will continue discussions with HECO and ENV on addressing infrastructure capacity issues.

In 2023, the HPHA also received funding from the State TOD Council to produce a vision study for the project site. The HPHA anticipates the vision study to be completed in CY 2025.

Modernization or Development Activity Summary

Development Name:	Pu’uwai Momi
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AMP Number:	30
Project Address:	99-132 Kohomua Street Aiea, Hawaii 96701
Project Type:	Family (General Occupancy)
Total Current Units:	260 Total Units (48 One-Bedroom Units, 86 Two-Bedroom Units, 88 Three-Bedroom Units, 38 Four-Bedroom Units)
Repositioning Tool(s):	TBD.
Est. TPV Request:	TBD.
Est. PBV Request	TBD.

**Ka’ahumanu Homes (as of December 1, 2025)**

In 2023, Ka’ahumanu Homes was included in the Ka Lei Momi Project which seeks to redevelop a significant portion of the HPHA’s federal public housing inventory with the goal of developing more than 10,000 new, affordable units as part of mixed-use, mixed-income communities. The HPHA selected Highridge Costa Development Company (HCDC) as the master developer for Ka Lei Momi.

Between 2023 and 2025, the Ka’ahumanu Homes redevelopment project secured all necessary entitlements. Design and due-diligence work have also advanced. In 2025, the HPHA entered into a Master Development Agreement with HCDC for the project. HCDC received a \$3.05 million allocation for pre-development funding during the 2025 to 2027 fiscal biennium from the State Legislature. In response to a pre-service request, Hawaiian Electric Co. confirmed there is electric service capacity for redevelopment. The project also received Federal Aviation Administration approval on proposed building heights. HCDC has completed federal preservation procedures set forth in Section 7 of the Endangered Species Act (ESA) and Section 106 of the National Historic Preservation Act (NHPA). An HRS Chapter 6E historic preservation determination was also submitted to the State Historic Preservation Division in June 2025 and is pending concurrence.

*Modernization or Development Activity Summary*

Development Name:	Ka’ahumanu Homes
AMP Number:	33
Project Address:	Alokele Street Honolulu, Hawaii 96817
Project Type:	Family (General Occupancy)
Total Current Units:	152 Total Units (116 Two-Bedroom Units, 36 Three-Bedroom Units)
Repositioning Tool(s):	TBD.
Est. TPV Request:	TBD.
Est. PBV Request	TBD.

**Kamehameha Homes (as of December 1, 2025)**

In 2023, Kamehameha Homes was included in the Ka Lei Momi Project which seeks to redevelop a significant portion of the HPHA’s federal public housing inventory with the goal of developing more than 10,000 new, affordable units as part of mixed-use, mixed-income communities. The HPHA selected Highridge Costa Development Company (HCDC) as the master developer for Ka Lei Momi.

The HPHA and HCDC completed due diligence and massing studies for a 10-building, 2,950-unit Master Plan with connection to the neighboring Ka'ahumanu Homes site. Will-serve letter have been received from HECO, BWS, DPP Wastewater Branch, Spectrum, Hawaiian Telcom, and Hawaii Gas. During the current and following fiscal years, the development team will be obtaining a termite report for the site, developing an entitlement strategy and timeline, and developing a predevelopment and development budget and schedule.

Modernization or Development Activity Summary

Development Name:	Kamehameha Homes
AMP Number:	33
Project Address:	1541 Haka Drive Honolulu, Hawaii 96817
Project Type:	Family (General Occupancy)
Total Current Units:	221 Total Units (62 One-Bedroom Units, 123 Two-Bedroom Units, 36 Three-Bedroom Units)
Repositioning Tool(s):	TBD.
Est. TPV Request:	TBD.
Est. PBV Request	TBD.

**Hale Laulima (as of December 1, 2025)**

In 2023, Hale Laulima was included in the Ka Lei Momi Project which seeks to redevelop a significant portion of the HPHA’s federal public housing inventory with the goal of developing more than 10,000 new, affordable units as part of mixed-use, mixed-income communities. The HPHA selected Highridge Costa Development Company (HCDC) as the master developer for Ka Lei Momi.

The HPHA and HCDC completed due diligence and massing studies for a three-building, 705-unit Master Plan. Will-serve letters have been received from HECO, BWS, DPP Wastewater Branch, Spectrum, Hawaii Telcom, and Hawaii Gas. During the current and following fiscal years, the development team will continue working with HECO to determine required infrastructure upgrades as well as developing an entitlement strategy/timeline and the predevelopment budget.

Modernization or Development Activity Summary

Development Name:	Hale Laulima
AMP Number:	30
Project Address:	1184 Waimano Home Road Aiea, Hawaii 96701
Project Type:	Family (General Occupancy)
Total Current Units:	36 Total Units (20 Two-Bedroom Units, 16 Three-Bedroom Units)
Repositioning Tool(s):	TBD.
Est. TPV Request:	TBD.
Est. PBV Request	TBD.

**Nanakuli Homes (as of December 1, 2025)**

In 2023, Nanakuli Homes was included in the Ka Lei Momi Project which seeks to redevelop a significant portion of the HPHA's federal public housing inventory with the goal of developing more than 10,000 new, affordable units as part of mixed-use, mixed-income communities. The HPHA selected Highridge Costa Development Company (HCDC) as the master developer for Ka Lei Momi.

In 2024, RMA Architects produced several concept plans for Nanakuli. The redeveloped project will likely consist of three-story, garden-style concepts and four-to-five-story concepts. RMA is redefining the preferred concept plan, and a final conceptual Master Plan is expected in Q3 in CY 2024. The project site will likely yield 90 to 120 units.

Modernization or Development Activity Summary

Development Name:	Nanakuli Homes
AMP Number:	44
Project Address:	Lualei Place Waianae, Hawaii 96792
Project Type:	Family (General Occupancy)
Total Current Units:	36 Total Units (36 Three-Bedroom Units)
Repositioning Tool(s):	TBD.
Est. TPV Request:	TBD.
Est. PBV Request	TBD.

**Lanakila Homes (as of December 1, 2025)**

In 2023, Lanakila Homes was included in the Ka Lei Momi Project which seeks to redevelop a significant portion of the HPHA's federal public housing inventory with the goal of developing more than 10,000 new, affordable units as part of mixed-use, mixed-income communities. The HPHA selected Highridge Costa Development Company (HCDC) as the master developer for Ka Lei Momi.

Between 2023 and 2025, the Lanakila Homes redevelopment project secured all necessary entitlements. Design and due-diligence work have also advanced. In 2025, the HPHA entered into a Master Development Agreement with HCDC for the project. HCDC received a \$4.2 million allocation for pre-development funding during the 2025 to 2027 fiscal biennium from the State Legislature. HCDC began work on the schematic design for the project. State and federal preservation processes (i.e., HRS Chapter 6E, ESA Section 7, and NHPA Section 106) have been completed. HCDC is currently revising the EA required under NEPA and expects to submit the completed version to the Governor's Office for review in Q4 of CY 2025.

Modernization or Development Activity Summary

Development Name:	Lanakila Homes
AMP Number:	37
Project Address:	600 Wailoa Street Hilo, Hawaii 96720
Project Type:	Family (General Occupancy)
Total Current Units:	164 Total Units (14 One-Bedroom Units, 66 Two-Bedroom Units, 44 Three-Bedroom Units, 20 Four-Bedroom Units)
Repositioning Tool(s):	TBD.
Est. TPV Request:	TBD.

Est. PBV Request TBD.

**Kahekili Terrace (as of December 1, 2025)**

In 2023, Kahekili Terrace was included in the Ka Lei Momi Project which seeks to redevelop a significant portion of the HPHA’s federal public housing inventory with the goal of developing more than 10,000 new, affordable units as part of mixed-use, mixed-income communities. The HPHA selected Highridge Costa Development Company (HCDC) as the master developer for Ka Lei Momi.

The project is current on hold in the aftermath of the Lahaina wildfires; the HPHA and HCDC are concerned about relocating tenants while other ongoing redevelopment efforts in west Maui. The development team is currently evaluating alternative sites on Maui to develop first as potential relocation housing for existing Kahekili Terrace residents. In September 2024, the State was awarded a pro-housing grant from HUD where \$500,000 is reserved for addressing infrastructure needs at Kahekili Terrace. Funds must be expended within next six years.

Modernization or Development Activity Summary

Development Name: Kahekili Terrace  
AMP Number: 39  
Project Address: 2015 Holowai Place  
Wailuku, Hawaii 96792  
Project Type: Family (General Occupancy)  
Total Current Units: 82 Total Units (12 One-Bedroom Units, 22 Two-Bedroom Units, 36 Three-Bedroom Units, 12 Four-Bedroom Units)  
Repositioning Tool(s): TBD.  
Est. TPV Request: TBD.  
Est. PBV Request TBD.

**Kapa’a (as of December 1, 2025)**

In 2023, Kapa’a was included in the Ka Lei Momi Project which seeks to redevelop a significant portion of the HPHA’s federal public housing inventory with the goal of developing more than 10,000 new, affordable units as part of mixed-use, mixed-income communities. The HPHA selected Highridge Costa Development Company (HCDC) as the master developer for Ka Lei Momi.

Between 2023 and 2025, the Lanakila Homes redevelopment project secured all necessary entitlements. Design and due-diligence work have also advanced. In 2025, the NHPA Section 106 consultation period expired, and an ESA Section 7 determination of “No Adverse Effect” was received. Schematic designs for the project have since been completed, and the overall design development process is set to be complete by Q4 of CY 2025. The HPHA submitted project drawings for a third round of HUD architectural review, which is expected to be the final required submittal. The HPHA and HCDC are on track to complete the NEPA EA, publishing the FONSI, applying for building permits, finalizing a resident relocation plan, and submitting a Section 18 application to HUD SAC by the end of CY 2025.

Modernization or Development Activity Summary

Development Name: Kapa’a  
AMP Number: 38

Project Address: 4726 Malu Road  
Kapaa, Hawaii 96746

Project Type: Family (General Occupancy)

Total Current Units: 36 Total Units (6 One-Bedroom Units, 8 Two-Bedroom Units, 12 Three-Bedroom Units, 10 Four-Bedroom Units)

Repositioning Tool(s): TBD.

Est. TPV Request: TBD.

Est. PBV Request: TBD.

### **Alternate Properties (as of December 1, 2025)**

If the current portfolio of Ka Lei Momi properties listed above cannot deliver a minimum of 10,000 additional units, the HPHA may include one or more Alternative Property listed below as part of its overall redevelopment project. These Alternate Properties include both federal and State public housing properties administered by the HPHA.

#### **Kekaha Haaheo**

Kekaha Haaheo is located in the community of Kekaha on Kauai. Kekaha is a rural community situated directly west from the town of Waimea. The property is positioned between the Kekaha Sugar Mill to the east and H.P. Faye Park to the west.

Kekaha Haaheo was first occupied in 1982 and has a street address of 8238 Iwipolena Road. With a total area of 9.25 acres, the property consists of two parcels identified by Tax Map Keys (4) 1-03-008: 020 and 026. The housing project consists of 29 ground-level dwellings containing one, two, or three bedrooms per unit. A single-story common area building houses administrative offices and a community center. The housing property is designated for "Urban" use by the State Land Use Commission and is zoned or "R-6 Residential" use by the County of Kauai.

The property is not located within a tsunami evacuation zone. Most of the property is located in Flood Zone AE, an area subject to inundation by a 1% annual chance flood event with the base flood elevation determined. (Community Panel Numbers 1500020254F and 1500020252F, Revised November 26, 2010). Small sections of land in the southeast and southwest corners of the property fall within Flood Zone XS (shaded), an area subject to inundation by a 0.2% annual chance flood event.

#### Alternate Properties Modernization or Development Activity Summary

Development Name: Kekaha Haaheo

AMP Number: 38

Project Address: 8238 Iwipolena Road  
Kekaha, Hawaii 96752

Project Type: Family (General Occupancy)

Total Current Units: 78 Total Units (42 One-Bedroom Units, 12 Two-Bedroom Units, 24 Three-Bedroom Units)

Repositioning Tool(s): TBD.

Est. TPV Request: TBD.

Est. PBV Request: TBD.

### **Hale Nana Kai O Kea**

Hale Nana Kai O Kea is located in the town of Kapaa on Kauai. Kapaa is situated along Kauai's eastern shoreline, south of Anahola and north of Wailua. Hale Nana Kai O Kea is positioned between the Samuel Mahelona Medical Center and Kuhio Highway. Access to the medical center and housing property is provided from Kawaihau Road.

Hale Nana Kai O Kea was first occupied in 1977 and has a street address of 4850 Kawaihau Road. The project property encompasses 3.47 acres and is identified by Tax Map Key (4) 4-6-014: 105. The housing project consists of 19 ground-level duplexes containing studio and one-bedroom units. A single-story common area building serves as a community center and laundry facility. The housing property is designated for "Urban" use by the State Land Use Commission and is zoned for "R-1/ST Residential" use by the County of Kauai.

The project property is not located within a tsunami evacuation zone, and the entire property is located in Flood Zone X based upon the Flood Insurance Rate Map (Community Panel Number 1500020210F, Revised November 26, 2010. Zone X is an area of minimal flooding (outside the 0.2% annual chance floodplain).

#### *Alternate Properties Modernization or Development Activity Summary*

Development Name:	Hale Nana Kai O Kea
AMP Number:	38
Project Address:	4850 Kawaihau Road Kapaa, Hawaii 96746
Project Type:	Family (General Occupancy)
Total Current Units:	38 Total Units (20 Studio Units, 18 One-Bedroom Units)
Repositioning Tool(s):	TBD.
Est. TPV Request:	TBD.
Est. PBV Request	TBD.

### **Lokahi**

Lokahi is located in the community of Hilo on Hawaii Island. Hilo is the Hawaii County seat, and it is located on the Island's windward (east) coast. The housing property is positioned to the south of downtown Hilo and is bordered to the west by Lokahi Street.

Lokahi was originally constructed in 1962. It is comprised of 15 semi-detached buildings that sit on a 14.361-acre parcel of land identified as Tax Map Key (TMK) No. (3) 2-4-052:020. The floor plans of the 30 residential units consist of 14 two-bedroom and 16 three-bedroom units. The State's land use designation for the property is the "Urban District". The County's zoning for the parcel is RD-3.75 Double-Family Residential District.

The property is not located within a tsunami evacuation zone. The entire property is located in Flood Zone X, an area of minimal flood hazard (FIRM Panel: 1551660804F), panel effective date: September 29, 2017.

#### *Alternate Properties Modernization or Development Activity Summary*

Development Name:	Lokahi
AMP Number:	37
Project Address:	Lokahi Circle Hilo, Hawaii 96720

Project Type: Family (General Occupancy)  
 Total Current Units: 30 Total Units (14 Two-Bedroom Units, 16 Three-Bedroom Units)  
 Repositioning Tool(s): TBD.  
 Est. TPV Request: TBD.  
 Est. PBV Request: TBD.

**Hale Olaloa**

Hale Olaloa is located in the Waiakea neighborhood of Hilo on Hawaii Island. Waiakea is a suburban community located to the east of downtown Hilo. This property is situated along Kamana Street and bordered to the east by Waiakea Stream.

Hale Olaloa was first occupied in 1976 and has a street address of 144 Kamana Street. The property consists of 6.51 acres, and it is identified by Tax Map Key (3) 2-4-056: 021. The housing property is comprised of 25 single-story duplexes with a total of 50 units comprised of studio and one-bedroom units, and one single-story community building. The property is designated for "Urban" use by the State Land Use Commission and is zoned for "RS-10 Single-Family Residential" use by the County of Hawaii.

The property is not located within a tsunami evacuation zone, and the entire property is located in Flood Zone X based upon the Flood Insurance Rate Map (Community Panel Numbers 1551660880C, Revised September 16, 1998. Zone X is an area determined to be outside the 0.2% annual chance floodplain.

*Alternate Properties Modernization or Development Activity Summary*

Development Name: Hale Olaloa  
 AMP Number: 37  
 Project Address: 144 Kamana Street  
 Keaau, Hawaii 96749  
 Project Type: Elderly (General Occupancy)  
 Total Current Units: 30 Total Units (18 Studio Units, 12 One-Bedroom Units)  
 Repositioning Tool(s): TBD.  
 Est. TPV Request: TBD.  
 Est. PBV Request: TBD.

**Koolau Village**

Koolau Village is located in the Kaneohe community on Oahu. Kaneohe is situated in Windward Oahu, to the west of Kailua and the Kaneohe Marine Corps Base. The property is bordered to the southwest by Kahekili Highway and to the southeast by Keahala Road, with vehicular access to the housing property provided by Kamau Place. A residential subdivision is located immediately east of the housing property, and the Windward Community College is situated to the southwest across Kahekili Highway. An unlined drainageway runs along the property's northern boundary.

Koolau Village was first occupied in 1969 and has a street address of 45- 1027 Kamau Place. The property consists of 14.02 acres, and it is identified as Tax Map Key (TMK) No. (1) 4-5-023: 008. The property is comprised of 18 two-story townhouses with a range of 1-, 2-, 3-, and 4-bedroom units, and one single-story common area building that serves as a community center. The State's land use designation for the property is the "Urban District." The City's zoning is Medium-density Apartment (A- 2).

The property is not located within a tsunami evacuation zone; however, portions of the property are identified as flood hazard areas. A Flood Hazard Zone AE Floodway runs through the property to the north of the townhouses, and two areas to the south of the townhouses are designated as Flood Hazard Zone A. All of these areas are subject to inundation by the 1-percent-annual-chance flood event (Community Panel Number 15003C0270J, Panel Effective Date: November 05, 2014).

Alternate Properties Modernization or Development Activity Summary

Development Name:	Koolau Village
AMP Number:	45
Project Address:	45-1027 Kamau Place Kaneohe, Hawaii 96744
Project Type:	Family (General Occupancy)
Total Current Units:	80 Total Units (8 One-Bedroom Units, 24 Two-Bedroom Units, 36 Three-Bedroom Units, 12 Four-Bedroom Units)
Repositioning Tool(s):	TBD.
Est. TPV Request:	TBD.
Est. PBV Request:	TBD.

**Palolo Valley Homes**

Palolo Valley Homes is located within the Palolo community in urban Honolulu on Oahu. Palolo is situated between the neighborhoods of Kaimuki to the south, Saint Louis Heights to the west, and Wilhemina Rise to the east. The property is bordered by Palolo Stream on the east and Kiwila Street on the south. Access to the property is provided by Ahe Street.

Palolo Valley Homes was first occupied in 1957 and has a street address of 2107 Ahe Street. The property is split by Ahe Street and consists of two parcels [TMK No. (1) 3-4-007: 015 and 017] with a combined area of 6.62 acres. The housing project consists of 20 two-story apartment buildings and 118 units with one, two, three, four, or five bedrooms per unit. The property is designated for "Urban" use by the State Land Use Commission and is zoned for "A-1 Low Density Apartment" use by the City and County of Honolulu. The property is not located within a tsunami evacuation zone, and the entire property is located in Flood Zone X based upon the Flood Insurance Rate Map (Community Panel Number 15003C0367H, Revised November 5, 2014). Zone X is an area determined to be outside the 0.2% annual chance floodplain.

Alternate Properties Modernization or Development Activity Summary

Development Name:	Palolo Valley Homes
AMP Number:	50
Project Address:	2107 Ahe Street Honolulu, Hawaii 96819
Project Type:	Family (General Occupancy)
Total Current Units:	118 Total Units (8 One-Bedroom Units, 34 Two-Bedroom Units, 40 Three-Bedroom Units, 32 Four-Bedroom Units, 4 Five-Bedroom Units)
Repositioning Tool(s):	TBD.
Est. TPV Request:	TBD.

Est. PBV Request TBD.

### **Kauaiokalani**

Kauaiokalani is located in the Waianae community on Oahu. Waianae is situated between the communities of Makaha to the north and Maili to the south. Waianae Intermediate School is north of and adjacent to the property. Access to the property is provided by a driveway located at the end of Kauaiokalani Place, which also provides access to the Waianae office of the Department of Motor Vehicles.

Kauaiokalani was first occupied in 1995 and has a street address of 85-658 Farrington Highway. The property encompasses 4.04 acres and is identified by Tax Map Key (1) 8-5-028: 045. The housing project consists of 12 two-story townhouses with 3-bedroom units, as well as a single-story community center. The property is designated for "Urban" use by the State Land Use Commission and is zoned for "R-5 Residential" use by the City and County of Honolulu.

The property is not located within a tsunami evacuation zone. The southwest half of the property is located within Zone XS (0.2% annual chance of flood), while the northeast half of the property is located in Zone X (Outside the 0.2% annual chance of flood) (Community Panel Numbers 15003C0183H, Revised November 5, 2014).

#### Alternate Properties Modernization or Development Activity Summary

Development Name:	Kauaiokalani
AMP Number:	44
Project Address:	85-658 Farrington Highway Waianae, Hawaii 96792
Project Type:	Family (General Occupancy)
Total Current Units:	50 Total Units (50 Three-Bedroom Units)
Repositioning Tool(s):	TBD.
Est. TPV Request:	TBD.
Est. PBV Request	TBD.

### **New Activities: Demolition and/or Disposition**

*With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities.*

### **2023 Maui Wildfires**

In August 2023, wildfires in Lahaina, Maui completely destroyed two federal public housing properties managed under AMP 39 (Project No. HI0010039). Both properties, David Malo Circle and Piilani Homes, are considered to be total physical losses. The HPHA is preparing an after-the-fact Section 18 application to initiate the demolition process. Tenant Protection Vouchers were received as an emergency housing option for residents

who were displaced. The HPHA has procured a consultant to assist with the Section 18 application and the Part 58 Environmental Review (ER). The HPHA anticipates the ER will be completed by March 2025.

Demolition/Disposition Activity Summary

Development Name: David Malo Circle  
AMP Number: 39  
Project Address: Mill Street  
Lahaina, Hawaii 96761  
Total Units: 18 Total Units (2 One-Bedroom Units, 4 Two-Bedroom Units, 10 Three-Bedroom Units, 2 Four-Bedroom Units)  
Accessibility Features: N/A  
SAC Application Status: As of August 2025, the Section 18 demolition application has been submitted to SAC and is pending approval.

Development Name: Piilani Homes  
AMP Number: 39  
Project Address: 1028 Waivee Street  
Lahaina, Hawaii 96761  
Total Units: 42 Total Units (32 Studios, 10 One-Bedroom Units)  
Accessibility Features: N/A  
SAC Application Status: As of August 2025, the Section 18 demolition application has been submitted to SAC and is pending approval.

**Physical Obsolescence**

The HPHA may request HUD's approval of the demolition and/or disposition of the Pahala in AMP 37 and Kupuna Home O Waialua in AMP 49. These projects are not built to current code, and the cost to modernize each one is equivalent to the cost to demolish and rebuild.

Demolition/Disposition Activity Summary

Development Name: Pahala  
AMP Number: 37  
Project Address: 96-1169 Kou Street  
Pahala, Hawaii 96777  
Total Units: 24 Total Units (16 Studios, 8 One-Bedroom Units)  
Accessibility Features: N/A  
SAC Application Status: N/A

Development Name: Kupuna Home O Waialua  
AMP Number: 49  
Project Address: 67-088 Goodale Avenue  
Waialua, Hawaii 96791

Total Units:	40 Total Units (24 Studios, 16 One-Bedroom Units)
Accessibility Features:	N/A
SAC Application Status:	N/A

**County Easements and/or Dedications**

The HPHA may request HUD approval of non-exclusive easements or dedications at certain federal public housing properties to the applicable county government. These requests would not impact the HPHA's ACC unit count.

The HPHA intends to dedicate portions of the street(s)/sidewalk(s) at Lanakila Homes to the County of Hawaii. For reasons now unknown, a dedication did not take place after one of the phases of the project's initial construction. Hawaii County is not averse to taking ownership of the streets per the HPHA's ongoing discussions. The county has continued to repair and repave the HPHA's streets as most of the streets in the neighborhood belong to the county.

**Kalihi Valley Homes Community Center (as of December 1, 2025)**

The HPHA will request HUD approval for the demolition of the Community Center at Kalihi Valley Homes. The elevated building is currently closed and is not in use. The HPHA contracted a consultant to study alternatives to rehabilitating the structure and a possible replacement. It was determined that demolition is necessary. The HPHA's consultant is currently in the design phase of the project and is preparing the SAC Section 18 application. The Hawaii State Legislature appropriated funds for the demolition during the 2024 legislative session. A community meeting to discuss the planned demolition was held on December 11, 2025. The HPHA plans to hold the bid opening in 2026.

**Other Applications for Demolition and/or Disposition**

The HPHA is providing notice that it may, at any time during the fiscal year, submit an application to the HUD Special Applications Center to demolish and/or dispose of public housing units or other properties from its public housing inventory for any of the following reasons:

- There is evidence of substantial physical issues with a project's building(s) or dwelling unit(s) (e.g., critical structural issues, deficiencies in major systems, deterioration due to prolonged deferred maintenance, etc.) that are not cost-effective to repair. This includes damages to a project that were caused by natural or human-caused disasters and other acts of God;
- There is evidence that a project's location causes obsolescence or presents serious obstacles to maintain dwelling units as healthy and safe housing (e.g., environmental factors, proximity to a highway/factory makes a project no longer suited for residential use, etc.);
- There are other factors and conditions which impact the marketability, usefulness, or management of dwelling units and seriously impede operations for residential use;
- De Minimis demolition;
- Continued operation is infeasible because of a lack of demand for dwelling units;
- To improve the efficiency and effectiveness of on-site or off-site development;
- As part of a RAD-Section 18 blend;
- To remove scattered-site dwelling units that are unsustainable to operate and/or maintain; or
- To remove a non-dwelling buildings or vacant land that exceeds the needs of a project.

A full list of all federal public housing properties in the HPHA's public housing inventory is attached as **Attachment D**.

**New Activities: Designated Housing for Elderly and Disabled Families**

*Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, 5) the number of units affected and; 6) expiration date of the designation of any HUD approved plan. Note: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))*

N/A.

**New Activities: Conversion of Public Housing under the Voluntary or Mandatory Conversion Programs**

*Describe 1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) an analysis of the projects or buildings required to be converted; and 3) a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. (24 CFR §903.7(i))*

N/A.

**New Activities: Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD**

*Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD.*

The HPHA may apply to convert dwelling units at the following public housing properties to project-based assistance under the guidelines established by Notices PIH 2012-32, REV-3, REV-4, and any successor notices, and Notice PIH 2021-07:

Property Name (All Family Units)	Bedroom Size						Total Units Per Property
	0	1	2	3	4	5	
Kuhio Homes & Low-Rises	0	20	32	37	77	8	174
Mayor Wright Homes	0	24	114	168	50	8	364
Pu'uwai Momi	0	48	86	88	38	0	260
Ka'ahumanu Homes	0	48	86	88	38	0	260
Kamehameha Homes	0	62	123	36	0	0	221
Hale Laulima	0	20	16	0	0	0	36
Nanakuli Homes	0	0	0	36	0	0	36
Lanakila Homes	0	14	66	44	20	0	144
Kahekili Terrace	0	12	22	36	12	0	82
Kapa'a	0	6	8	12	10	0	36

'Ele'ele	0	2	6	10	6	0	24
<b>Total Units</b>	<b>0</b>	<b>256</b>	<b>559</b>	<b>555</b>	<b>251</b>	<b>16</b>	<b>1,637</b>

Pursuant to the RAD CHAP awards, the HPHA will apply on the Inventory Removal module in PIC, or HIP upon its implementation, for the disposition of project sites.

During the RAD conversion process, the HPHA will ensure it fully complies with federal Fair Housing requirements by providing the required percentage of accessible dwelling units at each development for families with mobility and hearing/vision impairments. The HPHA will also adopt the resident rights, participation, waiting list, and grievance procedures listed in Section 1.6 of the RAD Notice H-2019-09 PIH-2019-23 Rev. 4 (**Attachment E**); the RAD Fair Housing, Civil Rights, and Relocation Notice - Notice H 2016-17 PIH 2016-17 (HA) (**Attachment F**), and the Joint Housing/PIH Notice H-2014-09/ PIH-2014-17 (**Attachment G**).

The HPHA is currently compliant with all fair housing and civil rights requirements. Any RAD conversion the HPHA engages in will comply with all applicable site selection and neighborhood reviews standards. The HPHA is not currently under any Voluntary Compliance Agreement, consent order, consent decree, final judicial ruling, or administrative ruling or decision. Upon the RAD conversion of a property, the HPHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration. The HPHA may also borrow funds to address its capital needs.

### New Activities: Occupancy by Over-Income Families

*A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days' notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). ([24 CFR 960.503](#)) ([24 CFR 903.7\(b\)](#))*

N/A.

### New Activities: Occupancy by Police Officers

*The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State, or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). ([24 CFR 960.505](#)) ([24 CFR §903.7\(b\)](#))*

The HPHA reserves the right to place police officers who would not otherwise be eligible for the public housing program into a public housing dwelling unit if it is determined that their presence would improve the safety and security of a project's residents. In exchange, a police officer agrees to provide services to the residents such as weekly office hours, "meet and greet" visits, and wellness checks.

The table below lists all dwelling units currently designated for occupancy by a police officer in IMS/PIC as of **December 1, 2025**.

AMP No.	Project No.	Project Name	Unit No.	Address
37	1097	Kauhale O Hanakahi	A4401	19 Pamala St Hilo, HI 96720
37	1004	Lanakila Homes I	0017B	600 Wailoa St Hilo, HI 96720
37	1028	Punahele Homes	0130R	6-B Lokahi Pl Haiku, HI 96708
43	1061	Ka Hale Kahaluu	0003L	78-6725 Makolea St Kailua-Kona, HI 96740
43	1070	Kealakehe	A101	74-991 Manawale`a St Kailua-Kona, HI 96740
43	1063	Nani Olu	4E	81-1011 Nani Kupuna Pl Kealakekua, HI 96750
46	1097	Ke Kumu `Ekolu	B2208	68-3385 Ke Kumu Pl Waikoloa, HI 96738

The HPHA may designate dwelling units at the following public housing projects for occupancy by a police officer to improve safety and security:

AMP No.	Project No.	Project Name	Address
30	1026	Pu`uwai Momi	99-132 Kohomua St Aiea, HI 96701
31	1005	Kalihi Valley Homes	2250 Kalena Dr Honolulu, HI 96819
32	1003	Mayor Wright Homes	521 N Kukui St Honolulu, HI 96817
33	1099	Kamehameha Homes	1541 Haka Dr Honolulu, HI 96817
34	1012	Makua Alii	1541 Kalakaua Ave Honolulu, HI 96826
37	1004	Lanakila Homes	600 Wailoa St Hilo, HI 96720
43	1032	Kaimalino	74-5060 Kealakaa St Kailua-Kona 96740
43	1053	Hale Hookipa	81-1038 Nani Kupuna Pl Kealakekua, HI 96750

44	1057	Waimaha-Sunflower	85-186 McArthur St Waianae, HI 96792
44	1091	Kau'iokalani	85-658 Farrington Hwy Waianae, HI 96792
45	1030	Ko'olau Village	45-1027 Kamau Pl Kaneohe, HI 96744
49	1050	Kupuna Home O' Waialua	67-088 Goodale Ave Waialua, HI 96791
49	1015	Wahiawa Terrace	337 Palm St Wahiawa, HI 96786

### New Activities: Project-Based Vouchers

*Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).*

The HPHA is exploring the possibility of using Project-Based Vouchers at the nine public housing projects being redeveloped as part of the Ka Lei Momi Redevelopment Project. More information on the status of each project is provided in the **New Activities: Mixed Finance** section above.

The HPHA requested three PBV-related waivers in its Amended MTW Supplement for FY 25. Under MTW Waiver 9.a., the HPHA may increase the number of authorized units that can be project-based up to 50% of the agency's total authorized HCV units or annual budget authority. Under MTW Waiver 9.b., the HPHA may increase the amount of non-excepted dwelling units at a single covered project up to 100%. Under MTW Waiver 9.g., the initial and redetermined contract rents for a PBV project could be set up to the lower of (a) 110% of the applicable SAFMR minus any utility allowance, or (b) the reasonable rent.

### New Activities: Units with Approved Vacancies for Modernization

*The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).*

All HUD-approved vacant dwelling units listed on IMS/PIC as of **December 1, 2025**, are currently undergoing modernization (i.e., the modernization contract has been awarded or force account work has started); or vacant so that modernization work can be performed and the time period for placing the unit under construction has not yet expired.

### New Activities: Other Capital Grant Programs

*Includes Capital Fund Community Facilities Grants or Emergency Safety and Security Grants.*

N/A.

**B.3 Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

**Goal 1: Increase the Availability and Accessibility of Housing Assistance**

**Description** The HPHA will look to provide more low-income families with the housing assistance they need through the programs and services it already operates. Despite the ever-present concern of federal funding shortfalls, the HPHA must ensure it operates efficiently and cost-effectively in order to accomplish this goal. Increasing the accessibility of affordable housing assistance includes the removal of barriers to access and ensuring equitable outcomes for vulnerable groups.

**Objective 1.a.** Maximize the amount of assistance the agency can provide with the resources currently available to it.

**Objective 1.b.** Overcome barriers to fair housing within HPHA programs and services.

**Transitioning EHV Families to the HCV Program**

On September 29, 2025, the HPHA requested a waiting list waiver from HUD to place all Emergency Housing Voucher (EHV) families on its HCV waiting list pursuant to HUD Notice PIH 2025-19. A potential delay caused by having to require individual applications could cause EHV families to be at risk of losing assistance due to the exhaustion of federal funding. Also, due to the large number of families in the EHV program, the HPHA would have difficulty with conducting the necessary outreach and follow up with each family to ensure they are properly informed of the opportunity to apply. Without the waiver, some EHV families may miss the opportunity to transition to the HCV program, particularly those with disabilities, limited English proficiency, and lack of digital literacy and access. On November 21, 2025, the HUD Office of Public and Indian Housing approved the HPHA's request. The HPHA will look to transition all EHV families to the HCV waiting list by the end of CY 2025.

**Goal 2: Improve the Quality of Existing Housing Programs**

**Description** The HPHA will improve the quality of each program and service it administers. Streamlining procedures and fixing inefficiencies benefit staff and program participants alike. Performing regular reviews of existing procedures, addressing bottlenecks, measuring results, and gathering constructive feedback from the people we serve all helps to ensure the HPHA is adhering to its mission and that its efforts are having the desired impact.

**Objective 2.a.** Meet or exceed HUD's standards for overall program performance.

**Objective 2.b.** Improve living environments and quality of life for public housing participants.

**University of Hawaii Broadband Project**

The HPHA will participate in a University of Hawaii (UH) pilot project to provide free broadband infrastructure and service at all low-income public housing properties. This project is part of UH's Capital Projects Fund request to the United States Treasury to improve digital equity and literacy within the State of Hawaii. In September 2024, UH published a Request for Proposals and received two responses.

As of May 2025, the Research Corporation of the University of Hawaii and Hawaiian Telcom, Inc. are planning to enter into a Service Agreement to upgrade residential broadband connections at all HPHA-managed public housing properties. The upgrade will provide residents with access to 100Mbps symmetrical internet service. Hawaiian Telcom, Inc. has also agreed to provide 1 Gbps fiber-based internet service to all public housing community rooms for a 10-year period for no monthly or non-recurring fees.

The HPHA brought a Right-of-Entry Agreement to the Board of Directors on May 29, 2025, to grant Hawaiian Telcom, Inc. a limited, nonexclusive right to enter all HPHA-managed public housing properties to carry out its obligations under the Service Agreement.

### **Water Conservation Pilot Project**

On June 18, 2024, the HPHA met with the City and County of Honolulu Board of Water Supply (BWS) to continue work on a Water Conservation Pilot Project at Kamehameha Homes. BWS will be assessing the efficiency of fixtures and equipment at the project and identifying potential upgrades within units and common areas. The pilot project ran from July to August 2024. BWS and the HPHA fixed or replaced 82 showerheads, 124 handheld showerheads, 190 kitchen aerators, 5 toilet flappers, and 211 garden hose nozzles. The project is expected to save a potential 900,000 gallons of water each year. The HPHA is currently looking to perform similar replacements/fixes with BWS at other public housing properties.

**Objective 2.c.** Improve general administrative proficiency and reduce administrative burden.

**Objective 2.d.** Increase customer satisfaction for program participants and landlords.

## **Goal 3: Promote Greater Economic Self-Sufficiency for Program Participants**

**Description** The HPHA aims to provide its program participants with the tools and resources they need to achieve their personal financial goals. Through an offering of support services, employment training and placement, and financial literacy education, the HPHA hopes to help low-income families and individuals break the cycle of poverty.

**Objective 3.a.** Increase access to employment opportunities for program participants.

**Objective 3.b.** Explore partnerships with other state/local agencies and community-based organizations to provide additional services and/or housing assistance.

## **Goal 4: Develop and Increase Affordable Housing Opportunities**

**Description** The State of Hawaii continues to face a severe affordable housing crisis. With thousands of people struggling to remain housed, the HPHA can help to address this problem by expanding its housing portfolio and the amount of assistance it can provide. The HPHA will

	<p>accomplish this goal by constructing new affordable units, rehabilitating obsolete properties, and applying for other funding sources.</p> <p><b>Objective 4.a.</b> Increase the number of affordable housing units statewide by pursuing opportunities for public-private partnerships and mixed-finance redevelopment, where feasible.</p> <p><b>Objective 4.b.</b> Explore opportunities to utilize the Rental Assistance Demonstration (RAD) Program, where feasible.</p> <p><b>Objective 4.c.</b> Explore opportunities to project-base HCV assistance at the HPHA’s State-aided public housing projects.</p> <p><b>Objective 4.d.</b> Apply for additional tenant-based rental assistance and competitive grant funding as opportunities arise and if the administrative capacity exists.</p>
<b>B.4</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The HPHA’s CFP 5-Year Action Plan for FY 2023 to FY 2027 was approved in EPIC on June 6, 2023.</p> <p>Please see <b>Attachment H: CFP 5-Year Action Plan for FYs 2023 to 2027.</b></p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y    N  <input checked="" type="checkbox"/>    <input type="checkbox"/></p> <p>(b) If yes, please describe.</p> <p>Two public housing properties in Lahaina, Maui – David Malo Circle and Piilani Homes – were destroyed during the wildfire in August 2023. While the depreciable assets associated with these projects were properly recorded as disposals in fiscal year 2024, two construction in progress (CIP) assets were not identified and written off until fiscal year 2025, when the CIP closing forms were submitted to the Fiscal Management Office.</p> <p>This timing difference in reporting resulted in the net position as of June 30, 2024, being temporarily overstated by \$7,809,321. The auditor identified this as a material weakness based on the criterion that “accounting records for capital assets, including construction in progress (CIP), should reflect timely adjustments for any disposal or impairment activity in the proper reporting period.”</p> <p>The reporting timing difference arose from a documentation delay between the Construction Management Branch (CMB) and the Fiscal Management Office (FMO) during the extraordinary circumstances following the Maui wildfires. The HPHA has since strengthened coordination and documentation protocols between CMB, FMO, and all other branches to ensure that all CIP activity, including impairments or disposals, are promptly communicated and recorded in the appropriate reporting period.</p>

<b>C. Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y    N  <input checked="" type="checkbox"/>    <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

	<p>Please see <b>Attachment I: RAB Comments.</b></p>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Please see <b>Attachment J: Form HUD-50077-SL.</b></p>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification / Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Please see <b>Attachment K: Form HUD-50077-ST-HCV-HP.</b></p>
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y    N  <input type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> <p>Please see <b>Attachment L: Public Testimony.</b></p>
<p><b>C.5</b></p>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y    N    N/A  <input type="checkbox"/>   <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

# Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

## A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

## B. Plan Elements. All PHAs must complete this section.

### B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” ([24 CFR §903.7](#))

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income, and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families, (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. ([24 CFR §903.7\(a\)](#)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

**Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. ([24 CFR §903.7\(e\)](#))

**Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7\(f\)](#))

**Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

**Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of ([24 CFR §903.7\(l\)](#)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. ([24 CFR §903.7\(l\)](#))

**Safety and Crime Prevention (VAWA).** Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. ([24 CFR §903.7\(m\)](#)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims

of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

**Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

**Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. ([24 CFR §903.7\(q\)](#))

**Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

**HOPE VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6). ([Notice PIH 2011-47](#))

**Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

**Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). ([24 CFR §903.7\(h\)](#))

**Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission; 5) the number of units affected and; 6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. ([24 CFR §903.7\(i\)\(C\)](#))

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

**Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days' notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). ([24 CFR 960.503](#)) ([24 CFR 903.7\(b\)](#))

**Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of

their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

**Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: [Notice PIH 2009-21 and Notice PIH-2017-03. \(24 CFR §903.7\(e\)\)](#)

**Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan ([24 CFR §903.7\(b\)](#)).

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section ([24 CFR §903.7 \(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

**C. Other Document and/or Certification Requirements.**

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

**C.5 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” ([24 CFR §903.9](#))

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**Asset Management Project Offices  
Address List**

Hardcopies of the Annual PHA Plan shall be made available at the main office of each Asset Management Project (AMP). The address of each AMP main office is listed below:

**AMP No. 30**  
99-132 Kohomua St  
Aiea, HI 96701

**AMP No. 32 and 33**  
521 N Kukui St  
Honolulu, HI 96817

**AMP No. 35**  
1220 Aala St  
Honolulu, HI 96817

**AMP No. 38**  
4726 Malu Rd  
Kapaa, HI 96746

**AMP No. 40**  
1532 Linapuni St  
Honolulu, HI 96819

**AMP No. 43**  
78-6725 Makolea St  
Kailua-Kona, HI 96740

**AMP No. 45**  
45-1027 Kamau Pl, #10E  
Kaneohe, HI 96744

**AMP No. 49**  
310 N Cane St  
Wahiawa, HI 96786

**HPHA Administrative Office**  
1002 N School St  
Honolulu, HI 96817

**AMP No. 31**  
2250 Kalena Dr  
Honolulu, HI 96819

**AMP No. 34**  
1545 Kalakaua Ave  
Honolulu, HI 96826

**AMP No. 37**  
600 Wailoa St  
Hilo, HI 96720

**AMP No. 39**  
2015 Holowai Pl  
Wailuku, HI 96793

**AMP No. 42**  
1001 N School St  
Honolulu, HI 96817

**AMP No. 44**  
85-172 McArthur St  
Waianae, HI 96792

**AMP No. 46**  
65-1191 Opelo Rd  
Kamuela, HI 96743

**AMP No. 50**  
2129 Ahe St, #18E  
Honolulu, HI 96816

## **DECONCENTRATION POLICY ACOP, Chapter 4, Section J**

It is the intent of the PHA to promote adequate and affordable housing, economic opportunity, and a suitable living environment free of discrimination. Tenant selection and assignment for federal public housing shall be made without regard to race, color, religion, ancestry/national origin, sex familial status, physical or mental disability, marital status age, or HIV infection. To improve community quality of life and economic vitality, the PHA will implement measures to provide for deconcentration of poverty and income-mixing. The PHA will bring higher income tenants into lower income developments and lower income tenants into higher income developments. Additionally, the PHA will support measures to raise the income of households that currently reside in federal public housing. All measures and incentives that are undertaken to accomplish deconcentration and income-mixing will be uniformly applied.

The PHA's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Gross annual income is used for income limits at admission and for income-mixing purposes. Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

The PHA will gather data and analyze, at least annually, the tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist in the PHA's deconcentration efforts.

The PHA will use the gathered tenant incomes information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting the PHA in its deconcentration goals.

If the PHA's annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular project, the PHA will evaluate the changes to determine whether, based on the PHA methodology of choice, the project needs to be redesignated as a higher or lower income project or whether the PHA has met the deconcentration goals and the project needs no particular designation.

### **Deconcentration and Income-Mixing Goals**

Admission policies related to the deconcentration efforts of the PHA do not impose specific quotas. Therefore, the PHA will not set specific quotas, but will strive to achieve deconcentration and income-mixing in its developments.

The PHA's income-mixing goal is a long-range goal and may not be achieved in the first year of implementation. The PHA will use its annual analysis of its public housing stock and tenant incomes to provide benchmarks for the PHA.

The PHA will add additional sites to its deconcentration goals each year until it has met its desired goal for all of its developments.

### **Project Designation Methodology**

The PHA will determine and compare tenant incomes at the developments listed in this Chapter.

Upon analyzing its findings, the PHA will apply the policies, measures and incentives listed in this Chapter to bring higher income families into lower income developments and lower income families into higher income developments.

The PHA's goal is to have eligible families having higher incomes occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and eligible families having lower incomes occupy dwelling units in projects predominantly occupied by eligible families having higher incomes.

Families having lower incomes include very low- and extremely low-income families.

When selecting applicant families and assigning transfers for a designated project the PHA will determine whether the selection of the family will contribute to the PHA's deconcentration goals.

The PHA will not select families for a particular project if the selection will have a negative effect on the PHA's deconcentration goals. However, if there are insufficient families on the waiting list or transfer list, under no circumstances will a unit remain vacant longer than necessary.

**Steps for Implementation (24 C.F.R. 903.2)**

**Step 1:** Determine the average gross income of all families residing in all covered developments.

**\$17,323.39**

**Step 2:** Determine the average gross income of all families residing in each covered development, per unit size.

<b>AMP</b>	<b>Average Income</b>
30	\$20,072.77
31	\$21,834.35
32	\$18,260.23
33	\$18,224.87
34	\$13,659.33
35	\$12,821.97
37	\$15,508.82
38	\$17,031.99
39	\$19,329.15
40	\$23,471.39
43	\$15,280.97
44	\$17,172.82
45	\$21,316.31
46	\$13,634.80
49	\$14,677.18
50	\$19,453.55
<b>Total Average</b>	<b>\$17,323.39</b>

**Step 3:** Determine whether each covered development falls above, within or below the Established Income Range. The Established Income Range is from 85 to 115 percent (inclusive) of the average family income of \$17,323.39. The established income range is \$14,724.88 to \$19,921.90.

AMP	Average Income	Established Income Range
30	\$20,072.77	Above
31	\$21,834.35	Above
32	\$18,260.23	Within
33	\$18,224.87	Within
34	\$13,659.33	Below
35	\$12,821.97	Below
37	\$15,508.82	Within
38	\$17,031.99	Within
39	\$19,329.15	Within
40	\$23,471.39	Above
43	\$15,280.97	Within
44	\$17,172.82	Within
45	\$21,316.31	Above
46	\$13,634.80	Below
49	\$14,677.18	Below
50	\$19,453.55	Within

**Step 4:** For covered developments with average incomes outside the Established Income Range, explain and justify how the income profile for these developments remain consistent with the statutory goals of deconcentrating poverty and furthering income-mixing, and the local goals and strategies contained in the Annual PHA Plan.

- AMP 34: This development contains many elderly residents on fixed incomes which do not increase with inflation.
- AMP 35: This development contains many elderly residents on fixed incomes which do not increase with inflation.
- AMP 43: This development contains many elderly residents and families on fixed-incomes which do not increase with inflation.
- AMP 46: This development contains many elderly residents and families on fixed-incomes which do not increase with inflation.

**Step 5:** The PHA will offer certain incentives to higher income families willing to move into lower income projects. The PHA will not take any adverse action against any higher income family declining an offer by the PHA to move into a lower income project.

In addition to maintaining its public housing stock in a manner that is safe, clean, well landscaped and attractive, the PHA may offer the following incentives for higher income families moving into lower income projects:

- (A) *Incentives designed to encourage families with incomes below the Established Income Range to accept units in developments with incomes above the Established Income Range, or vice versa, including rent incentives, affirmative marketing plans, or added amenities;*
- (B) *Target investment and capital improvements toward developments with an average income below the Established Income Range to encourage applicant families whose income is above the Established Income Range to accept units in those developments;*
- (C) *Establish a preference for admission of working families in developments below the Established Income Range;*
- (D) *Skip a family on the waiting list to reach another family in an effort to further the goals of the PHA's deconcentration policy;*
- (E) *Provide such other strategies as permitted by statute and determined by the PHA in consultation with the residents and the community, through the PHA Annual Plan process, to be responsive to the local context and the PHA's strategic objectives.*

<b>MTW Supplement to the Annual PHA Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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**Purpose.** The Moving to Work (MTW) Supplement to the Annual PHA Plan informs HUD, families served by the PHA, and members of the public, about the MTW Waivers and associated activities that the MTW agency seeks to implement in the coming Fiscal Year and updates the status of MTW activities that have been previously approved. It also provides information about Safe Harbor Waivers, Agency-Specific Waivers, compliance with MTW statutory requirements, and evaluations. The MTW Supplement does not replace the PHA Plan. MTW agencies must continue to submit the applicable PHA Plan. MTW agencies that are not required to submit annual PHA Plans under the Housing and Economic Recovery Act of 2008 (HERA) must submit the MTW Supplement annually, in addition to holding public hearings, obtaining board approval, and consulting with Resident Advisory Boards (RABs) and tenant associations, as applicable, on planned MTW activities.

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

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

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

<b>A.</b>	<b>PHA Information.</b>
<p><b>PHA Name:</b> <u>Hawaii Public Housing Authority</u>  <b>PHA Code:</b> <u>HI001 / HI901</u>  <b>MTW Supplement for PHA Fiscal Year Beginning:</b> (MM/DD/YYYY): <u>07/01/2026</u>  <b>PHA Program Type:</b> <input type="checkbox"/> Public Housing (PH) only <input type="checkbox"/> Housing Choice Voucher (HCV) only <input checked="" type="checkbox"/> Combined  <b>MTW Cohort Number:</b> <u>3</u>  <b>MTW Supplement Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Amended Annual Submission</p>	

<b>B.</b>	<b>Narrative.</b>
<p><b>MTW Supplement Narrative.</b></p> <p>The narrative provides the MTW agency with an opportunity to explain to the public, including the families that it serves, its MTW plans for the fiscal year and its short and long-term goals.</p> <p>The MTW agency should provide a description of how it seeks to further the three MTW statutory objectives during the coming Fiscal Year. Those three MTW statutory objectives are: (1) to reduce cost and achieve greater cost effectiveness in federal expenditures; (2) to give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and (3) to increase housing choices for low-income families.</p> <hr/>	

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

The Hawaii Public Housing Authority's (HPHA) long-term goal is to use its Moving to Work (MTW) designation to become a more proactive, innovative agency that can identify, develop, and implement housing policies that achieve the statutory objectives of the MTW Demonstration Program.

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

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

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

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

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

The HPHA amended its MTW Supplement for FY 26 to request six additional waivers as part of three new activity initiatives for federal public housing and the Section 8 voucher programs: MTW Waivers 1.e. and 1.f. to implement a \$100 maximum rent for non-disabled, non-elderly families; MTW Waivers 1.m. and 1.n. to eliminate utility reimbursements when the utility allowance exceeds a family's total tenant payment calculation; and MTW Waivers 12.a. and 12.b. to implement a 15-hour weekly work requirement for all non-elderly, non-disable individuals receiving housing assistance. These waivers will be utilized to achieve two of the MTW statutory objectives: (1) to reduce cost and achieve greater cost effectiveness in federal expenditures; and (2) to incentivize low-income families to obtain employment and become economically self-sufficient. The HPHA believes these waivers, in combination, will help to counteract the negative work incentives inherent to each program. Additionally, all cost-savings and increase in revenues will help to sustain the financial health of the agency and allow the HPHA to serve more low-income families in need of subsidized housing. The HPHA also understands the potential negative impacts these policies could have on certain tenants who are least equipped to compete in the labor force. The HPHA will work to mitigate these effects through its Hardship Policies and by developing thorough criteria by which determinations can be made as to whether a tenant is truly work-able.

The MTW Supplement for FY 27 includes a proposed amendment to HPHA Activity 25-11 (MTW Waiver 9.g.). Currently, the HPHA may set the contract rent of a PBV-assisted unit up to the lowest of (a) 120% of SAFMR minus any utility allowances (UA), the owner requested rent, or the reasonable rent. Under the amended policy, the HPHA may set the contract rent up to the lowest of (a) 150% of SAFMR minus any UA in jurisdictions where SAFMRs are published, or 120% of FMR minus any UA; the owner requested rent; or the reasonable rent. This amendment will allow the HPHA greater flexibility with setting and adjusting rents that attract interested property owners while also maintaining affordability for low-income families. It will also improve housing standards by allowing owners greater cash flow to improve and maintain the physical condition of their properties.

#### **Activities Currently Implemented**

- **HPHA Activity 23-01:** Front-End Vacancy Loss Payments (Cohort Waiver<sup>2</sup> 4.2.);
- **HPHA Activity 23-03:** Vacancy Loss Payments (MTW Waiver 4.a.);
- **HPHA Activity 23-04:** Signing Bonus Payments (MTW Waiver 4.c.);
- **HPHA Activity 24-05:** Biennial Reexaminations for HCV (MTW Waiver 3.b.);
- **HPHA Activity 25-06:** Damage Reimbursement Payments (MTW Waiver 4.b.); and
- **HPHA Activity 25-08:** Increased Payment Standards (MTW Waiver 2.a.).

#### **Activities Pending Implementation**

- **HPHA Activity 23-02:** Waiver of Mandatory Initial Inspection (Cohort Waiver<sup>2</sup> 4.1.);
- **HPHA Activity 25-07:** Biennial Reexaminations for Public Housing (MTW Waiver 3.a.);
- **HPHA Activity 25-09:** Increase PBV Program Cap (MTW Waiver 9.a.);
- **HPHA Activity 25-10:** Increase PBV Project Cap (MTW Waiver 9.b.); and
- **HPHA Activity 25-11:** PBV Rent to Owner (MTW Waiver 9.g.).
- **HPHA Activity 26-12:** Housing Development Programs (MTW Waiver 17.c.);
- **HPHA Activity 26-13:** LIPH Minimum Rent (MTW Waiver 1.e.);
- **HPHA Activity 26-14:** HCV Minimum Rent (MTW Waiver 1.f.);
- **HPHA Activity 26-15:** LIPH Utility Reimbursements (MTW Waiver 1.m.);
- **HPHA Activity 26-16:** HCV Utility Reimbursements (MTW Waivers 1.n.);
- **HPHA Activity 26-17:** LIPH Work Requirement (MTW Waiver 12.a.); and
- **HPHA Activity 26-18:** HCV Work Requirement (MTW Waiver 12.b.).

C.	<b>MTW Waivers and Associated Activities.</b>
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#### **Currently Implemented:**

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

<b>HPHA Activity 23-03: Vacancy Loss Payments (MTW Waiver 4.a.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA provides an incentive payment to a landlord for a dwelling unit vacancy if the landlord rents to another voucher holder. This activity was approved as part of the HPHA’s MTW Supplement for FY 23.</p> <p>Vacancy loss payments are equal to one month’s rent for each given dwelling unit. Payment is only made after the landlord enters into a new HAP contract with the HPHA. A landlord may not receive an incentive payment if the preceding vacancy was caused by (1) a failure to comply with federal or State nondiscrimination laws, (2) a violation of the landlord-tenant code set forth in Chapter 521, Hawaii Revised Statutes, or (3) any breach of the terms and conditions of the previous HAP contract.</p> <p>The goal of this activity is to increase landlord participation in the HCV Program, thereby increasing housing choice for low-income families and decreasing the average dwelling unit search time for voucher holders.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input type="checkbox"/> Cost effectiveness</p> <p><input type="checkbox"/> Self-sufficiency</p> <p><input checked="" type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input type="checkbox"/> Neutral (no cost implications)</p> <p><input type="checkbox"/> Increased revenue</p> <p><input type="checkbox"/> Decreased revenue</p> <p><input checked="" type="checkbox"/> Increased expenditures</p> <p><input type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input type="checkbox"/> The MTW activity applies to all assisted households</p> <p><input checked="" type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<p><input type="checkbox"/> New admissions (i.e., applicants) only</p> <p><input type="checkbox"/> Currently assisted households only</p> <p><input checked="" type="checkbox"/> New admissions and currently assisted households</p>
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all family types</p> <p><input type="checkbox"/> The MTW activity applies only to selected family types</p> <p><input type="checkbox"/> Other – another specifically defined target population or populations</p>
<p><b>Location.</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For HCV activities:</b></p> <p><input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units</p> <p><input type="checkbox"/> The MTW activity applies to all properties with project-based vouchers</p>

	<input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	The HPHA paused this incentive payment because of a staffing and funding shortage. The HPHA will begin offering it again once the agency has the necessary capacity.
<b>Custom Questions:</b>	
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program)?	<input checked="" type="checkbox"/> To all units <input type="checkbox"/> Certain types of units only
What is the maximum payment that can be made to a landlord under this policy?	A landlord may not receive an amount in excess of one month's rent for a dwelling unit. There is no limit on how many times a landlord may qualify for vacancy loss payments so long as the dwelling unit is rented to another voucher holder immediately following the vacancy of another participating family.
How many payments were issued under this policy in the most recently completed PHA fiscal year?	0
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?	\$0

<b>HPHA Activity 23-04: Signing Bonus Payments (MTW Waiver 4.c.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA provides a signing bonus payment to a landlord who rents a dwelling unit to a voucher holder for the first time. This activity was approved as part of the HPHA's MTW Supplement for FY 23.</p> <p>Signing bonus payments are equal to one month's rent for each given dwelling unit. Payment is only made after the landlord enters into a new HAP contract with the HPHA. The dwelling unit must be located in a "high opportunity area" or in "areas located where vouchers are difficult to</p>

	<p>use” to qualify. Both terms as currently defined in the program’s Administrative Rules include the HPHA’s entire HCV jurisdiction.</p> <p>Landlords may only receive one signing bonus per dwelling unit. If there is a change in the ownership of an assisted dwelling unit, the new owner may qualify for a signing bonus.</p> <p>The goal of this activity is to increase landlord participation in the HCV Program, thereby increasing housing choice for low-income families and decreasing the average dwelling unit search time for voucher holders.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input type="checkbox"/> Cost effectiveness</p> <p><input type="checkbox"/> Self-sufficiency</p> <p><input checked="" type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input type="checkbox"/> Neutral (no cost implications)</p> <p><input type="checkbox"/> Increased revenue</p> <p><input type="checkbox"/> Decreased revenue</p> <p><input checked="" type="checkbox"/> Increased expenditures</p> <p><input type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input type="checkbox"/> The MTW activity applies to all assisted households</p> <p><input checked="" type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<p><input checked="" type="checkbox"/> New admissions (i.e., applicants) only</p> <p><input type="checkbox"/> Currently assisted households only</p> <p><input type="checkbox"/> New admissions and currently assisted households</p>
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all family types</p> <p><input type="checkbox"/> The MTW activity applies only to selected family types</p> <p><input type="checkbox"/> Other – another specifically defined target population or populations</p>
<p><b>Location.</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For HCV activities:</b></p> <p><input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units</p> <p><input type="checkbox"/> The MTW activity applies to all properties with project-based vouchers</p> <p><input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>
<p>Does this MTW activity require a hardship policy?</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Already provided</p>
<p>Does the MTW activity require an impact analysis?</p>	<p><input type="checkbox"/> Yes</p>

	<input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	The HPHA paused this incentive payment because of a staffing and funding shortage. The HPHA will begin offering it again once the agency has the necessary capacity.
<b>Custom Questions:</b>	
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program)?	<input type="checkbox"/> To all units <input checked="" type="checkbox"/> Certain types of units only  What type of units does this policy apply to? <input type="checkbox"/> Accessible units <input checked="" type="checkbox"/> Units in particular types of areas or neighborhoods. Please describe these areas briefly:  Signing bonus payments are available to new landlords with dwelling units in "high opportunity areas" or in "areas located where vouchers are difficult to use" (§S8-10, HAR). Currently, both terms are defined as "the island of Oahu."  <input type="checkbox"/> Units/landlords new to the HCV program <input type="checkbox"/> Other. Please describe briefly:
What is the maximum payment that can be made to a landlord under this policy?	Up to one month's rent. A landlord may qualify for this payment only once for each newly enrolled dwelling unit.
How many payments were issued under this policy in the most recently completed PHA fiscal year?	0
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?	\$0

<b>HPHA Activity 24-05: Biennial Reexaminations for HCV (MTW Waiver 3.b.)</b>	
<b>Core Questions:</b>	
<b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	<p>The HPHA will conduct regularly scheduled income and eligibility reexaminations for HCV families on a biennial basis (i.e., every two years). This activity was approved as part of the HPHA's Amended MTW Supplement for FY 2024.</p> <p>In accordance with the Administrative Plan, the HPHA will mitigate fraud and abuse by generating and reviewing Income Discrepancy Reports in EIV on a regular basis, discuss program compliance and integrity issues during briefing sessions with tenants, and place key warnings about the penalties of fraud on HPHA forms and form letters. The HPHA will also regularly remind tenants that</p>

	<p>corrective action will be taken if income is hidden or concealed during the income determination process.</p> <p>The first goal of this activity is to promote program cost-effectiveness by alleviating the administrative burden associated with an annual reexamination cycle. The second goal is to incentivize families to increase their income between biennial reexaminations, thereby increasing self-sufficiency.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p>(Check at least one)</p> <p><input checked="" type="checkbox"/> Cost effectiveness</p> <p><input checked="" type="checkbox"/> Self-sufficiency</p> <p><input type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input type="checkbox"/> Neutral (no cost implications)</p> <p><input type="checkbox"/> Increased revenue</p> <p><input type="checkbox"/> Decreased revenue</p> <p><input type="checkbox"/> Increased expenditures</p> <p><input checked="" type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all assisted households</p> <p><input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<p><input type="checkbox"/> New admissions (i.e., applicants) only</p> <p><input checked="" type="checkbox"/> Currently assisted households only</p> <p><input type="checkbox"/> New admissions and currently assisted households</p>
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all family types</p> <p><input type="checkbox"/> The MTW activity applies only to selected family types</p>
<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For HCV activities:</b></p> <p><input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units</p> <p><input checked="" type="checkbox"/> The MTW activity applies to all properties with project-based vouchers</p> <p><input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>
<p>Does this MTW activity require a hardship policy?</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Already provided</p>
<p>Does the hardship policy apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>

Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year?	0
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	<p>The HPHA's Board of Directors approved amendments to the Administrative Plan to allow for biennial reexaminations in April 2024. Similar provisions were included in Chapter 17-2031, Hawaii Administrative Rules (HAR), which governs the HPHA's voucher programs. These changes were made effective in June 2024 following approval by the Governor and their filing with the Lieutenant Governor's Office. The HPHA began processing biennial reexaminations in early CY 2025. No changes have been made since the activity's implementation.</p>
<b>Custom Questions:</b>	
What is the recertification schedule?	<input checked="" type="checkbox"/> Once every two years <input type="checkbox"/> Once every three years <input type="checkbox"/> Other. Please describe:
How many interim recertifications per year may a household request?	<input type="checkbox"/> 0 <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 or more
Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule.	<p>The HPHA will not change its current interim reexamination policy or limit the number of interim adjustments a family may request. All families will still be required to report any change of income or household composition that occurs between biennial reexaminations.</p> <p>The HPHA will perform an interim reexamination for any reported decrease in income. For changes which increase income that are reported timely (i.e., within 10 days of the change becoming effective), the HPHA will not process an interim reexamination. For changes which increase annual income that are NOT reported timely, the HPHA will process an interim reexamination and increase rent retroactive to the first day of the month after the change occurred. Changes to household composition will also require a reexamination.</p>

<b>HPHA Activity 25-06:                      Damage Reimbursement Payments (MTW Waiver 4.b.)</b>
<b>Core Questions:</b>

<p><b>Narrative.</b> Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA provides reimbursement payments to landlords for tenant-caused damages in an amount not to exceed the lesser of the cost of repairs or two months of contract rent. This activity was approved as part of the HPHA’s MTW Supplement for FY 25.</p> <p>A reimbursement will only be provided for expenses that exceed an assisted family’s security deposit. Additionally, the reimbursement will only be made after a new HAP contract is executed for the dwelling unit. Landlords are required to submit receipts, invoices, and other documentation that shows the nature, extent, and cost of repairs. The HPHA reserves the right to require an initial inspection of damages and a follow-up inspection after repairs are complete.</p> <p>This activity is meant to assuage landlord concerns about renting to Section 8 voucher holders. This activity will help the HPHA be able to recruit and retain more landlords, thereby increasing housing choice for low-income families.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input checked="" type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input checked="" type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<p><input type="checkbox"/> New admissions (i.e., applicants) only <input checked="" type="checkbox"/> Currently assisted households only <input type="checkbox"/> New admissions and currently assisted households</p>
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types</p>
<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For HCV activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units <input type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

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

<b>HPHA Activity 25-08: Increased Payment Standards (MTW Waiver 2.a.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA may set the payment standard for a zip code between 90% to 120% of the Small Area Fair Market Rent (SAFMR). This activity was approved as part of the HPHA's MTW Supplement for FY 25.</p> <p>Exception payment standards will be used to deconcentrate poverty by increasing housing choice in high-opportunity neighborhoods as well as provide a deeper level of subsidy in areas of the agency's jurisdiction with high rates of rent-burdened families. Having the ability to provide greater amounts of rental subsidy for dwelling units with more bedrooms can reduce search times and increase the voucher success rate for larger-sized families. A payment standard will not be raised above the normal upper bound of 110% of SAFMR if doing so would significantly impact the financial sustainability of the HPHA's voucher programs. Any dwelling unit rented by a voucher holder in a zip code with an exception standard must still meet rent reasonableness requirements.</p>

<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<input type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input checked="" type="checkbox"/> Housing choice
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input checked="" type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types
<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For HCV activities:</b></p> <input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units <input type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Does this MTW activity require a hardship policy?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Already provided
<p>Does the hardship policy apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year?</p>	<p>0</p>
<p>Does the MTW activity require an impact analysis?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Already provided

<p>Based on the Fiscal Year goals listed in the activity’s previous Fiscal Year’s narrative, provide a description about what has been accomplished or changed during the implementation.</p>	<p>N/A. The HPHA did not exercise this flexibility when creating the Payment Standards for CY 2026.</p>
<p><b>Custom Questions:</b></p>	
<p>Please explain the payment standards by ZIP or “grouped” ZIP codes.</p>	<p>After publication of the updated SAFMRs each year, zip codes are arranged in ascending order by median rent value from most to least expensive. The allowable range is then calculated for each bedroom size in each zip code. Under this activity, the lower bound will always be set at 90% of SAFMR. The upper bound will be set at 110% of SAFMR; the HPHA will only use an upper bound of 120% of SAFMR if there are a significant number of assisted families residing in the zip code who are rent burdened. Zip codes are generally separated into 10 to 15 payment standard tiers. Each payment standard tier is comprised of zip codes with similar average rent values. Groupings may be further refined by merging one tier with few zip codes and a neighboring tier with a similar average rent range. Alternatively, a tier with ranges that widely vary may be split based on the median rent value within the group. Additional factors are taken into consideration, such as local submarket conditions, trends, and projections, as well as current voucher utilization within each zip code. Once tiers are set, a proposed payment standard is used to calculate the percentage of SAFMR for each bedroom size in each zip code. The proposed payment standard is then adjusted upward or downward to ensure it fits within the allowable range for each zip code in the tier.</p>

**Pending Implementation:**

<p><b>HPHA Activity 25-07:                      Biennial Reexaminations for Public Housing (MTW Waiver 3.a.)</b></p>	
<p><b>Core Questions:</b></p>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA will conduct regularly scheduled income and eligibility reexaminations for public housing families on a biennial basis (i.e., every two year), except for families who are determined to be over-income, pursuant to 24 CFR §960.507 and Section 103 of HOTMA. This activity was approved as part of the HPHA’s MTW Supplement for FY 25.</p> <p>Before implementing this activity, the HPHA must amend its Admissions and Continued Occupancy Policy (ACOP) and Chapter 17-2028, Hawaii Administrative Rules (HAR). The HPHA must also work with Emphasys (software vendor) to update the software used to process reexaminations. Updates to the HAR generally take four months to complete. In the coming months, the HPHA will also need to update Chapter 17-2028, HAR, to implement new policies set forth in HOTMA Sections 102 and 104.</p>

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

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

**HPHA Activity 25-09: Increase PBV Program Cap (MTW Waiver 9.a.)**

<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA may project-base up to the lower of 50% of total authorized HCV units or annual budget authority. The waiver request for this activity was submitted to HUD as part of the HPHA’s Amended MTW Supplement for FY 25.</p> <p>Due to an increasingly tight local housing market, the HPHA is considering all available options to expand the supply of affordable units. As part of ongoing efforts to redevelop multiple underutilized properties within the agency’s inventory, the expansion of PBV usage can assist with the financing of new affordable housing projects as well as stabilize struggling affordable housing projects. The HPHA will also utilize this waiver to act upon promising housing development or acquisition opportunities as they arrive. There is no intent to project-base up to the full 50% at this time.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input type="checkbox"/> Cost effectiveness</p> <p><input type="checkbox"/> Self-sufficiency</p> <p><input checked="" type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input checked="" type="checkbox"/> Neutral (no cost implications)</p> <p><input type="checkbox"/> Increased revenue</p> <p><input type="checkbox"/> Decreased revenue</p> <p><input type="checkbox"/> Increased expenditures</p> <p><input type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all assisted households</p> <p><input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<p><input type="checkbox"/> New admissions (i.e., applicants) only</p> <p><input type="checkbox"/> Currently assisted households only</p> <p><input checked="" type="checkbox"/> New admissions and currently assisted households</p>
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all family types</p> <p><input type="checkbox"/> The MTW activity applies only to selected family types</p>
<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For HCV activities:</b></p> <p><input type="checkbox"/> The MTW activity applies to all tenant-based units</p> <p><input checked="" type="checkbox"/> The MTW activity applies to all properties with project-based vouchers</p> <p><input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>
<p>Does this MTW activity require a hardship policy?</p>	<p><input type="checkbox"/> Yes</p>

	<input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.
<b>Custom Questions:</b>	
What percentage of total authorized HCV units will be authorized for project-basing?	50%

<b>HPHA Activity 25-10: Increase PBV Project Cap (MTW Waiver 9.b.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA may raise the PBV cap for a project up to 100%. The waiver request for this activity was submitted to HUD as part of the HPHA's Amended MTW Supplement for FY 25.</p> <p>By allowing for the project-basing of vouchers at assisted projects above the greater of 25% or 25 units, the HPHA can ensure that a larger portion of the state's limited affordable housing stock is preserved. The waiver will help to ensure long-term housing stability for residents and prevent more units from converting to market-rate housing. This will also incentivize developers to build or rehabilitate affordable housing as a greater percentage of guaranteed rental income can be provided.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<input type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input checked="" type="checkbox"/> Housing choice
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<input checked="" type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households

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

<p><b>HPHA Activity 25-11: PBV Rent to Owner (MTW Waiver 9.g.)</b></p>	
<p><b>Core Questions:</b></p>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA is amending this activity as a part of the MTW Supplement for FY 27. Under the amended policy, the HPHA may set the contract rent for a PBV-assisted unit up to the lowest of (a) 150% of SAFMR minus any utility allowances in jurisdictions where SAFMRs are published, or 120% of FMR minus any utility allowances; (b) rent requested by an owner; or (c) the reasonable rent. The HPHA has not modified its rent reasonableness policy under waiver 2.c. or 2.d. The waiver request for this activity was originally submitted to HUD as part of the HPHA's Amended MTW Supplement for FY 25.</p> <p>To establish the reasonable rent amount, the HPHA will test the proposed rent amount for the subject unit against three comparable rentals units. Two of the comparable units must have gross rents which exceed the subject gross rent. The third comparable unit must be less than the subject</p>

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

Based on the Fiscal Year goals listed in the activity’s previous Fiscal Year’s narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.
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**HPHA Activity 26-12:                      Housing Development Programs (MTW Waiver 17.c.)**

**Core Questions:**

<p><b>Narrative.</b> Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA will use this LNT activity primarily to provide gap financing for affordable housing projects developed as part of its ongoing Ka Lei Momi redevelopment initiative. MTW funds may be used to cover pre-development costs and work items related to site control, appraisals, market analysis, surveys, architectural drawings, schematic permits, legal fees, construction management, and feasibility consulting. The HPHA may also use MTW funds for other affordable housing development activities including, but not limited to, the acquisition, renovation, and/or development of non-public housing units for low-income families. These added flexibilities will allow the HPHA to better leverage third-party debt in the form of tax-exempt bond financing, LIHTC equity, and other local sources. The HPHA will not use more than 10% of its Housing Assistance Payments budget on this activity. The HPHA will also ensure all assisted families meet HUD’s definition of “low-income” and that all projects comply with Notice PIH 2011-45 and Section 30 of the U.S. Housing Act of 1937, as applicable. The goal of this waiver activity is to increase housing choice for low-income households by improving the financial feasibility of our agency’s development efforts.</p>
	<p>In January 2023, the HPHA issued a request for qualifications (RFQ) for a master developer to play a lead role in transforming a portion of the HPHA’s portfolio of public housing properties. This effort includes master planning and redevelopment of several sites across the state, including Mayor Wright Homes. Through the RFQ process, HPHA selected a master developer, Highridge Costa Development Company (HCDC), to begin evaluating and master planning the redevelopment of the following eight targeted sites: Mayor Wright Homes, Puuwai Momi, Kaahumanu Homes, Kamehemeha Homes, Hale Laulima, Nanakuli Homes, Lanakila Homes, Kahekili Terrace, and Kapaa. All nine of these targeted sites, totaling nearly 80 acres of land, have significant potential to become mixed-income, mixed-use, transit-oriented developments. The redevelopment effort is targeting delivery of a minimum of 10,000 additional housing units in addition to the one-for-one replacement of public housing units. The Ka Lei Momi redevelopment is expected to be completed in multiple phases estimated at roughly two (2) years per phase over a total period of at least 10 years; although, this timeline is contingent upon permit approvals, market forces, funding,</p>

	<p>and the availability of financing. The HPHA will play a secondary role in the redevelopment effort by lending assistance and support, when necessary, and will conduct normal monitoring activities as dictated by applicable regulations.</p> <p>In FY 26, the HPHA may commit/spend MTW funds on two Ka Lei Momi redevelopment projects: Mayor Wright Homes - Phase 1A and Kapaa. Commitment/spending of MTW funds is subject to change prior to the financial closing of each project phase.</p> <p>Mayor Wright Homes – Phase 1A will replace 76 public housing units with 306 new LIHTC units and 2 manager units. Schematic drawings were submitted to HUD for review in December 2024. As of April 1, 2025, the HPHA resubmitted its LIHTC, Hula Mae Multi-Family Bond, and Rental Housing Revolving Fund Tier 1 application to the Hawaii Housing Finance &amp; Development Corporation and is awaiting funding announcements expected in August 2025. Phase 1A design drawings are at 50% and expected to be completed by the end of 2025 Q2.</p> <p>The Kapaa redevelopment project will replace 36 public housing units with 123 new LIHTC units and one resident manager unit. The project will be completed as a single-phase effort. As of April 1, 2025, the HPHA is also awaiting a funding award from HHFDC for Kapaa. In response to HUD comments from the first architectural review, the HPHA and HCDC have updated site and floor plans. Final schematic design is expected by June 2025 and development drawings are expected in 2025 Q3. Finally, submission of construction permits to the County of Kauai, the NEPA finding of No Significant Impact, and submission of the Section 18 application are all expected in 2025 Q4.</p> <p>The final unit mixes reported above and below may change prior to the financial closing of each project. The HPHA will report any changes in subsequent MTW Supplement submissions.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input type="checkbox"/> Cost effectiveness</p> <p><input type="checkbox"/> Self-sufficiency</p> <p><input checked="" type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input type="checkbox"/> Neutral (no cost implications)</p> <p><input type="checkbox"/> Increased revenue</p> <p><input type="checkbox"/> Decreased revenue</p> <p><input checked="" type="checkbox"/> Increased expenditures</p> <p><input type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all assisted households</p> <p><input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>

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

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

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

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

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

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

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

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

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

**HPHA Activity 26-13: LIPH Minimum Rent (MTW Waiver 1.e.)**

**Core Questions:**

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

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

	The goals of this activity are to incentivize families to maintain employment and improve the financial sustainability of the LIPH program.
<b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?	<input checked="" type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input type="checkbox"/> Housing choice
<b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	<input type="checkbox"/> Neutral (no cost implications) <input checked="" type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures
<b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	<input type="checkbox"/> The MTW activity applies to all assisted households <input checked="" type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input type="checkbox"/> The MTW activity applies to all family types <input checked="" type="checkbox"/> The MTW activity applies only to selected family types <input checked="" type="checkbox"/> Non-elderly, non-disabled families
<b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.  <b>For PH activities:</b> Does the MTW activity apply to all public housing developments?	<b>For PH activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all developments <input type="checkbox"/> The MTW activity applies to specific developments
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment C: Hardship Policy.</b>
Does the MTW activity require an impact analysis?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment D: Impact Analysis.</b>
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.

Custom Questions:	
How much is the minimum rent or minimum Total Tenant Payment (TTP)?	\$100.

HPHA Activity 26-14: HCV Minimum Rent (MTW Waiver 1.f.)	
Core Questions:	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA will implement a minimum rent of \$100 for Section 8 voucher programs. Elderly and disabled families are exempt from this activity and subject to the standard minimum rent policy. A family that cannot pay the minimum rent may seek a hardship exemption. The HPHA shall grant hardship exemptions in accordance with section 17-2031-53, Hawaii Administrative Rules, and 24 C.F.R. 5.630(b).</p> <p>The goals of this activity are to incentivize families to maintain employment and improve the financial sustainability of the HCV program.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input checked="" type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input checked="" type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input type="checkbox"/> The MTW activity applies to all assisted households <input checked="" type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<p><input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households</p>
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<p><input type="checkbox"/> The MTW activity applies to all family types <input checked="" type="checkbox"/> The MTW activity applies only to selected family types <input checked="" type="checkbox"/> Non-elderly, non-disabled families</p>
<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For HCV activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units <input checked="" type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers</p>

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment C: Hardship Policy.</b>
Does the MTW activity require an impact analysis?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment D: Impact Analysis.</b>
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.
<b>Custom Questions:</b>	
How much is the minimum rent or minimum Total Tenant Payment (TTP)?	\$100.

<b>HPHA Activity 26-15: LIPH Utility Reimbursements (MTW Waiver 1.m.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA will eliminate utility reimbursement payments in the public housing program when the utility allowance is greater than the total tenant payment. As of May 1, 2025, there are 292 families receiving utility reimbursements across all the HPHA's public housing properties. The HPHA pays \$21,518 each month in utility reimbursements 292 families, or an average of \$74 to each family. Implementing this activity is expected to create an estimated cost savings of \$258,216 per year.</p> <p>The goals of this activity are to improve the cost-effectiveness of the public housing program; begin simplifying the rent calculation process; and eliminate the administrative burden of preparing, signing, and mailing out reimbursement checks each month.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<input checked="" type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input type="checkbox"/> Housing choice
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue

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

<b>HPHA Activity 26-16: HCV Utility Reimbursements (MTW Waivers 1.n.)</b>	
<b>Core Questions:</b>	
<b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA will eliminate utility reimbursement payments in the HCV program when the utility allowance is greater than the total tenant payment. As of May 1, 2025, there are 377 families receiving utility reimbursements across all the HPHA's voucher programs. The HPHA pays \$76,609 each month in utility reimbursements to 377, or an average of \$203 to each family. Implementing this activity is expected to create an estimated cost savings of \$919,308 per year.

	<p>The goals of this activity are to improve the cost-effectiveness of the Section 8 voucher programs; begin simplifying the rent calculation process; and eliminate the administrative burden of preparing, signing, and mailing out reimbursement checks each month.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input checked="" type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input checked="" type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<p><input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households</p>
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types</p>
<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For HCV activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units <input checked="" type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Does this MTW activity require a hardship policy?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided</p>
<p>Does the MTW activity require an impact analysis?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p>	<p>N/A. This activity is pending implementation.</p>

HPHA Activity 26-17: LIPH Work Requirement (MTW Waiver 12.a.)	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA will require non-elderly, non-disabled persons aged 18 years or older to adhere to a work requirement policy. Each eligible individual in a household must obtain a minimum of 15 hours of work or schooling per week. The HPHA, at its discretion, may allow acceptable substitutes for employment to meet this requirement (e.g., job/career readiness activities, job/vocational training, apprenticeships, and internships). Exempted individuals are described in the activity's Hardship Policy.</p> <p>Prior to implementation, the HPHA will provide notice to all residents at least six months in advance of the sanction policy for non-compliance. The HPHA will also look to collaborate with partner organizations that can provide supportive services and provide families with employment opportunities.</p> <p>The primary goal of this activity is to improve self-sufficiency for assisted families. This activity will also raise much-needed rental revenue that can be used to complete long-deferred maintenance projects and fund other MTW programs.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input checked="" type="checkbox"/> Cost effectiveness <input checked="" type="checkbox"/> Self-sufficiency <input type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input type="checkbox"/> Neutral (no cost implications) <input checked="" type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<p><input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households</p>
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types</p>
<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For PH activities:</b></p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all developments <input type="checkbox"/> The MTW activity applies to specific developments</p>

Does the MTW activity apply to all public housing developments?	
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment C: Hardship Policy.</b>
Does the MTW activity require an impact analysis?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment D: Impact Analysis.</b>
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.

<b>HPHA Activity 26-18: HCV Work Requirement (MTW Waiver 12.b.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA will require non-elderly, non-disabled persons aged 18 years or older to adhere to a work requirement policy. Each eligible individual in a household must obtain a minimum of 15 hours of work or schooling per week. The HPHA, at its discretion, may allow acceptable substitutes for employment to meet this requirement (e.g., job/career readiness activities, job/vocational training, apprenticeships, and internships). Exempted individuals are described in the activity's Hardship Policy.</p> <p>Prior to implementation, the HPHA will provide notice to all residents at least six months in advance of the sanction policy for non-compliance. The HPHA will also look to collaborate with partner organizations that can provide supportive services and provide families with employment opportunities.</p> <p>The primary goal of this activity is to improve self-sufficiency for assisted families. This activity will also raise much-needed rental revenue that can be used to complete long-deferred maintenance projects and fund other MTW programs.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<input checked="" type="checkbox"/> Cost effectiveness <input checked="" type="checkbox"/> Self-sufficiency <input type="checkbox"/> Housing choice

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

<p><b>D.</b></p>	<p><b>Safe Harbor Waivers.</b></p>
<p><b>Safe Harbor Waivers seeking HUD Approval:</b> The MTW Operations Notice describes a simplified process for MTW agencies to implement MTW activities outside of the safe harbors described in Appendix I. For each Safe Harbor Waiver request, a document that includes the following information must be provided: (a) the name and number of the MTW Waiver and associated activity for which the MTW agency is seeking to expand the</p>	

safe harbor, (b) the specific safe harbor and its implementing regulation, (c) the proposed MTW activity the MTW agency wishes to implement via this Safe Harbor Waiver, (d) a description of the local issue and why such an expansion is needed to implement the MTW activity, (e) an impact analysis, (f) a description of the hardship policy for the MTW activity, if applicable, and (g) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.

Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?

- Yes
- No

**E. Agency-Specific Waivers.**

**Agency-Specific Waivers for HUD Approval:**

The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.

In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.

For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.

Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?

- Yes
- No

**Agency-Specific Waiver(s) for which HUD Approval has been Received:**

For each previously approved Agency-Specific Waiver(s), a set of questions will populate.

Does the MTW agency have any approved Agency-Specific Waivers?

- Yes
- No

**F. Public Housing Operating Subsidy Grant Reporting.**

Please provide the public housing Operating Subsidy grant information in the table below for Operating Subsidy grants appropriated in each Federal Fiscal Year the PHA is designated an MTW PHA.

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
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2021	\$29,585,170	\$29,585,170	\$0	9/30/2029
2022	\$27,406,287	\$27,406,287	\$0	9/30/2030
2023	\$34,131,336	\$34,131,336	\$0	9/30/2031
2024	\$32,611,485	\$32,611,485	\$0	9/30/2032
2025	\$29,196,882	\$20,744,037	\$8,452,845	9/30/2033

<b>G.1</b>	<b>MTW Statutory Requirements.</b>
<b>75% Very Low Income – Local, Non-Traditional.</b>	
<p>HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA’s most recently completed Fiscal Year for its Local, Non-Traditional program households.</p>	

Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
80%-50% Area Median Income	0
49%-30% Area Median Income	0
Below 30% Area Median Income	0
<b>Total Local, Non-Traditional Households</b>	<b>0</b>

\*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

<b>G.2</b>	<b>Establishing Reasonable Rent Policy.</b>
<b>Question</b>	<b>Input options and instructions</b>
Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

<b>G.3</b>	<b>Substantially the Same (STS) – Local, Non-Traditional.</b>
<b>Questions</b>	<b>Input options and instructions</b>
Please provide the total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	<u>  </u> # of unit months
Please provide the total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	<u>  </u> # of unit months

How many units, developed under the local, non-traditional housing development activity, were available for occupancy during the prior full calendar year (by bedroom size)?	Please include only those units that serve households <b>at or below 80% of AMI</b> in the table provided.
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PROPERTY NAME/ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
Name/Address	#	#	#	#	#	#	#	Type (below)	#	#	Y/N	\$
Name/Address	#	#	#	#	#	#	#	Type (below)	#	#	Y/N	\$
Name/Address	#	#	#	#	#	#	#	Type (below)	#	#	Y/N	\$
<b>Totals</b>	#	#	#	#	#	#	#		#	#		

\* User will select one of the following from the “Population Type” dropdown box: General, Elderly, Disabled, Elderly/Disabled, Other

If the “Population Type” of is Other is selected, please state the Property Name/Address, and describe the population type. [Text box]

\*\* The federal accessibility standard under HUD’s Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance. HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD’s Notice on “Instructions for use of alternative accessibility standard,” published in the Federal Register on May 23, 2014 (“Deeming Notice”) for purposes of Section 504 compliance, <https://www.govinfo.gov/content/pkg/FR-2014-05-23/pdf/2014-11844.pdf>. This would also include adaptable units as defined by HUD’s Section 504 regulation (See 24 CFR § 8.3 and § 8.22).

<b>G.4</b>	<b>Comparable Mix (by Family Size) – Local, Non-Traditional.</b>
In order to demonstrate that the MTW statutory requirement of “maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration” is being achieved, the MTW agency will provide information for its most recently completed Fiscal Year in the following table.	
Local, non-traditional family size data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.	

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
<b>1 Person</b>	#
<b>2 Person</b>	#
<b>3 Person</b>	#
<b>4 Person</b>	#
<b>5 Person</b>	#
<b>6+ Person</b>	#
<b>Totals</b>	#

<b>G.5</b>	<b>Housing Quality Standards.</b>
Certification is included in MTW Certifications of Compliance for HCV and local, non-traditional program. The public housing program is monitored through physical inspections performed by the Real Estate Assessment Center (REAC).	

<b>H. Public Comments.</b>	
<b>Question</b>	<b>Input options and instructions</b>
Please provide copy of all comments received by the public, Resident Advisory Board, and tenant associations.	Upload Attachment  Please see <b>Attachment A: RAB Comments.</b>  Please see <b>Attachment B: Public Testimony.</b>
Please attach a narrative describing the MTW agency’s analysis of the comments and any decisions made based on these comments.	Upload Attachment  Please see <b>Attachment A: RAB Comments.</b>  Please see <b>Attachment B: Public Testimony.</b>
If applicable, was an additional public hearing held for an Agency-Specific Waiver and/or Safe Harbor waiver?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If yes, please attach the comments received along with the MTW agency’s description of how comments were considered.	Upload Attachment

<b>I. Evaluations.</b>			
Please list any ongoing and completed evaluations of the MTW agency’s MTW policies, that the PHA is aware of, including the information requested in the table below. In the box “title and short description,” please write the title of the evaluation and a brief description of the focus of the evaluation.			
<b>Question</b>	<b>Input options and instructions</b>		
Does the PHA have an agency-sponsored evaluation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Table I.1 - Evaluations of MTW Policies</b>			
<b>Title and short description</b>	<b>Evaluator name and contact information</b>	<b>Time period</b>	<b>Reports available</b>

<b>J. MTW Certifications of Compliance.</b>	
The MTW agency must execute the MTW Certifications of Compliance form and submit as part of the MTW Supplement submission to HUD. Certification is provided below.	

## MTW CERTIFICATIONS OF COMPLIANCE

### ***U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING***

#### **Certifications of Compliance with Regulations: Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning (07/01/2024), hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) examines its programs or proposed programs; (ii) identifies any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

Hawaii Public Housing Authority  
**MTW PHA NAME**

HI001  
**MTW PHA NUMBER/HA CODE**

*I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).*

Robert J. Hall  
**NAME OF AUTHORIZED OFFICIAL**

Chairperson  
**TITLE**

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**DATE**

\* *Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

**TABLE 1. GUIDE**

- Core questions - An "X" in this column means that these are the set of core questions that are relevant for every waiver/activity.
- Custom questions - An "X" in this column means that these are questions that are specific to a particular activity. Not every activity will have custom questions.
- Safe Harbor - An "X" in this column means that the activity as described in Appendix 1 of the Operations Notice includes a set of Safe Harbor provisions.
- Impact Analysis - An "X" in this column means that the activity as described in Appendix 1 of the Operations Notice requires the PHA to conduct an impact analysis. This impact analysis must be submitted to HUD via the MTW Supplement; thus, the Supplement should include some statement regarding the requirement and an opportunity for the PHA to upload the impact analysis. The Operations Notice also states that an updated impact analysis must be attached to the MTW Supplement in each subsequent year.
- Hardship Policy - An "X" in this column means that the activity as described in Appendix 1 of the Operations Notice requires the PHA to establish a hardship policy. The hardship policy must be submitted to HUD via the MTW Supplement; thus, the Supplement should include some statement regarding the requirement and an opportunity for the PHA to upload the hardship policy. PHA must still grant reasonable accommodation requests related to all activities even if the hardship policy is not in place.

**TABLE 1. MTW ACTIVITIES QUESTIONS FOR THE MTW SUPPLEMENT**

Section/Question	Core Questions	Custom Questions	Safe Harbor	Impact Analysis	Hardship Policy
<b>1. Tenant Rent Policies</b>					
a. Tiered Rent (PH)	X	X	X		
b. Tiered Rent (HCV)	X	X	X		
c. Stepped Rent (PH)	X	X	X	X	X
d. Stepped Rent (HCV)	X	X	X	X	X
e. Minimum Rent (PH)	X	X	X	X	X
f. Minimum Rent (HCV)	X	X	X	X	X
g. Total Tenant Payment as a Percentage of Gross Income (PH)	X	X	X	X	X
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	X	X	X	X	X
i. Alternative Utility Allowance (PH)	X	X	X		
j. Alternative Utility Allowance (HCV)	X	X	X		
k. Fixed Rents (PH)	X	X	X		
l. Fixed Subsidy (HCV)	X	X	X		
m. Utility Reimbursements (PH)	X				
n. Utility Reimbursements (HCV)	X				
o. Initial Rent Burden (HCV)	X	X	X	X	
p. Imputed Income (PH)	X	X	X	X	X
q. Imputed Income (HCV)	X	X	X	X	X
r. Elimination of Deduction(s) (PH)	X	X		X	X
s. Elimination of Deduction(s) (HCV)	X	X		X	X
t. Standard Deductions (PH)	X	X			
u. Standard Deductions (HCV)	X	X			
v. Alternative Income Inclusions/Exclusions (PH)	X	X			
w. Alternative Income Inclusions/Exclusions (HCV)	X	X			
<b>2. Payment Standards and Rent Reasonableness</b>					
a. Payment Standards- Small Area Fair Market Rents (HCV)	X	X	X	X	X

Section/Question	Core Questions	Custom Questions	Safe Harbor	Impact Analysis	Hardship Policy
b. Payment Standards- Fair Market Rents (HCV)	X	X	X	X	X
c. Rent Reasonableness – Process (HCV)	X	X			
d. Rent Reasonableness – Third-Party Requirement (HCV)	X	X			
<b>3. Reexaminations</b>					
a. Alternative Reexamination Schedule for Households (PH)	X	X	X	X	X
b. Alternative Reexamination Schedule for Households (HCV)	X	X	X	X	X
c. Self-Certification of Assets (PH)	X	X	X		
d. Self-Certification of Assets (HCV)	X	X	X		
<b>4. Landlord Leasing Incentives</b>					
a. Vacancy Loss (HCV-Tenant-based Assistance)	X	X	X		
b. Damage Claims (HCV-Tenant-based Assistance)	X	X	X		
c. Other Landlord Incentives (HCV-Tenant-based Assistance)	X	X	X		
<b>5. Housing Quality Standards (HQS)</b>					
a. Pre-Qualifying Unit Inspections (HCV)	X	X	X		
b. Reasonable Penalty Payments for Landlords (HCV)	X	X	X		
c. Third-Party Requirement (HCV)	X	X			
d. Alternative Inspection Schedule (HCV)	X		X		
<b>6. Short-Term Assistance</b>					
a. Short-Term Assistance (PH)	X	X	X		
b. Short-Term Assistance (HCV)	X	X	X		
<b>7. Term-Limited Assistance</b>					
Term-Limited Assistance (PH)	X	X	X	X	X
Term-Limited Assistance	X	X	X	X	X
<b>8. Increase Elderly Age (PH &amp; HCV)</b>					
<b>9. Project-Based Voucher Program Flexibilities</b>					
a. Increase PBV Program Cap (HCV)	X	X	X		
b. Increase PBV Project Cap (HCV)	X		X		
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	X				
d. Alternative PBV Selection Process (HCV)	X				
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	X	X			
f. Increase PBV HAP Contract Length (HCV)	X		X		
g. Increase PBV Rent to Owner (HCV)	X				
h. Limit Portability for PBV Units (HCV)	X				
<b>10. Family Self-Sufficiency Program with MTW Flexibility</b>					

Section/Question	Core Questions	Custom Questions	Safe Harbor	Impact Analysis	Hardship Policy
a. Waive Operating a Required FSS Program (PH & HCV)	X		X		
b. Alternative Structure for Establishing Program Coordinating Committee (PH & HCV)	X	X	X		
c. Alternative Family Selection Procedures (PH & HCV)	X	X	X		
d. Modify or Eliminate the Contract of Participation (PH & HCV)	X	X	X		
e. Policies for Addressing Increases in Family Income (PH & HCV)	X	X	X		
<b>11. MTW Self-Sufficiency Program</b>					
a. Alternative Family Selection Procedures (PH & HCV)	X	X	X		
b. Policies for Addressing Increases in Family Income (PH & HCV)	X	X	X		
<b>12. Work Requirement</b>					
a. Work Requirement (PH)	X	X	X	X	X
b. Work Requirement (HCV)	X	X	X	X	X
<b>13. Use of Public Housing as an Incentive for Economic Progress (PH)</b>					
	X		X		
<b>14. Moving on Policy</b>					
a. Waive Initial HQS Inspection Requirement (HCV)	X		X		
b. Allow Income Calculations from Partner Agencies (PH & HCV)	X		X		
c. Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH & HCV)	X		X		
<b>15. Acquisition without Prior HUD Approval (PH)</b>					
	X	X			
<b>16. Deconcentration of Poverty in Public Housing Policy (PH)</b>					
	X				
<b>17. Local, Non-Traditional Activities</b>					
a. Rental Subsidy Programs	X	X	X		
b. Service Provision	X	X	X		
c. Housing Development Programs	X	X	X		

## Instructions for Preparation of Form HUD-50075-MTW, MTW Supplement to the Annual PHA Plan

The instructions below detail how to complete the MTW Supplement. These instructions will not appear in the fillable form.

**Note about file uploads:** PHAs can upload PDF, Word, or Excel documents. Files should be named with the following naming convention: PHA code, Fiscal Year (FY), and short name for the policy/item. Some examples would be CA789FY21RentHardship for a rent hardship policy, CA789FY21ImpactAnalysis for an impact analysis that is applicable to multiple MTW activities, and CA789FY21MTWCertofCompliance for the MTW Certifications of Compliance.

**A. PHA Information.** All PHAs must complete this section.

**A.1** Include the full **PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/DD/YYYY), MTW Cohort Number, and MTW Supplement Submission Type.**

**B. Narrative.** All MTW agencies must complete this section.

**B.1** MTW Supplement Narrative.

Provide a written description of how the MTW agency seeks to address the three statutory objectives during the coming year. Those three statutory objectives are: (1) to reduce cost and achieve greater cost effectiveness in federal expenditures; (2) to give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; (3) and to increase housing choices for low-income families.

The narrative provides the PHA an opportunity to explain to the public, and the families that it serves, its MTW plans and goals for the coming Fiscal Year.

**C. MTW Waivers.**

**Core Questions.** All MTW activities found in Section C require responses to the same common questions.

*Narrative.* Describe the activity, the agency's goals for this activity, and, if applicable, how this activity contributes to a larger initiative.

*Statutory Objective.* Indicate which of the MTW statutory objectives this activity serves; each activity may serve one or more objectives. The three statutory objectives are housing choice, self-sufficiency, and cost effectiveness. Check all that apply.

*Cost Implications.* State the cost implications of each activity. Choose the best description of the cost implications based on what is known at the time of completing the MTW Supplement. Indicate which categories best describe the cost implications of the activity from among the following choices: neutral (no cost implications), increased revenue, decreased revenue, increased costs, decreased costs. Check all that apply. For instance, an activity may increase revenue, increase costs, and therefore be cost neutral. Alternatively, an activity may simply increase costs.

*Different versions.* Indicate whether there will be different policies for different household statuses, family types, or locations (public housing developments or HCV properties). If [Yes] is checked, questions will pop up which allow the MTW agency to explain which household statuses, family types, and/or locations will be affected. If [No] is checked, the respondent will move on to the next question. The agency will be able to indicate if a policy is different for one or more of these areas.

For example, if an MTW agency chooses to apply a Tenant Rent Policy to only non-elderly, non-disabled families, and not to the elderly or disabled, then it would check [Yes] and then receive the subsequent items that allow the agency to indicate what types of households and family types are affected by the activity.

*Household status.* MTW Agency's must indicate what type of household to which the activity applies. Household types means the following types: new admissions only, currently assisted households only, or new admissions and currently assisted households.

*Family Types:* Family types mean the following: non-elderly, non-disabled families; elderly families; disabled families; or other specifically defined target populations.

*Location.* The MTW agency indicates if the activity is or will be implemented at all or only at certain locations. Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV. For PH, the questions will be about developments and for HCV the questions will be about tenant-based units and properties with project-based vouchers. The agency must check the applicable response for all or specific. If the response is for specific locations, then the agency will be asked to provide the details.

PHAs may develop one comprehensive hardship policy to cover all MTW activities requiring a hardship policy, which would only need to be uploaded once.

*Safe Harbor Waiver.* PHAs must indicate if a Safe Harbor Waiver is needed to implement this policy as described. If yes, then the MTW Agency is asked the following: what is the status of the Safe Harbor Waiver Request? PHAs must indicate if the waiver request is being submitted for review with this submission of the MTW Supplement (see Section D), or if the waiver was previously approved. If the latter is checked (the waiver was previously approved), then the PHA must describe the extent to which the Safe Harbor Waiver is supporting the PHA's goal in implementing this activity.

*Hardship policy.* The MTW Operations Notice requires agencies to adopt written policies for determining when a requirement or provision of the MTW activity constitutes a financial or other hardship for the family. If applicable for the activity, please upload the hardship policy associated with this activity. Hardship policies may be applicable to multiple MTW Activities. Only upload Hardship Policy once if said Hardship Policy applies to multiple Activities. Reference Table 1 for specificity on when a hardship policy is required.

*Modification of hardship policy.* PHAs must indicate if the hardship policy has been modified since the last submission of the MTW Supplement. PHAs must check yes or no. If yes, then the respondent is asked: why has the MTW agency modified the hardship policy? The PHA will use the provided text box to describe the modifications.

Number of hardship requests. PHAs must indicate the number of hardship requests that have been received for each applicable activity in the most recently completed PHA fiscal year.

PHAs are legally required to provide reasonable accommodations to their MTW requirements, provisions, or policies, or any component of those requirements, provisions, and policies, following the same standards and processes that generally apply to reasonable accommodations.

*Impact analysis.* The MTW Operations Notice requires agencies to analyze and put into writing the various impacts of the MTW activity if it is required for the MTW activity. Please upload the impact analysis that has been prepared related to this activity, if applicable. An impact analysis may be applicable to multiple MTW Activities. Only upload Impact Analysis once if said Impact Analysis applies to multiple Activities. Reference Table 1 for specificity on when an impact analysis is required.

*Description of accomplishments or changes in implementation.* Provide a description, based on the Fiscal Year goals as listed in the activity's previous Fiscal Year's narrative, about what has been accomplished or changed during the implementation.

*Discontinuation of activity.* If the PHA selects "Will be Discontinued in the Submission Year" or "Was Discontinued in a previous Submission Year" in the screener, a question will be displayed that asks for an explanation as to why the activity was discontinued or will be discontinued. The PHA should explain why the activity was or will be discontinued. If the activity has already been discontinued, the PHA should include the final outcomes and lessons learned. If the activity was discontinued in a previous submission year, the PHA should state which year the activity was discontinued in.

**Custom Questions.** Some MTW activities require responses to custom questions that are specific only to that activity. Some MTW activities contain no custom questions. Respondents must answer each of the custom questions, which will only appear if the PHA is opting to implement the MTW activity in the coming Fiscal Year.

Information for how to answer each custom question is included in the ‘input options and instructions’ column for each MTW activity.

#### D. Safe Harbor Waivers

**D.1: Safe Harbor Waivers seeking HUD Approval.** The MTW Operations Notice describes a simplified process for MTW agencies to implement MTW activities outside of the safe harbors described in Appendix I For each Safe Harbor Waiver request, a document that includes the following must be provided: a) the name and activity number of the MTW Waiver for which the PHA is seeking to expand the safe harbor, b) the specific safe harbor and its implementing regulation, c) the proposed policy the PHA wishes to implement via this waiver, d) a description of the local issue and why such an expansion is needed to implement the activity, e) an impact analysis, f) a description of the hardship policy for the initiative, and g) a copy of all comments received at the public hearing a copy of all comments received at the public hearing along with the MTW agency’s description of how the comments were considered, as a required attachment to the MTW Supplement.

#### E. Agency-Specific Waivers.

**E.1: Agency-Specific Waivers Submitted for HUD Approval.** The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, waive a statutory or regulatory requirement not included in Appendix I.

In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable).

For each Agency-Specific Waiver(s) request, please provide a title and upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative; f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency’s description of how the comments were considered, as a required attachment to the MTW Supplement.

A PHA planning to pursue an Agency-Specific Waiver is encouraged to read Section 4.c. of the MTW Operations Notice prior to filling out this section of the MTW Supplement.

**E.2: Agency-Specific Waiver(s) for which HUD Approval has been Received.** For each previously approved Agency-Specific Waiver(s), a set of questions will populate. Does the agency have any approved agency-specific waivers? If yes, the title previously provided in Section E.1 will prepopulate and ask if there has been a change in how the Agency-Specific Waivers is being implemented from when it was originally approved or if it has been discontinued. For changes, the PHA will need to provide a description of what has changed. If it has been discontinued, the PHA will need to provide a description about the final outcomes and lessons learned, as well as whether a final impact analysis was prepared at the time of discontinuation if one was previously required.

#### F. Public Housing Operating Subsidy Grant Reporting.

**F.1: Public Housing Operating Subsidy Grant Reporting.** PHAs must fill out this table if it receives public housing Operating Subsidy grant funding from HUD. Only public housing Operating Subsidy grant funding awarded in the year the PHA is designated an MTW agency and beyond must be reported in this table. Additional rows must be added for Federal Fiscal Years beyond 2023, as applicable.

The federal account closing law applies to time-limited funds appropriated by Congress during the annual appropriations act process. For the public housing Operating Fund, PHAs must expend federal funds no more than five (5) years after the period of availability for obligation expires. After this 5-year period, the account closes, and the funds are no longer available for any purpose. For public housing Operating Subsidy grant funding, the period of availability for obligation ends at the end of the second Federal Fiscal Year (i.e., the period of availability for obligation of FY 2021 funds ends 9/30/2022). Pursuant to the account

closing law, PHAs must expend all Operating Subsidy grant amounts within five years of this date (i.e., for FY 2021 funds, the account will close, and funds will no longer be legally available for any purpose on 9/30/2027).

## G. MTW Statutory Requirements.

**General.** HUD will verify compliance with the statutory requirements G.1, G.3, and G.4 for public housing units and HCV units through HUD systems. In addition, agencies are to report compliance with the same requirements for Local, Non-Traditional Households in the tables provided in this section. Once HUD systems are capable of capturing this data then this will no longer need to be reported through the MTW Supplement.

**G.1: 75% Very Low Income.** All PHAs must fill out the table in G.1. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its local, non-traditional program households. For instance, a PHA submitting its MTW Supplement to the FY2020 Annual PHA Plan should include its Fiscal Year (FY) 2018 local, non-traditional data since this is the most recently completed Fiscal year. Only local, non-traditional new admissions should be included in the table. If a PHA houses no local, non-traditional households, then zeros must be inputted into the table.

HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW PHA are very low income for public housing and HCV programs through existing HUD systems.

**G.2: Establishing Reasonable Rent Policy.** All PHAs must fill out section G.2. Per the MTW Operations Notice, all activities falling under the Tenant Rent Policies category (Section C.1 of the MTW Supplement) or the Alternative Reexamination Schedule category (Section C.3 of the MTW Supplement), detailed in the Appendix of the MTW Operations Notice, meet the definition of a reasonable rent policy.

MTW agencies are reminded that the Rent Determination section of the PHA Plan should be reflective of MTW reasonable rent policies where applicable. From the PHA Plan: "Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#)).

**G.3: Substantially the Same (STS).** All PHAs must fill out section G.3. The number of local, non-traditional families served must be provided by month for the most recently completed Calendar Year. If a PHA houses no local, non-traditional families, then zeros must be inputted into the table. The additional information on Local, Non-Traditional development units must be provided for each development.

HUD will verify compliance with the STS statutory requirement for public housing and HCV programs through existing HUD systems.

**G.4: Comparable Mix (by Family Size).** All PHAs must fill out section G.4. In order to demonstrate that the statutory objective of "maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration" is being achieved, the PHA will provide family size (i.e., not bedroom size) data in the table for the most recently completed Fiscal Year. For instance, a PHA submitting its MTW Supplement to the FY2021 Annual PHA Plan should include its FY 2019 local, non-traditional data since this is the most recently completed Fiscal Year. If a PHA houses no local, non-traditional household, then zeros must be inputted into the table.

HUD will verify compliance with the comparable mix statutory requirement for public housing and HCV programs through existing HUD systems.

**G.5: Housing Quality Standards.** PHAs are not required to enter any information into section G.5. This statutory requirement is certified to in the MTW Certifications of Compliance form for the HCV and local, non-traditional housing programs. The public housing program is monitored by HUD through the Public Housing Assessment System (PHAS) Physical Subsystem, or successor, despite the MTW PHA being exempt from an overall designation.

## H. Public Comments

**H.1: Public Comments.** All PHAs are required, per the Annual PHA Plan regulations, to go through a public process prior to submitting the MTW Supplement to HUD. The MTW agency must consider, in consultation with the Resident Advisory Board (RAB) and tenant association, as applicable, all of the comments received at the public hearing. The comments received by the

public, RABs, and tenant associations must be submitted by the MTW agency, along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.

As described above, PHAs must submit comments and responses for all Safe Harbor and Agency-Specific Waivers, which are to be held in an additional public meeting.

The public comment process must include the Supplement and all uploaded attachments.

#### **I. Evaluations.**

**I.1: Evaluations.** The MTW agency should fill in Table I.1, listing each evaluation of the MTW policies and providing contact information for the evaluator, the time period of the evaluation, and the names of available reports. The MTW agency should list internal evaluations that result in reports that could be shared upon request but may leave off evaluations meant for internal use only. The MTW agency should list all third-party evaluations, as applicable.

#### **J. MTW Certifications of Compliance.**

**J.1: MTW Certifications of Compliance Form.** The format for submission of the required MTW Certifications of Compliance is provided in this Form MTW Supplement. The preamble to the MTW Certifications of Compliance directs the MTW PHA to fill in the beginning of the Fiscal Year for which the certification is being made. This should be provided as the first day of the Fiscal Year to be covered by the Annual PHA Plan (for example, a FY2021 Annual PHA Plan for an MTW PHA with a Fiscal Year of January 1 – December 31, this would be January 1, 2021).

The MTW Certifications of Compliance must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

The MTW Certifications of Compliance must be submitted to HUD as part of the MTW Supplement for each annual submission and each revised annual submission.

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Public reporting burden for this information collection is estimated to average 6.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB control number. The information collected is required to obtain or retain benefits. The information collected will not be held confidential.

### **Federal Public Housing Projects Address List**

The Hawaii Public Housing Authority (HPHA) is providing notice that it may, at any time during the fiscal year, submit an application to the U.S. Department of Housing and Urban Development, Special Applications Center to demolish and/or dispose of public housing units or other properties from its public housing inventory for any of the following reasons:

- There is evidence of substantial physical issues with a project's building(s) or dwelling unit(s) (e.g., critical structural issues, deficiencies in major systems, deterioration due to prolonged deferred maintenance, etc.) that are not cost-effective to repair. This includes damages to a project that were caused by natural or human-caused disasters and other acts of God;
- There is evidence that a project's location causes obsolescence or presents serious obstacles to maintain dwelling units as healthy and safe housing (e.g., environmental factors, proximity to a highway/factory makes a project no longer suited for residential use, etc.);
- There are other factors and conditions which impact the marketability, usefulness, or management of dwelling units and seriously impede operations for residential use;
- De Minimis demolition;
- Continued operation is infeasible because of a lack of demand for dwelling units;
- To improve the efficiency and effectiveness of on-site or off-site development;
- As part of a RAD-Section 18 blend;
- To remove scattered-site dwelling units that are unsustainable to operate and/or maintain; or
- To remove a non-dwelling buildings or vacant land that exceeds the needs of a project.

This attachment lists the addresses of all federal public housing properties in the HPHA's public housing inventory.

NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	UNIT TYPE (BDR SIZE)					
					0	1	2	3	4	5
<b>Asset Management Project 30</b>										
Hale Laulima	1184 Waimano Home Rd	Pearl City	96782	36	0	0	20	16	0	0
Pu`uwai Momi	99-132 Kohomua St	Aiea	96701	260	0	48	86	88	38	0
Salt Lake	2907 Ala Ilima St	Honolulu	96818	28	0	0	28	0	0	0
Waipahu I	94-111 Pupuole Pl	Waipahu	96797	19	0	0	13	6	0	0
Waipahu II	94-111 Pupupuhi St	Waipahu	96797	20	0	0	16	4	0	0
<b>Asset Management Project 31</b>										
Kalihi Valley Homes	2250 Kalena Dr	Honolulu	96819	373	0	52	60	123	112	26
<b>Asset Management Project 32</b>										
Mayor Wright Homes	521 N Kukui St	Honolulu	96817	288	0	24	90	132	38	4
<b>Asset Management Project 33</b>										
Ka`ahumanu Homes	Alokele & Kaiwiula St	Honolulu	96817	152	0	0	116	36	0	0
Kamehameha Homes	1541 Haka Dr	Honolulu	96817	221	0	62	123	36	0	0
<b>Asset Management Project 34</b>										
Kalakaua Homes	1545 Kalakaua Ave	Honolulu	96826	221	0	127	58	36	0	0
Makua Alii (E)	1541 Kalakaua Ave	Honolulu	96826	211	0	210	0	1	0	0
Paoakalani (E)	1583 Kalakaua Ave	Honolulu	96826	151	90	60	0	1	0	0
<b>Asset Management Project 35</b>										
Kalanihuia (E)	1220 Aala St	Honolulu	96817	151	60	90	0	1	0	0
Makamae (E)	21 S Kuakini St	Honolulu	96813	124	108	16	0	0	0	0
Punchbowl Homes (E)	730 Captain Cook Ave	Honolulu	96813	156	0	96	60	0	0	0
Pumehana(E)	1212 Kinau St	Honolulu	96814	139	98	40	1	0	0	0
Spencer House	1035 Spencer St	Honolulu	96822	17	0	0	1	16	0	0

<b>Asset Management Project 37</b>										
Hale Aloha O Puna (E)	16-189 Pili Mua St	Keaau	96749	30	18	12	0	0	0	0
Hale Olaloa (E)	144 Kamana St	Hilo	96720	50	30	20	0	0	0	0
Kauhale O Hanakahi	19 Pamala St	Hilo	96720	20	0	0	0	20	0	0
Lanakila Homes I	600 Wailoa St	Hilo	96720	36	0	0	12	18	6	0
Lanakila Homes II	600 Wailoa St	Hilo	96720	44	0	4	16	18	6	0
Lanakila Homes IIIA	600 Wailoa St	Hilo	96720	20	0	4	12	4	0	0
Lanakila Homes IIIB	600 Wailoa St	Hilo	96720	16	0	4	8	4	0	0
Lanakila Homes IV	600 Wailoa St	Hilo	96720	48	0	2	18	20	8	0
Pahala (E)	96-1169 Kou St	Pahala	96777	24	16	8	0	0	0	0
Pomaikai Homes (E)	929 Ululani St	Hilo	96720	20	10	10	0	0	0	0
Punahale Homes	Lokahi Pl	Hilo	96720	30	0	0	30	0	0	0
<b>Asset Management Project 38</b>										
`Ele`ele Homes	Ahe St	Eleele	96705	24	0	2	6	10	6	0
Hale Ho`olulu (E)	4264 Ala Muku Pl	Kilauea	96754	12	8	4	0	0	0	0
Hale Ho`onanea (E) (Port Allen)	4401 Waialo Rd	Eleele	96705	40	24	16	0	0	0	0
Hale Nana Kai O Kea (E)	4850 Kawaihau Rd	Kapaa	96746	38	20	18	0	0	0	0
Home Nani (E)	Moana & Laau Rd	Waimea	96796	14	10	4	0	0	0	0
Hui O Hanamaulu	Laukona St	Hanamaulu	96715	46	0	6	12	16	12	0
Kalaheo	Puu Rd	Kalaheo	96741	8	0	0	2	4	2	0
Kapa`a	4726 Malu Rd	Kapaa	96746	36	0	6	8	12	10	0
Kawailehua - Federal	5230 Paanau Rd	Koloa	96756	25	0	0	0	25	0	0
Kekaha Ha'aheo	8238 Iwipolena Rd	Kekaha	96752	78	0	42	12	24	0	0
<b>Asset Management Project 39</b>										
Kahale Mua - Federal	PO Box 30	Maunaloa	96770	25	0	0	0	25	0	0
Kahekili Terrace [A & B]	2015 Holowai Pl	Wailuku	96793	82	0	12	22	36	12	0
Makani Kai Hale	35 Koapaka Ln	Waiehu	96793	25	0	0	0	25	0	0
Makani Kai Hale II	35 Koapaka Ln	Waiehu	96793	4	0	0	0	4	0	0

<b>Asset Management Project 40</b>										
Kuhio Homes	Ahonui St	Honolulu	96819	98	0	20	20	25	25	8
Kuhio Park Terrace Lowrise	Ahonui St & Linapuni St	Honolulu	96819	16	0	0	0	0	16	0
<b>Asset Management Project 43</b>										
Hale Ho`okipa (E)	81-1038 Nani Kupuna Place	Kealakekua	96750	32	20	12	0	0	0	0
Ka Hale Kahaluu	78-6725 Makolea St	Kailua-Kona	96740	50	0	8	12	22	8	0
Kaimalino	74-5060 Kealakaa St	Kailua-Kona	96740	40	0	10	14	14	2	0
Kealakehe	74-991 Manawale'a St	Kailua-Kona	96740	48	0	16	16	16	0	0
Nani Olu (E)	81-1011 Nani Kupuna PI	Kealakekua	96750	32	0	32	0	0	0	0
<b>Asset Management Project 44</b>										
Kau`iokalani	85-658 Farrington Hwy	Waianae	96792	50	0	0	0	50	0	0
Maili I	Maliona St	Waianae	96792	20	0	0	7	13	0	0
Maili II	Keliikipi St	Waianae	96792	24	0	0	12	0	12	0
Nanakuli Homes	Lualei PI & Farrington Hwy	Waianae	96792	36	0	0	0	36	0	0
Waimaha-Sunflower	85-186 McArthur St	Waianae	96792	130	0	52	46	32	0	0
<b>Asset Management Project 45</b>										
Ho`okipa Kahalu`u	47-330 Ahuimanu Rd	Kaneohe	96744	56	0	8	32	16	0	0
Kaneohe Apartments	45-507 & 45-513 Pahia Rd	Kaneohe	96744	24	0	5	19	0	0	0
Kauhale O'hana	41-1260 Kalaniana'ole Hwy	Waimanalo	96795	25	0	0	0	25	0	0
Ko`olau Village	45-1027 Kamau PI	Kaneohe	96744	80	0	8	24	36	12	0
Waimanalo Homes	Humuniki St & Humuna PI	Waimanalo	96795	19	0	0	5	11	3	0
Waimanalo Homes II	Humuniki St & Humuna PI	Waimanalo	96795	22	0	0	14	7	1	0
<b>Asset Management Project 46</b>										
Hale Hau`oli (E)	45-540 Koniaka PI	Honokaa	96727	40	24	16	0	0	0	0
Ke Kumu `EkoLu	68-3385 Ke Kumu PI	Waikoloa	96738	20	0	0	0	20	0	0
Noelani I	65-1189 Opelo Rd	Kamuela	96743	19	0	7	12	0	0	0
Noelani II	65-1191 Opelo Rd	Kamuela	96743	24	0	0	0	24	0	0

<b>Asset Management Project 49</b>										
Kauhale Nani	310 North Cane St	Wahiawa	96786	50	0	14	16	20	0	0
Kupuna Home O'Waialua (E)	67-088 Goodale Ave	Waialua	96791	40	24	16	0	0	0	0
Wahiawa Terrace	337 Palm St	Wahiawa	96786	60	0	13	16	23	8	0
<b>Asset Management Project 50</b>										
Palolo Valley Homes	2107 Ahe St	Honolulu	96816	118	0	8	34	40	32	4

**RAD Notice H-2019-09 PIH-2019-23 (HA)**

Section 1.6 of the RAD Notice H-2019-09 PIH-2019-23 Revision 4 is incorporated by reference and can be viewed on HUD's website at:

[https://www.hud.gov/sites/dfiles/Housing/documents/RAD\\_Noteice\\_Rev4\\_as\\_amended\\_by\\_Supplemental\\_4B.pdf](https://www.hud.gov/sites/dfiles/Housing/documents/RAD_Noteice_Rev4_as_amended_by_Supplemental_4B.pdf).

**RAD Fair Housing, Civil Rights, and Relocation Notice**

Notice H 2016-17 PIH 2016-17 (HA) is incorporated by reference and can be viewed on HUD's website at:

[https://www.hud.gov/sites/documents/16-17HSGN\\_16-17PIHN.PDF](https://www.hud.gov/sites/documents/16-17HSGN_16-17PIHN.PDF).

**RAD Relocation Notice, Public Housing in the First Component**

Notice H 2014-09 PIH 2014-17 is incorporated by reference and can be viewed on HUD's website at:

<https://www.hud.gov/sites/documents/PIH2014-17.PDF>.

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 06/01/2023

Approved By: HO, KEVIN

Part I: Summary						
PHA Name : Hawaii Public Housing Authority			Locality (City/County & State)			
PHA Number: HI001			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No: )	
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	AUTHORITY-WIDE	\$6,044,329.00	\$5,187,885.15	\$5,237,886.00	\$5,554,775.38	\$5,254,798.70
	PUUWAI MOMI (HI001000030)	\$7,200,000.00				
	KALAKAUA HOMES (HI001000034)	\$1,300,000.00				\$500,000.00
	KUHIO PARK TERRACE (HI001000040)	\$300,000.00				
	KALIHI VALLEY HOMES (HI001000031)		\$1,500,000.00		\$6,789,553.62	\$5,210,447.00
	KEKAHA HA' AHEO (HI001000038)		\$7,256,443.85			
	WAIMAHA/SUNFLOWER (HI001000044)		\$900,000.00			
	KAHEKILI TERRACE (HI001000039)			\$2,000,000.00		
	PALOLO VALLEY HOMES (HI001000050)			\$7,606,443.00	\$2,000,000.00	
	PUNCHBOWL HOMES * (HI001000035)				\$500,000.00	\$3,879,083.30

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$6,044,329.00
ID0048	Administration(Administration (1410)-Salaries)	Administration		\$1,484,432.90
ID0050	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$791,030.30
ID0096	Moving to Work Demo(MTW (1492))	Moving to Work Demo		\$2,968,865.80
ID0121	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
ID0124	Ka Lei Momi Statewide Master Development (Plans/Designs)(Contract Administration (1480)-Other Fees and Costs)	Portfolio evaluation and analysis, to include but not limited to proforma, sources and uses, cash flow analysis, due diligence, NEPA, schematic designs, Section 18, RAD, LIHTC, 501(c)3, 4% Bonds or other appropriate applications, etc.		\$500,000.00
	PUUWAI MOMI (HI001000030)			\$7,200,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	1	2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0090	Waipahu I & II, Spall Repair and Security Improvements & Pu'uwai Momi LBP removal (Const)(Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Lighting,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Waipahu I& II: Crack and spall repair, re-painting, re-roofing, railing and concrete work Pu'uwai Momi: LBP removal		\$5,200,000.00
ID0091	Pu'uwai Momi Security Improvements (Construction)(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)-Fence Painting,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)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Exterior (1480)-Lighting,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)	Security Improvements. May include but not limited to, fencing improvements, lighting improvements, and landscaping restoration, Non-Dwelling Unit Other: guard shack and/or electronic auto gate, road improvements for multi-modal uses.		\$2,000,000.00
	KALAKAUA HOMES (HI001000034)			\$1,300,000.00
ID0092	AMP 34 Security Improvements & Makua Ali'i Burned Unit (Construction)(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,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Doors,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)-Call-for-Aid Systems,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))	AMP 34 Security Improvements include but are not limited to Installation of Security Doors, Non-Dwelling Unit Other: Guard Shacks, and an Electronic Security Gate. Makua Ali'i Burnt Unit repairs include a total modernization of the interior to Unit #1802		\$1,300,000.00
	KUHIO PARK TERRACE (HI001000040)			\$300,000.00



Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$5,187,885.15
ID0056	Administration(Administration (1410)-Salaries)	Administration		\$1,484,432.90
ID0057	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$434,586.45
ID0098	Moving to Work Demo(MTW (1492))	Moving to Work Demo		\$2,968,865.80
ID0122	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
	KALIHI VALLEY HOMES (HI001000031)			\$1,500,000.00
ID0100	Kalihi Valley Homes, Security Improvements (Construction)(Non-Dwelling Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Fencing,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape)	Security Improvements including traffic gates, security system and cameras, site fencing, guard shack		\$1,500,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	KEKAHA HA'AHEO (HI001000038)			\$7,256,443.85
ID0101	Eleele Homes, Interior Renovation, Exterior Repairs, ADA, Site & Utility Improvements (Const)(Non-Dwelling Site Work (1480)-Lighting,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)-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 Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,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 Interior (1480)-Administrative Building,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,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,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)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Exterior (1480)-Foundations,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)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	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.		\$7,256,443.85



Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$5,237,886.00
ID0072	Administration(Administration (1410)-Salaries)	Administration		\$1,484,432.90
ID0073	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$484,587.30
ID0103	Moving to Work Demo(MTW (1492))	Moving to Work Demo		\$2,968,865.80
ID0127	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
	KAHEKILI TERRACE (HI001000039)			\$2,000,000.00
ID0125	Kahekili Terrace Electrical Upgrades (Const)( Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Site Work (1480)-Electric Distribution,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day	Electrical Upgrade . Dwelling Unit Exterior Other: Includes but not limited to replacing of weather heads, electrical feeds up to and into the units, replace service entry and electric meters to 82 units in 12 buildings and to the community building		\$2,000,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Center,Non-Dwelling Interior (1480)-Electrical)			
	PALOLO VALLEY HOMES (HI001000050)			\$7,606,443.00
ID0131	Palolo Valley Homes, Physical Improvements Ph5 (Const)(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,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)-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)-Fencing,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Water	Palolo Valley Homes, Physical Improvements Phase 5. Work to include but not limited to Lead and Asbestos Abatement, Roofing, Electrical, Mechanical, Kitchens, Bathrooms, Flooring, Painting, Cabinets, Sidewalks and Utilities at Buildings 3, 4, 5, and 6 for a total of 24 units.		\$7,606,443.00
	Subtotal of Estimated Cost			\$14,844,329.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	KALIHI VALLEY HOMES (HI001000031)			\$6,789,553.62
ID0106	Kalihi Valley Homes, Site and Dwelling Improvements Phase 5 (Construction)(Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Pest Infestation,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-Pest Infestation,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,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)-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,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,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)-Electric Distribution,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 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 and Dwelling Improvements including but not limited to Lead and Asbestos Abatement, Roofing, Electrical, Mechanical, Kitchens, Bathrooms, Flooring, Painting, Cabinets, Sidewalks and Utilities at Buildings 28, 32, 33, 38, 39, 41 and 42 for a total of 63 units.		\$6,789,553.62

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	PUNCHBOWL HOMES * (HI001000035)			\$500,000.00
ID0108	Spencer House, Plumbing Upgrade (Design)(Contract Administration (1480)-Other Fees and Costs)	Design Service for Spencer House: Plumbing Upgrade including the repair of plumbing stacks for all units, opening the walls, patch and paint and replace cabinets.		\$500,000.00
	AUTHORITY-WIDE (NAWASD)			\$5,554,775.38
ID0110	Moving to Work Demo(MTW (1492))	Moving to Work Demo		\$2,968,865.80
ID0126	Administration(Administration (1410)-Salaries)	Administration		\$1,484,432.90
ID0128	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$801,476.68

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0129	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
	PALOLO VALLEY HOMES (HI001000050)			\$2,000,000.00
ID0130	Palolo Valley Homes, Physical Improvements Ph5 (Const)(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,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)-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)-Fencing,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Water	Palolo Valley Homes, Physical Improvements Phase 5. Work to include but not limited to Lead and Asbestos Abatement, Roofing, Electrical, Mechanical, Kitchens, Bathrooms, Flooring, Painting, Cabinets, Sidewalks and Utilities at Buildings 3, 4, 5, and 6 for a total of 24 units.		\$2,000,000.00
	Subtotal of Estimated Cost			\$14,844,329.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
5				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	KALIHI VALLEY HOMES (HI001000031)			\$5,210,447.00
ID0133	Kalihi Valley Homes, Site and Dwelling Improvements Phase 5 (Construction)(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Pest Infestation,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-Pest Infestation,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,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)-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)-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)-Electric Distribution,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 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)-Signage,Non-Dwelling Site Work (1480)-Site	Site and Dwelling Improvements including but not limited to Lead and Asbestos Abatement, Roofing, Electrical, Mechanical, Kitchens, Bathrooms, Flooring, Painting, Cabinets, Sidewalks and Utilities at Buildings 28, 32, 33, 38, 39, 41 and 42 for a total of 63 units.		\$5,210,447.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	PUNCHBOWL HOMES * (HI001000035)			\$3,879,083.30
ID0134	Spencer House, Plumbing Upgrade (Construction)(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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Spencer House: Plumbing Upgrade including the repair of plumbing stacks for all units, opening the walls, patch and paint and replace cabinets.		\$3,879,083.30
	KALAKAUA HOMES (HI001000034)			\$500,000.00
ID0135	Makua Ali'i, Plumbing Upgrade (Design)(Contract Administration (1480)-Other Fees and Costs)	Design Service for Makua Ali'i: Plumbing Upgrade including the repair of plumbing stacks for all units, opening the walls, patch and paint and replace cabinets.		\$500,000.00
	AUTHORITY-WIDE (NAWASD)			\$5,254,798.70
ID0137	Administration(Administration (1410)-Salaries)	Administration		\$1,484,432.90



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,484,432.90
Contingency(Contract Administration (1480)-Contingency)	\$791,030.30
Moving to Work Demo(MTW (1492))	\$2,968,865.80
Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	\$300,000.00
Ka Lei Momi Statewide Master Development (Plans/Designs)(Contract Administration (1480)-Other Fees and Costs)	\$500,000.00
Subtotal of Estimated Cost	\$6,044,329.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,484,432.90
Contingency(Contract Administration (1480)-Contingency)	\$434,586.45
Moving to Work Demo(MTW (1492))	\$2,968,865.80
Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	\$300,000.00
Subtotal of Estimated Cost	\$5,187,885.15

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,484,432.90
Contingency(Contract Administration (1480)-Contingency)	\$484,587.30
Moving to Work Demo(MTW (1492))	\$2,968,865.80
Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	\$300,000.00
Subtotal of Estimated Cost	\$5,237,886.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Moving to Work Demo(MTW (1492))	\$2,968,865.80
Administration(Administration (1410)-Salaries)	\$1,484,432.90
Contingency(Contract Administration (1480)-Contingency)	\$801,476.68
Staff Salaries for CMB(Contract Administration (1480)-Other Fees and Costs)	\$300,000.00
Subtotal of Estimated Cost	\$5,554,775.38

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$1,484,432.90
Moving to Work Demo(MTW (1492))	\$2,968,865.80
Contingency(Contract Administration (1480)-Contingency)	\$801,500.00
Subtotal of Estimated Cost	\$5,254,798.70

## RAB Comments

The HPHA presented the draft Annual PHA Plan for FY 26 to the Resident Advisory Board for review and comments on January 13, 2026, February 10, 2026, and March 10, 2026.

1. **Proposed Plan Revision:** The HPHA will change its local preferences for low-income public housing by removing the preferences for victims of domestic violence in case management and involuntarily displaced persons set forth in chapter 17-2028, Hawaii Administrative Rules (HAR). The HPHA will also amend chapters 4 and 7 of the ACOP to remove preferences for families living in substandard housing, veterans and veterans' surviving spouses, residents who live and/or work in a given jurisdiction (by county), families that contribute to meeting income targeting requirements, victims of reprisals or hate crimes, and families unable to work because of age or disability.

### RAB Comments

A RAB member asked what the purpose of these changes is.

### HPHA Response

The HPHA is broadening its definition of its homelessness preference such that families who include a victim of domestic violence receiving case management or have been involuntarily displaced would still qualify for a preference. The local preferences referenced in chapters 4 and 7 of the ACOP have already been removed from chapter 17-2028, HAR, and are no longer used in admission to the program. Another reason why the HPHA is proposing this change is to align the local preference policies used between its low-income public housing program and Housing Choice Voucher Program.

2. **Proposed Plan Revision:** The HPHA is clarifying that a due process hearing for proposed rental agreement terminations will be provided for under the HPHA's eviction procedures in Chapter 17-2020, HAR, and not the HPHA's grievance procedures found in Chapter 17-2021, HAR, or ACOP chapter 11.

### RAB Comments

A RAB member disagreed with the removal of the requirement to provide both a grievance hearing and an eviction hearing for a tenant who receives a Notice of Violation and Proposed Termination of Rental Agreement. The RAB member stated that tenants should be given both opportunities to present their case and explain why they might disagree with the violation.

### HPHA Response

The HPHA thanks the RAB member for their comments. The HPHA's grievance hearing process and eviction hearing process both provide any tenant involved with the opportunity for a due-process hearing. When a tenant commits a violation of their rental agreement and is subject to eviction proceedings, the HPHA is not obligated under federal laws or regulations to provide two due-process hearings. The HPHA has found that the current process is administratively burdensome and creates delays in the eviction process. This is particularly problematic when a tenant commits a serious violation which threatened or could have threatened the health or safety of other tenants or the HPHA's employees or representatives.

3. **Proposed Plan Revision:** The HPHA is proposing to amend the eviction policies and procedures set forth in chapter 17-2020, HAR, to clarify which violations shall be considered non-curable by the eviction board. The HPHA is also proposing to amend the rental agreement termination policies set forth in chapter 17-2028, HAR, to expand the violations for which a tenant may have their rental agreement terminated.

#### RAB Comments

The RAB Chair thanked the HPHA for inclusion of the Chair's suggested revisions to the PHA Plan which were submitted to the HPHA's Board of Directors at their regular meeting held on January 28, 2026.

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires: 09/30/2027

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Josh Green, MD, the Governor of the State of Hawaii  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2026 to 2029 and/or Annual PHA Plan for fiscal year 2027 of the Hawaii Public Housing Authority is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

State of Hawaii  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The HPHA's goals and objectives are based on the latest Hawaii Housing Policy Study which serves as the basis for the State's Consolidated Plan. The State's housing strategies are coordinated between various agencies (e.g., HPHA, the Hawaii Housing Finance and Development Corporation, Department of Hawaiian Home Lands) and seek to address the specific needs of Hawaii's communities.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: <b>Josh Green, MD</b>	Title: <b>Governor of the State of Hawaii</b>
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires: 09/30/2027

**Civil Rights Certification**

**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning July 1, 2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. The PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

Hawaii Public Housing Authority

HI001 / HI901

PHA Name

PHA Number/HA Code

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director:

Hakim Ouansafi

Name of Board Chairperson:

Robert J. Hall

Signature:

Date:

Signature:

Date:

The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires: 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or  Annual PHA Plan, hereinafter referred to as “the Plan,” of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/01/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering

fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation, or marital status and will not otherwise discriminate because of sex (including sexual orientation).
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

- 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.
- 22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Hawaii Public Housing Authority \_\_\_\_\_

HI001 / HI901 \_\_\_\_\_

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2027

5-Year PHA Plan for Fiscal Years 20     - 20    

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: <b>Hakim Ouansafi</b>		Name Board Chairman: <b>Robert J. Hall</b>	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



## NOTICE OF PUBLIC HEARING

Pursuant to 24 CFR 903.17 and the MTW Operations Notice, the Hawaii Public Housing Authority (HPHA), Department of Human Services, hereby provides notice that it will hold a public hearing on (1) the Annual Public Housing Agency (PHA) Plan for Fiscal Year 2027 and (2) the Moving to Work (MTW) Supplement for Fiscal Year 2027.

**Background:** The HPHA has prepared an Annual PHA Plan as required by the Quality Housing and Work Responsibility Act of 1998. The PHA Plan describes how federally funded programs administered by the HPHA will be operated and managed during the applicable fiscal year. The HPHA also uses the PHA Plan to inform the U.S. Department of Housing and Urban Development (HUD), its residents, and the public of the specific strategies it will employ to address the housing needs of low-income families within its jurisdiction.

(The HPHA will include the MTW Supplement for Fiscal Year 2027 as an attachment to the Annual PHA Plan for Fiscal Year 2027. The MTW Supplement provides information on all future and ongoing MTW-related policies, waivers, and activities. Submittal of the MTW Supplement is a requirement for all expansion PHAs participating in the MTW Demonstration Program. For more information on the MTW Demonstration Program, please see the MTW Operations Notice, published in the Federal Register as FR-5994-N-05.

**Public Review:** The drafts of the (1) Annual PHA Plan for Fiscal Year 2027 and (2) the MTW Supplement for Fiscal Year 2027 are available for public viewing at the HPHA School Street Administrative Campus and the site management offices on weekdays between 7:45 a.m. to 4:30 p.m.

HPHA Administrative and Section 8 Offices, 1002 North School Street, Honolulu  
Oahu: Puuwai Momi Office, 99-132 Kohomua Street, Aiea  
Oahu: Kalihi Valley Homes Office, 2250 Kalena Drive, Honolulu  
Oahu: Mayor Wright Homes Office, 521 North Kukui Street, Honolulu  
Oahu: Kalakaua Homes Office, 1545 Kalakaua Avenue, Honolulu  
Oahu: Kalanihūia Office, 1220 Aala Street, Honolulu  
Oahu: Hale Poai Office, 1001 North School Street, Honolulu  
Oahu: Waimaha Sunflower Office: 85-186 McArthur Street, Waianae  
Oahu: Koolau Village Office: 45-1027 Kamau Place, Kaneohe  
Oahu: Kauhale Nani Office: 310 North Cane Street, Wahiawa  
Oahu: Palolo Valley Homes Office: 2107 Ahe Street, Honolulu  
Oahu: Kuhio Homes Office: 1475 Linapuni Street, Honolulu  
Hawaii: Lanakila Homes Office, 600 Wailoa Street, Hilo  
Hawaii: Ka Hale Kahaluu Office, 78-6725 Makolea Street, Kailua-Kona  
Hawaii: Noelani II Office, 65-1191 Opelo Road, Kamuela  
Kauai: Kapaa Office, 4726 Malu Road, Kapaa  
Maui: Kahekili Terrace, 2015 Holowai Place, Wailuku  
Molokai: Kahale Mua, Maunaloa, Molokai

A digital copy of the Annual PHA Plan is available on the HPHA's website at: <https://hpha.hawaii.gov/about-the-hpha/plans-reports>

A digital copy of the MTW Supplement is available on the HPHA's website at: <https://hpha.hawaii.gov/programs-and-resources/moving-to-work>

**Public Hearing:** The public may participate in the public hearing remotely via Zoom using the following link: [zoom.us/j/83511224371](https://zoom.us/j/83511224371). When prompted, enter the **Password: 9X5gBu**. The HPHA requests that meeting participants display their first and last names.

Alternatively, the public may participate via telephone by calling **1-719-359-4580**. When prompted, callers should enter the **Meeting ID: 835 1122 4371** and the **Password: 442659**.

The public hearing will take place at:

**5:00 p.m. on Monday, March 16, 2026**

**Physical Meeting Location:** The public may also attend the public hearing in person

at 1002 North School Street, Building A Conference Room, Honolulu, HI 96817. The physical meeting location will be connected via Zoom to the remote meeting.

All interested persons are invited to provide oral or written comments on the draft Annual PHA Plan and draft MTW Supplement. All comments received will be reviewed by the HPHA, and subsequent amendments may be considered, if appropriate. Oral comments may be presented during the public hearing. Persons who cannot attend the hearing and prefer not to provide written comments may call (808) 436-7183 to submit their comments as a voicemail message. Written comments may be presented to the presiding officer at the public hearing, or mailed to the HPHA at 1002 North School Street, Honolulu, Hawaii 96817. Written comments may also be faxed to (808) 832-4679 or sent by email to [hpha@hawaii.gov](mailto:hpha@hawaii.gov). Written comments not presented at the public hearing should be received by the HPHA's Administrative Office by 4:30 p.m. on Monday, March 16, 2026.

If you need an auxiliary aid/service or other accommodation due to a disability, contact Benjamin Park at (808) 436-7183 as soon as possible, preferably by Monday, March 9, 2026. If a response is received after Monday, March 9, 2026, the HPHA will attempt to obtain the auxiliary aid/service or accommodation but cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate forms such as large print, Braille, or electronic copy.

HAKIM OUANSAFI  
Executive Director  
Hawaii Public Housing Authority

HPHA does not discriminate against any person because of race, color, religion, sex, physical or mental disability, familial status, ancestry/national origin, age, marital status, HIV infection or sexual orientation and gender identity.



(SA/HTH/WHT/TGI1516892 1/29/26)



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HAKIM OUANSAFI  
Executive Director  
Hawaii Public Housing Authority

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**Subject:** [EXTERNAL] Public Testimony

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**From:** Desiree Kihano

**Sent:** Tuesday, January 27, 2026 9:47 AM

**To:** DHS.HPHA <[hpha@hawaii.gov](mailto:hpha@hawaii.gov)>

**Subject:** [EXTERNAL] Public Testimony

Aloha Chair Hall and members of the Hawaii Public Housing Authority (HPHA) Board of Directors,

As the Resident Advisory Board (RAB) Chair for HPHA, I would like to request that the HPHA FY27 PHA Annual Plan include language to strengthen eviction policies, and that they be amended to make it harder for people committing crimes to stay in public housing. Due to the escalating crime and violence, the HPHA needs policies that make it harder for individuals (non-tenants) who come to public housing properties and cause problems on the property. These people should be trespassed from all public housing properties, not just the one where they are causing problems, otherwise they will just go somewhere else and cause the same problems. I would also like to suggest that HPHA change its policies so that when someone causes damages to their unit on purpose, and if they cannot afford to repair it, they should be evicted. They should not be offered a repayment plan if they damage their unit, like tearing out the walls and the plumbing that then causes water damages to all the units below.

Mahalo,

Desiree Kihano

[Yahoo Mail: Search, Organize, Conquer](#)

Attendance Sheet

PUBLIC HEARING

Date: 3/16/26

5:00 p.m.

Annual PHA Plan for FY 26 & MTW Supplement for FY 26

Location: Bldg A Conf. Room

Name	Organization	Address	Telephone No.	Check here if testifying
Nicolas Ayabe	HPHA PEO			
Ben Park	HPHA PEO			
Des Kihano	RAB Chair	Palo Alto Valley Homes		

### Public Testimony

On January 29, 2026, the HPHA published a public hearing notice in the Honolulu Star-Advertiser, The Garden Island, The Maui News, West Hawaii Today, and Hawaii Tribune Herald. A draft of the Annual PHA Plan for FY 27 was made available at all HPHA AMP Offices and on the HPHA's website. A public hearing was held in-person and online on March 16, 2026.

1. **Proposed Plan Revision:** The HPHA is proposing to amend the eviction policies and procedures set forth in chapter 17-2020, HAR, to clarify which violations shall be considered non-curable by the eviction board. The HPHA is also proposing to amend the rental agreement termination policies set forth in chapter 17-2028, HAR, to expand the violations for which a tenant may have their rental agreement terminated.

#### Public Testimony

The RAB Chair provided testimony in support of this proposed revision.

# Certification for a Drug-Free Workplace

**Public reporting burden.** Public reporting burden for this collection of information is estimated to average 0.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. HUD is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected will provide proposed budget data for multiple programs. HUD will use this information in the selection of applicants. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Hawaii Public Housing Authority (HI001, HI901)

Applicant Name

Low-Income Public Housing, Housing Choice Voucher Program

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

**2. Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

The Hawaii Public Housing Authority's administrative offices are located at 1002 N School St, Honolulu, HI 96817.

Please see **Attachment D** of the PHA Plan for the addresses of all federal public housing projects and asset management project offices.

Check here  if there are workplaces on file that are not identified on the attached sheets.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official

Hakim Ouansafi

Title

Executive Director

Signature

Date

X

form HUD-50070 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Hawaii Public Housing Authority (HI001, HI901)

Program/Activity Receiving Federal Grant Funding

Low-Income Public Housing, Housing Choice Voucher

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official <b>Hakim Ouansafi</b>	Title <b>Executive Director</b>
Signature	Date (mm/dd/yyyy)



## FOR ACTION

**SUBJECT:** To: **(1)** Approve the Hawaii Public Housing Authority's Moving to Work Supplement for Fiscal Year 2027; **(2)** Approve Board Resolution No. 26-02 Approving the Hawaii Public Housing Authority's Public Housing Agency Plan for Fiscal Year 2027 and Moving to Work Supplement for Fiscal Year 2027; and **(3)** Authorize the Executive Director to Take the Required Actions to Submit the Moving to Work Supplement for Fiscal Year 2027 and Board Resolution No. 26-02 to the U.S. Department of Housing and Urban Development

### I. FACTS

- A. Moving to Work (MTW) is a U.S. Department of Housing and Urban (HUD) demonstration program for a small subset of public housing agencies that offers the flexibility to waive various federal regulations and test innovative strategies which target local housing needs. The program began in 1996 and was originally comprised of 39 PHAs. In 2016, Congress directed HUD to expand the program to include 100 new PHAs over a seven year period. Expansion PHAs were admitted in cohorts, with each cohort required to implement activities within a specific policy area and to participate in an evaluation of that policy change. Expansion PHAs are permitted to implement policy changes outside those of their associated cohorts provided they do not conflict or interfere with their cohort study.
- B. In 2021, the Hawaii Public Housing Authority (HPHA) applied and was admitted to the MTW Expansion as part of the landlord incentives cohort. As a requirement of participation in this cohort, the HPHA implemented monetary and programmatic incentives intended to increase the number of landlords and available rental units in its Housing Choice Voucher (HCV) program. The broader objectives of the HPHA's participation in the MTW Expansion are to reduce costs and achieve greater cost effectiveness for its HCV and public housing programs; incentivize families to become economically self-sufficient; and increase housing choices for low-income families.
- C. All PHAs administering federal public housing and/or HCVs are required to submit an Annual PHA Plan to HUD. Pursuant to the MTW Operations Notice (Notice PIH 2021-03), all Expansion PHAs must submit an MTW Supplement to HUD as an addendum to their Annual PHA Plans. The MTW Supplement provides HUD, program participants, and the public

with information on all planned and ongoing MTW activities during the next fiscal year. HUD also uses the MTW Supplement to monitor and evaluate the effectiveness of a PHA's MTW policies.

- D. A public hearing on a new MTW Supplement is required under Section 7.a.ii. of the MTW Operations Notice. Public notice of the hearing was approved by the Board of Directors on January 28, 2026, and published in the Honolulu Star-Advertiser, The Garden Island, The Maui News, West Hawaii Today, and Hawaii Tribune Herald on January 29, 2026. A notice was also sent to all public housing residents with the March 2026 rent bill.
- E. A public hearing was held in-person and online on March 16, 2026. Meetings with the Resident Advisory Board (RAB) to discuss the draft MTW Supplement were held on January 13, 2026, February 10, 2026, and March 10, 2026.
- F. The HPHA must submit the MTW Supplement for Fiscal Year 2027 in the HUD-specified format no later than 75 days prior to the start of the new fiscal year. The MTW Supplement is reviewed by the HUD MTW Office and approved separately from the Annual PHA Plan.

## II. DISCUSSION

- A. The HPHA proposed the following amendments in the MTW Supplement for Fiscal Year 2027:
  - 1. Amend MTW activity waiver 9.g. regarding the determination of contract rent to a Project Based Voucher (PBV) property owner. Currently the HPHA may set the contract rent of a PBV-assisted unit up to the lower of reasonable rent or 120% of the HUD-published Small Area Fair Market Rent (SAFMR) minus any utility allowances. Under the amended policy, the HPHA may set the contract rent up to the lower of reasonable rent or 150% of SAFMR minus any utility allowances in jurisdictions where SAFMRs is published. In jurisdictions where SAFMRs are not published, the HPHA may use 120% of FMR minus any utility allowances.
  - 2. Provide updates on all MTW activities already approved in previous MTW Supplements.
- B. HPHA staff considered all testimony received prior to and at the public hearing along with the recommendations of the RAB, as required by the MTW Operations Notice. After a thorough review of the comments received during the public hearing process and the RAB's

recommendations, no additional changes were made to the MTW Supplement for Fiscal Year 2027.

- C. The MTW Supplement for Fiscal Year 2027 is attached as Attachment A and will be submitted to HUD upon final approval by the Board of Directors.
- D. The HPHA will continue discussions with the RAB regarding the implementation of all MTW waivers and activities included in the MTW Supplement for Fiscal Year 2027 following approval by the Board of Directors and HUD.

### III. RECOMMENDATION

That the Board of Directors: **(1)** Approve the Hawaii Public Housing Authority's Moving to Work Supplement for Fiscal Year 2027; **(2)** Approve Board Resolution No. 26-02 Approving the Hawaii Public Housing Authority's Public Housing Agency Plan for Fiscal Year 2027 and Moving to Work Supplement for Fiscal Year 2027; and **(3)** Authorize the Executive Director to Take the Required Actions to Submit the Moving to Work Supplement for Fiscal Year 2027 and Board Resolution No. 26-02 to the U.S. Department of Housing and Urban Development

Attachment A: MTW Supplement for Fiscal Year 2027

Attachment B: Board Resolution No. 26-02 Resolution Approving the Hawaii Public Housing Authority's Annual Public Housing Agency Plan for Fiscal Year 2027 And Moving to Work Supplement For Fiscal Year 2027

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

<b>MTW Supplement to the Annual PHA Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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**Purpose.** The Moving to Work (MTW) Supplement to the Annual PHA Plan informs HUD, families served by the PHA, and members of the public, about the MTW Waivers and associated activities that the MTW agency seeks to implement in the coming Fiscal Year and updates the status of MTW activities that have been previously approved. It also provides information about Safe Harbor Waivers, Agency-Specific Waivers, compliance with MTW statutory requirements, and evaluations. The MTW Supplement does not replace the PHA Plan. MTW agencies must continue to submit the applicable PHA Plan. MTW agencies that are not required to submit annual PHA Plans under the Housing and Economic Recovery Act of 2008 (HERA) must submit the MTW Supplement annually, in addition to holding public hearings, obtaining board approval, and consulting with Resident Advisory Boards (RABs) and tenant associations, as applicable, on planned MTW activities.

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

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

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

<b>A.</b>	<b>PHA Information.</b>
<p><b>PHA Name:</b> <u>Hawaii Public Housing Authority</u>  <b>PHA Code:</b> <u>HI001 / HI901</u>  <b>MTW Supplement for PHA Fiscal Year Beginning:</b> (MM/DD/YYYY): <u>07/01/2026</u>  <b>PHA Program Type:</b> <input type="checkbox"/> Public Housing (PH) only <input type="checkbox"/> Housing Choice Voucher (HCV) only <input checked="" type="checkbox"/> Combined  <b>MTW Cohort Number:</b> <u>3</u>  <b>MTW Supplement Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Amended Annual Submission</p>	

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

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

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

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

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

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

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

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

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

The MTW Supplement for FY 27 includes a proposed amendment to HPHA Activity 25-11 (MTW Waiver 9.g.). Currently, the HPHA may set the contract rent of a PBV-assisted unit up to the lowest of (a) 120% of SAFMR minus any utility allowances (UA), the owner requested rent, or the reasonable rent. Under the amended policy, the HPHA may set the contract rent up to the lowest of (a) 150% of SAFMR minus any UA in jurisdictions where SAFMRs are published, or 120% of FMR minus any UA; the owner requested rent; or the reasonable rent. This amendment will allow the HPHA greater flexibility with setting and adjusting rents that attract interested property owners while also maintaining affordability for low-income families. It will also improve housing standards by allowing owners greater cash flow to improve and maintain the physical condition of their properties.

**Activities Currently Implemented**

- **HPHA Activity 23-01:** Front-End Vacancy Loss Payments (Cohort Waiver<sup>2</sup> 4.2.);
- **HPHA Activity 23-03:** Vacancy Loss Payments (MTW Waiver 4.a.);
- **HPHA Activity 23-04:** Signing Bonus Payments (MTW Waiver 4.c.);
- **HPHA Activity 24-05:** Biennial Reexaminations for HCV (MTW Waiver 3.b.);
- **HPHA Activity 25-06:** Damage Reimbursement Payments (MTW Waiver 4.b.); and
- **HPHA Activity 25-08:** Increased Payment Standards (MTW Waiver 2.a.).

**Activities Pending Implementation**

- **HPHA Activity 23-02:** Waiver of Mandatory Initial Inspection (Cohort Waiver<sup>2</sup> 4.1.);
- **HPHA Activity 25-07:** Biennial Reexaminations for Public Housing (MTW Waiver 3.a.);
- **HPHA Activity 25-09:** Increase PBV Program Cap (MTW Waiver 9.a.);
- **HPHA Activity 25-10:** Increase PBV Project Cap (MTW Waiver 9.b.); and
- **HPHA Activity 25-11:** PBV Rent to Owner (MTW Waiver 9.g.).
- **HPHA Activity 26-12:** Housing Development Programs (MTW Waiver 17.c.);
- **HPHA Activity 26-13:** LIPH Minimum Rent (MTW Waiver 1.e.);
- **HPHA Activity 26-14:** HCV Minimum Rent (MTW Waiver 1.f.);
- **HPHA Activity 26-15:** LIPH Utility Reimbursements (MTW Waiver 1.m.);
- **HPHA Activity 26-16:** HCV Utility Reimbursements (MTW Waivers 1.n.);
- **HPHA Activity 26-17:** LIPH Work Requirement (MTW Waiver 12.a.); and
- **HPHA Activity 26-18:** HCV Work Requirement (MTW Waiver 12.b.).

<b>C.</b>	<b>MTW Waivers and Associated Activities.</b>
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**Currently Implemented:**

<b>HPHA Activity 23-03: Vacancy Loss Payments (MTW Waiver 4.a.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA provides an incentive payment to a landlord for a dwelling unit vacancy if the landlord rents to another voucher holder. This activity was approved as part of the HPHA’s MTW Supplement for FY 23.</p>

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

	<p>Vacancy loss payments are equal to one month's rent for each given dwelling unit. Payment is only made after the landlord enters into a new HAP contract with the HPHA. A landlord may not receive an incentive payment if the preceding vacancy was caused by (1) a failure to comply with federal or State nondiscrimination laws, (2) a violation of the landlord-tenant code set forth in Chapter 521, Hawaii Revised Statutes, or (3) any breach of the terms and conditions of the previous HAP contract.</p> <p>The goal of this activity is to increase landlord participation in the HCV Program, thereby increasing housing choice for low-income families and decreasing the average dwelling unit search time for voucher holders.</p>
<b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?	<input type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input checked="" type="checkbox"/> Housing choice
<b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	<input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input checked="" type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures
<b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	<input type="checkbox"/> The MTW activity applies to all assisted households <input checked="" type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types <input type="checkbox"/> Other – another specifically defined target population or populations
<b>Location.</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	<b>For HCV activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units <input type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

	<input type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	The HPHA paused this incentive payment because of a staffing and funding shortage. The HPHA will begin offering it again once the agency has the necessary capacity.
<b>Custom Questions:</b>	
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program)?	<input checked="" type="checkbox"/> To all units <input type="checkbox"/> Certain types of units only
What is the maximum payment that can be made to a landlord under this policy?	A landlord may not receive an amount in excess of one month's rent for a dwelling unit. There is no limit on how many times a landlord may qualify for vacancy loss payments so long as the dwelling unit is rented to another voucher holder immediately following the vacancy of another participating family.
How many payments were issued under this policy in the most recently completed PHA fiscal year?	0
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?	\$0

<b>HPHA Activity 23-04: Signing Bonus Payments (MTW Waiver 4.c.)</b>	
<b>Core Questions:</b>	
<b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	<p>The HPHA provides a signing bonus payment to a landlord who rents a dwelling unit to a voucher holder for the first time. This activity was approved as part of the HPHA's MTW Supplement for FY 23.</p> <p>Signing bonus payments are equal to one month's rent for each given dwelling unit. Payment is only made after the landlord enters into a new HAP contract with the HPHA. The dwelling unit must be located in a "high opportunity area" or in "areas located where vouchers are difficult to use" to qualify. Both terms as currently defined in the program's Administrative Rules include the HPHA's entire HCV jurisdiction.</p> <p>Landlords may only receive one signing bonus per dwelling unit. If there is a change in the ownership of an assisted dwelling unit, the new owner may qualify for a signing bonus.</p> <p>The goal of this activity is to increase landlord participation in the HCV Program, thereby increasing housing choice for low-income families and decreasing the average dwelling unit search time for voucher holders.</p>
<b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?	<input type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency

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

	<p>Signing bonus payments are available to new landlords with dwelling units in “high opportunity areas” or in “areas located where vouchers are difficult to use” (§§8-10, HAR). Currently, both terms are defined as “the island of Oahu.”</p> <p><input type="checkbox"/> Units/landlords new to the HCV program</p> <p><input type="checkbox"/> Other. Please describe briefly:</p>
What is the maximum payment that can be made to a landlord under this policy?	Up to one month’s rent. A landlord may qualify for this payment only once for each newly enrolled dwelling unit.
How many payments were issued under this policy in the most recently completed PHA fiscal year?	0
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?	\$0

**HPHA Activity 24-05: Biennial Reexaminations for HCV (MTW Waiver 3.b.)**

**Core Questions:**

<p><b>Narrative.</b> Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA will conduct regularly scheduled income and eligibility reexaminations for HCV families on a biennial basis (i.e., every two years). This activity was approved as part of the HPHA’s Amended MTW Supplement for FY 2024.</p> <p>In accordance with the Administrative Plan, the HPHA will mitigate fraud and abuse by generating and reviewing Income Discrepancy Reports in EIV on a regular basis, discuss program compliance and integrity issues during briefing sessions with tenants, and place key warnings about the penalties of fraud on HPHA forms and form letters. The HPHA will also regularly remind tenants that corrective action will be taken if income is hidden or concealed during the income determination process.</p> <p>The first goal of this activity is to promote program cost-effectiveness by alleviating the administrative burden associated with an annual reexamination cycle. The second goal is to incentivize families to increase their income between biennial reexaminations, thereby increasing self-sufficiency.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p>(Check at least one)</p> <p><input checked="" type="checkbox"/> Cost effectiveness</p> <p><input checked="" type="checkbox"/> Self-sufficiency</p> <p><input type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input type="checkbox"/> Neutral (no cost implications)</p> <p><input type="checkbox"/> Increased revenue</p> <p><input type="checkbox"/> Decreased revenue</p> <p><input type="checkbox"/> Increased expenditures</p> <p><input checked="" type="checkbox"/> Decreased expenditures</p>

<b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	<input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	<input type="checkbox"/> New admissions (i.e., applicants) only <input checked="" type="checkbox"/> Currently assisted households only <input type="checkbox"/> New admissions and currently assisted households
<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types
<b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.  <b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	<b>For HCV activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units <input checked="" type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Already provided
Does the hardship policy apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year?	0
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	The HPHA's Board of Directors approved amendments to the Administrative Plan to allow for biennial reexaminations in April 2024. Similar provisions were included in Chapter 17-2031, Hawaii Administrative Rules (HAR), which governs the HPHA's voucher programs. These changes were made effective in June 2024 following approval by the Governor and their filing with the Lieutenant Governor's Office. The HPHA began processing biennial reexaminations in early CY 2025. No changes have been made since the activity's implementation.
<b>Custom Questions:</b>	
What is the recertification schedule?	<input checked="" type="checkbox"/> Once every two years <input type="checkbox"/> Once every three years

	<input type="checkbox"/> Other. Please describe:
How many interim recertifications per year may a household request?	<input type="checkbox"/> 0 <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 or more
Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule.	<p>The HPHA will not change its current interim reexamination policy or limit the number of interim adjustments a family may request. All families will still be required to report any change of income or household composition that occurs between biennial reexaminations.</p> <p>The HPHA will perform an interim reexamination for any reported decrease in income. For changes which increase income that are reported timely (i.e., within 10 days of the change becoming effective), the HPHA will not process an interim reexamination. For changes which increase annual income that are NOT reported timely, the HPHA will process an interim reexamination and increase rent retroactive to the first day of the month after the change occurred. Changes to household composition will also require a reexamination.</p>

<b>HPHA Activity 25-06: Damage Reimbursement Payments (MTW Waiver 4.b.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA provides reimbursement payments to landlords for tenant-caused damages in an amount not to exceed the lesser of the cost of repairs or two months of contract rent. This activity was approved as part of the HPHA's MTW Supplement for FY 25.</p> <p>A reimbursement will only be provided for expenses that exceed an assisted family's security deposit. Additionally, the reimbursement will only be made after a new HAP contract is executed for the dwelling unit. Landlords are required to submit receipts, invoices, and other documentation that shows the nature, extent, and cost of repairs. The HPHA reserves the right to require an initial inspection of damages and a follow-up inspection after repairs are complete.</p> <p>This activity is meant to assuage landlord concerns about renting to Section 8 voucher holders. This activity will help the HPHA be able to recruit and retain more landlords, thereby increasing housing choice for low-income families.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<input type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input checked="" type="checkbox"/> Housing choice
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue

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

<b>HPHA Activity 25-08: Increased Payment Standards (MTW Waiver 2.a.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA may set the payment standard for a zip code between 90% to 120% of the Small Area Fair Market Rent (SAFMR). This activity was approved as part of the HPHA's MTW Supplement for FY 25.</p> <p>Exception payment standards will be used to deconcentrate poverty by increasing housing choice in high-opportunity neighborhoods as well as provide a deeper level of subsidy in areas of the agency's jurisdiction with high rates of rent-burdened families. Having the ability to provide greater amounts of rental subsidy for dwelling units with more bedrooms can reduce search times and increase the voucher success rate for larger-sized families. A payment standard will not be raised above the normal upper bound of 110% of SAFMR if doing so would significantly impact the financial sustainability of the HPHA's voucher programs. Any dwelling unit rented by a voucher holder in a zip code with an exception standard must still meet rent reasonableness requirements.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<input type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input checked="" type="checkbox"/> Housing choice
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input checked="" type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types
<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For HCV activities:</b></p> <input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units <input type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Does this MTW activity require a hardship policy?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Already provided
Does the hardship policy apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year?	0
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. The HPHA did not exercise this flexibility when creating the Payment Standards for CY 2026.
<b>Custom Questions:</b>	
Please explain the payment standards by ZIP or "grouped" ZIP codes.	<p>After publication of the updated SAFMRs each year, zip codes are arranged in ascending order by median rent value from most to least expensive. The allowable range is then calculated for each bedroom size in each zip code. Under this activity, the lower bound will always be set at 90% of SAFMR. The upper bound will be set at 110% of SAFMR; the HPHA will only use an upper bound of 120% of SAFMR if there are a significant number of assisted families residing in the zip code who are rent burdened. Zip codes are generally separated into 10 to 15 payment standard tiers. Each payment standard tier is comprised of zip codes with similar average rent values. Groupings may be further refined by merging one tier with few zip codes and a neighboring tier with a similar average rent range. Alternatively, a tier with ranges that widely vary may be split based on the median rent value within the group. Additional factors are taken into consideration, such as local submarket conditions, trends, and projections, as well as current voucher utilization within each zip code. Once tiers are set, a proposed payment standard is used to calculate the percentage of SAFMR for each bedroom size in each zip code. The proposed payment standard is then adjusted upward or downward to ensure it fits within the allowable range for each zip code in the tier.</p>

**Pending Implementation:**

<b>HPHA Activity 25-07:</b>	<b>Biennial Reexaminations for Public Housing (MTW Waiver 3.a.)</b>
<b>Core Questions:</b>	

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

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

	<p>The HPHA will perform an interim reexamination for any reported decrease in income. For changes which increase income that are reported timely (i.e., within 10 days of the change becoming effective), the HPHA will not process an interim reexamination. For changes which increase annual income that are NOT reported timely, the HPHA will process an interim reexamination and increase rent retroactive to the first day of the month after the change occurred. Changes to household composition will also require a reexamination.</p>
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<b>HPHA Activity 25-09:</b>	<b>Increase PBV Program Cap (MTW Waiver 9.a.)</b>
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<b>Core Questions:</b>	
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<p><b>Narrative.</b> Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA may project-base up to the lower of 50% of total authorized HCV units or annual budget authority. The waiver request for this activity was submitted to HUD as part of the HPHA’s Amended MTW Supplement for FY 25.</p> <p>Due to an increasingly tight local housing market, the HPHA is considering all available options to expand the supply of affordable units. As part of ongoing efforts to redevelop multiple underutilized properties within the agency’s inventory, the expansion of PBV usage can assist with the financing of new affordable housing projects as well as stabilize struggling affordable housing projects. The HPHA will also utilize this waiver to act upon promising housing development or acquisition opportunities as they arrive. There is no intent to project-base up to the full 50% at this time.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input type="checkbox"/> Cost effectiveness</p> <p><input type="checkbox"/> Self-sufficiency</p> <p><input checked="" type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input checked="" type="checkbox"/> Neutral (no cost implications)</p> <p><input type="checkbox"/> Increased revenue</p> <p><input type="checkbox"/> Decreased revenue</p> <p><input type="checkbox"/> Increased expenditures</p> <p><input type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all assisted households</p> <p><input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<p><input type="checkbox"/> New admissions (i.e., applicants) only</p> <p><input type="checkbox"/> Currently assisted households only</p> <p><input checked="" type="checkbox"/> New admissions and currently assisted households</p>
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all family types</p> <p><input type="checkbox"/> The MTW activity applies only to selected family types</p>

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

<b>HPHA Activity 25-10: Increase PBV Project Cap (MTW Waiver 9.b.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA may raise the PBV cap for a project up to 100%. The waiver request for this activity was submitted to HUD as part of the HPHA's Amended MTW Supplement for FY 25.</p> <p>By allowing for the project-basing of vouchers at assisted projects above the greater of 25% or 25 units, the HPHA can ensure that a larger portion of the state's limited affordable housing stock is preserved. The waiver will help to ensure long-term housing stability for residents and prevent more units from converting to market-rate housing. This will also incentivize developers to build or rehabilitate affordable housing as a greater percentage of guaranteed rental income can be provided.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input type="checkbox"/> Cost effectiveness</p> <p><input type="checkbox"/> Self-sufficiency</p> <p><input checked="" type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input checked="" type="checkbox"/> Neutral (no cost implications)</p> <p><input type="checkbox"/> Increased revenue</p> <p><input type="checkbox"/> Decreased revenue</p>

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

<b>HPHA Activity 25-11: PBV Rent to Owner (MTW Waiver 9.g.)</b>	
<b>Core Questions:</b>	
<b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA is amending this activity as a part of the MTW Supplement for FY 27. Under the amended policy, the HPHA may set the contract rent for a PBV-assisted unit up to the lowest of (a) 150% of SAFMR minus any utility allowances in jurisdictions where SAFMRs are published, or 120% of FMR minus any utility allowances; (b) rent requested by an owner; or (c) the reasonable rent. The HPHA has not modified its rent reasonableness policy under waiver 2.c. or 2.d. The waiver request for this activity was originally submitted to HUD as part of the HPHA's Amended MTW Supplement for FY 25.

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

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

**HPHA Activity 26-12: Housing Development Programs (MTW Waiver 17.c.)**

**Core Questions:**

<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA will use this LNT activity primarily to provide gap financing for affordable housing projects developed as part of its ongoing Ka Lei Momi redevelopment initiative. MTW funds may be used to cover pre-development costs and work items related to site control, appraisals, market analysis, surveys, architectural drawings, schematic permits, legal fees, construction management, and feasibility consulting. The HPHA may also use MTW funds for other affordable housing development activities including, but not limited to, the acquisition, renovation, and/or development of non-public housing units for low-income families. These added flexibilities will allow the HPHA to better leverage third-party debt in the form of tax-exempt bond financing, LIHTC equity, and other local sources. The HPHA will not use more than 10% of its Housing Assistance Payments budget on this activity. The HPHA will also ensure all assisted families meet HUD's definition of "low-income" and that all projects comply with Notice PIH 2011-45 and Section 30 of the U.S. Housing Act of 1937, as applicable. The goal of this waiver activity is to increase housing choice for low-income households by improving the financial feasibility of our agency's development efforts.</p> <p>In January 2023, the HPHA issued a request for qualifications (RFQ) for a master developer to play a lead role in transforming a portion of the HPHA's portfolio of public housing properties. This effort includes master planning and redevelopment of several sites across the state, including Mayor Wright Homes. Through the RFQ process, HPHA selected a master developer, Highridge Costa Development Company (HCDC), to begin evaluating and master planning the redevelopment of the following eight targeted sites: Mayor Wright Homes, Puuwai Momi, Kaahumanu Homes, Kamehemeha Homes, Hale Laulima, Nanakuli Homes, Lanakila Homes, Kahekili Terrace, and Kapaa. All nine of these targeted sites, totaling nearly 80 acres of land, have significant potential to become mixed-income, mixed-use, transit-oriented developments. The redevelopment effort is targeting delivery of a minimum of 10,000 additional housing units in addition to the one-for-one replacement of public housing units. The Ka Lei Momi redevelopment is expected to be completed in multiple phases estimated at roughly two (2) years per phase over a total period of at least 10 years; although, this timeline is contingent upon permit approvals, market forces, funding,</p>
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	<p>and the availability of financing. The HPHA will play a secondary role in the redevelopment effort by lending assistance and support, when necessary, and will conduct normal monitoring activities as dictated by applicable regulations.</p> <p>In FY 26, the HPHA may commit/spend MTW funds on two Ka Lei Momi redevelopment projects: Mayor Wright Homes - Phase 1A and Kapaa. Commitment/spending of MTW funds is subject to change prior to the financial closing of each project phase.</p> <p>Mayor Wright Homes – Phase 1A will replace 76 public housing units with 306 new LIHTC units and 2 manager units. Schematic drawings were submitted to HUD for review in December 2024. As of April 1, 2025, the HPHA resubmitted its LIHTC, Hula Mae Multi-Family Bond, and Rental Housing Revolving Fund Tier 1 application to the Hawaii Housing Finance &amp; Development Corporation and is awaiting funding announcements expected in August 2025. Phase 1A design drawings are at 50% and expected to be completed by the end of 2025 Q2.</p> <p>The Kapaa redevelopment project will replace 36 public housing units with 123 new LIHTC units and one resident manager unit. The project will be completed as a single-phase effort. As of April 1, 2025, the HPHA is also awaiting a funding award from HHFDC for Kapaa. In response to HUD comments from the first architectural review, the HPHA and HCDL have updated site and floor plans. Final schematic design is expected by June 2025 and development drawings are expected in 2025 Q3. Finally, submission of construction permits to the County of Kauai, the NEPA finding of No Significant Impact, and submission of the Section 18 application are all expected in 2025 Q4.</p> <p>The final unit mixes reported above and below may change prior to the financial closing of each project. The HPHA will report any changes in subsequent MTW Supplement submissions.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input type="checkbox"/> Cost effectiveness</p> <p><input type="checkbox"/> Self-sufficiency</p> <p><input checked="" type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input type="checkbox"/> Neutral (no cost implications)</p> <p><input type="checkbox"/> Increased revenue</p> <p><input type="checkbox"/> Decreased revenue</p> <p><input checked="" type="checkbox"/> Increased expenditures</p> <p><input type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all assisted households</p> <p><input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>

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

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

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

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

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

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

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

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

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

**HPHA Activity 26-13: LIPH Minimum Rent (MTW Waiver 1.e.)**

**Core Questions:**

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

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

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

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

Cost effectiveness

	<input type="checkbox"/> Self-sufficiency <input type="checkbox"/> Housing choice
<b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	<input type="checkbox"/> Neutral (no cost implications) <input checked="" type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures
<b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	<input type="checkbox"/> The MTW activity applies to all assisted households <input checked="" type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input type="checkbox"/> The MTW activity applies to all family types <input checked="" type="checkbox"/> The MTW activity applies only to selected family types <input checked="" type="checkbox"/> Non-elderly, non-disabled families
<b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.  <b>For PH activities:</b> Does the MTW activity apply to all public housing developments?	<b>For PH activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all developments <input type="checkbox"/> The MTW activity applies to specific developments
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment C: Hardship Policy.</b>
Does the MTW activity require an impact analysis?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment D: Impact Analysis.</b>
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.
<b>Custom Questions:</b>	
How much is the minimum rent or minimum Total Tenant Payment (TTP)?	\$100.

HPHA Activity 26-14: HCV Minimum Rent (MTW Waiver 1.f.)	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA will implement a minimum rent of \$100 for Section 8 voucher programs. Elderly and disabled families are exempt from this activity and subject to the standard minimum rent policy. A family that cannot pay the minimum rent may seek a hardship exemption. The HPHA shall grant hardship exemptions in accordance with section 17-2031-53, Hawaii Administrative Rules, and 24 C.F.R. 5.630(b).</p> <p>The goals of this activity are to incentivize families to maintain employment and improve the financial sustainability of the HCV program.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<input checked="" type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input type="checkbox"/> Housing choice
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input checked="" type="checkbox"/> Decreased expenditures
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<input type="checkbox"/> The MTW activity applies to all assisted households <input checked="" type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>	<input type="checkbox"/> The MTW activity applies to all family types <input checked="" type="checkbox"/> The MTW activity applies only to selected family types <input checked="" type="checkbox"/> Non-elderly, non-disabled families
<p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p>	<p><b>For HCV activities:</b></p> <input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units <input checked="" type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Does this MTW activity require a hardship policy?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <p>See <b>Attachment C: Hardship Policy.</b></p>

Does the MTW activity require an impact analysis?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment D: Impact Analysis.</b>
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.
<b>Custom Questions:</b>	
How much is the minimum rent or minimum Total Tenant Payment (TTP)?	\$100.

<b>HPHA Activity 26-15: LIPH Utility Reimbursements (MTW Waiver 1.m.)</b>	
<b>Core Questions:</b>	
<p><b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA will eliminate utility reimbursement payments in the public housing program when the utility allowance is greater than the total tenant payment. As of May 1, 2025, there are 292 families receiving utility reimbursements across all the HPHA's public housing properties. The HPHA pays \$21,518 each month in utility reimbursements across 292 families, or an average of \$74 to each family. Implementing this activity is expected to create an estimated cost savings of \$258,216 per year.</p> <p>The goals of this activity are to improve the cost-effectiveness of the public housing program; begin simplifying the rent calculation process; and eliminate the administrative burden of preparing, signing, and mailing out reimbursement checks each month.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<input checked="" type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input type="checkbox"/> Housing choice
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input checked="" type="checkbox"/> Decreased expenditures
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households

<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types
<b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.  <b>For PH activities:</b> Does the MTW activity apply to all public housing developments?	<b>For PH activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all developments <input type="checkbox"/> The MTW activity applies to specific developments
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.

<b>HPHA Activity 26-16: HCV Utility Reimbursements (MTW Waivers 1.n.)</b>	
<b>Core Questions:</b>	
<b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	<p>The HPHA will eliminate utility reimbursement payments in the HCV program when the utility allowance is greater than the total tenant payment. As of May 1, 2025, there are 377 families receiving utility reimbursements across all the HPHA's voucher programs. The HPHA pays \$76,609 each month in utility reimbursements to 377, or an average of \$203 to each family. Implementing this activity is expected to create an estimated cost savings of \$919,308 per year.</p> <p>The goals of this activity are to improve the cost-effectiveness of the Section 8 voucher programs; begin simplifying the rent calculation process; and eliminate the administrative burden of preparing, signing, and mailing out reimbursement checks each month.</p>
<b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?	<input checked="" type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input type="checkbox"/> Housing choice
<b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	<input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input checked="" type="checkbox"/> Decreased expenditures

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

<b>HPHA Activity 26-17: LIPH Work Requirement (MTW Waiver 12.a.)</b>	
<b>Core Questions:</b>	
<b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	<p>The HPHA will require non-elderly, non-disabled persons aged 18 years or older to adhere to a work requirement policy. Each eligible individual in a household must obtain a minimum of 15 hours of work or schooling per week. The HPHA, at its discretion, may allow acceptable substitutes for employment to meet this requirement (e.g., job/career readiness activities, job/vocational training, apprenticeships, and internships). Exempted individuals are described in the activity's Hardship Policy.</p> <p>Prior to implementation, the HPHA will provide notice to all residents at least six months in advance of the sanction policy for non-compliance. The HPHA will also look to collaborate with partner organizations that can provide supportive services and provide families with employment opportunities.</p>

	The primary goal of this activity is to improve self-sufficiency for assisted families. This activity will also raise much-needed rental revenue that can be used to complete long-deferred maintenance projects and fund other MTW programs.
<b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?	<input checked="" type="checkbox"/> Cost effectiveness <input checked="" type="checkbox"/> Self-sufficiency <input type="checkbox"/> Housing choice
<b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	<input type="checkbox"/> Neutral (no cost implications) <input checked="" type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures
<b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	<input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types
<b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.  <b>For PH activities:</b> Does the MTW activity apply to all public housing developments?	<b>For PH activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all developments <input type="checkbox"/> The MTW activity applies to specific developments
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment C: Hardship Policy.</b>
Does the MTW activity require an impact analysis?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment D: Impact Analysis.</b>
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.

**Core Questions:**

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

The HPHA will require non-elderly, non-disabled persons aged 18 years or older to adhere to a work requirement policy. Each eligible individual in a household must obtain a minimum of 15 hours of work or schooling per week. The HPHA, at its discretion, may allow acceptable substitutes for employment to meet this requirement (e.g., job/career readiness activities, job/vocational training, apprenticeships, and internships). Exempted individuals are described in the activity’s Hardship Policy.

Prior to implementation, the HPHA will provide notice to all residents at least six months in advance of the sanction policy for non-compliance. The HPHA will also look to collaborate with partner organizations that can provide supportive services and provide families with employment opportunities.

The primary goal of this activity is to improve self-sufficiency for assisted families. This activity will also raise much-needed rental revenue that can be used to complete long-deferred maintenance projects and fund other MTW programs.

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

- Cost effectiveness
- Self-sufficiency
- Housing choice

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

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

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

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

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

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

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

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

**Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.

**For HCV activities:**  
Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?

- For HCV activities:**
- The MTW activity applies to all tenant-based units
  - The MTW activity applies to all properties with project-based vouchers
  - The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment C: Hardship Policy.</b>
Does the MTW activity require an impact analysis?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Already provided  <b>See Attachment D: Impact Analysis.</b>
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.

<b>D.</b>	<b>Safe Harbor Waivers.</b>
<p><b>Safe Harbor Waivers seeking HUD Approval:</b>  The MTW Operations Notice describes a simplified process for MTW agencies to implement MTW activities outside of the safe harbors described in Appendix I. For each Safe Harbor Waiver request, a document that includes the following information must be provided: (a) the name and number of the MTW Waiver and associated activity for which the MTW agency is seeking to expand the safe harbor, (b) the specific safe harbor and its implementing regulation, (c) the proposed MTW activity the MTW agency wishes to implement via this Safe Harbor Waiver, (d) a description of the local issue and why such an expansion is needed to implement the MTW activity, (e) an impact analysis, (f) a description of the hardship policy for the MTW activity, if applicable, and (g) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.</p> <p>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

<b>E.</b>	<b>Agency-Specific Waivers.</b>
<p><b>Agency-Specific Waivers for HUD Approval:</b>  The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.</p> <p>In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.</p> <p>For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an</p>	

impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.

Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?

- Yes
- No

**Agency-Specific Waiver(s) for which HUD Approval has been Received:**

For each previously approved Agency-Specific Waiver(s), a set of questions will populate.

Does the MTW agency have any approved Agency-Specific Waivers?

- Yes
- No

**F. Public Housing Operating Subsidy Grant Reporting.**

Please provide the public housing Operating Subsidy grant information in the table below for Operating Subsidy grants appropriated in each Federal Fiscal Year the PHA is designated an MTW PHA.

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
2021	\$29,585,170	\$29,585,170	\$0	9/30/2029
2022	\$27,406,287	\$27,406,287	\$0	9/30/2030
2023	\$34,131,336	\$34,131,336	\$0	9/30/2031
2024	\$32,611,485	\$32,611,485	\$0	9/30/2032
2025	\$29,196,882	\$20,744,037	\$8,452,845	9/30/2033

**G.1 MTW Statutory Requirements.**

**75% Very Low Income – Local, Non-Traditional.**

HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.

Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
<b>80%-50% Area Median Income</b>	<b>0</b>
<b>49%-30% Area Median Income</b>	<b>0</b>
<b>Below 30% Area Median Income</b>	<b>0</b>
<b>Total Local, Non-Traditional Households</b>	<b>0</b>

\*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

<b>G.2 Establishing Reasonable Rent Policy.</b>	
<b>Question</b>	<b>Input options and instructions</b>
Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

<b>G.3 Substantially the Same (STS) – Local, Non-Traditional.</b>	
<b>Questions</b>	<b>Input options and instructions</b>
Please provide the total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	<u>0</u> # of unit months
Please provide the total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	<u>0</u> # of unit months
How many units, developed under the local, non-traditional housing development activity, were available for occupancy during the prior full calendar year (by bedroom size)?	Please include only those units that serve households <b>at or below 80% of AMI</b> in the table provided.

PROPERTY NAME/ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
Name/Address	#	#	#	#	#	#	#	Type (below)	#	#	Y/N	\$
Name/Address	#	#	#	#	#	#	#	Type (below)	#	#	Y/N	\$
Name/Address	#	#	#	#	#	#	#	Type (below)	#	#	Y/N	\$
<b>Totals</b>	#	#	#	#	#	#	#		#	#		

\* User will select one of the following from the “Population Type” dropdown box: General, Elderly, Disabled, Elderly/Disabled, Other

If the “Population Type” of is Other is selected, please state the Property Name/Address, and describe the population type. [Text box]

\*\* The federal accessibility standard under HUD’s Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance. HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD’s Notice on “Instructions for use of alternative accessibility standard,” published in the Federal Register on May 23, 2014 (“Deeming Notice”) for purposes of Section 504 compliance, <https://www.govinfo.gov/content/pkg/FR-2014-05-23/pdf/2014-11844.pdf>. This would also include adaptable units as defined by HUD’s Section 504 regulation (See 24 CFR § 8.3 and § 8.22).

<b>G.4 Comparable Mix (by Family Size) – Local, Non-Traditional.</b>	
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In order to demonstrate that the MTW statutory requirement of “maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration” is being achieved, the MTW agency will provide information for its most recently completed Fiscal Year in the following table.

Local, non-traditional family size data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
1 Person	#
2 Person	#
3 Person	#
4 Person	#
5 Person	#
6+ Person	#
<b>Totals</b>	#

G.5	Housing Quality Standards.
<p>Certification is included in MTW Certifications of Compliance for HCV and local, non-traditional program. The public housing program is monitored through physical inspections performed by the Real Estate Assessment Center (REAC).</p>	

H.	Public Comments.	
Question	Input options and instructions	
Please provide copy of all comments received by the public, Resident Advisory Board, and tenant associations.	Upload Attachment Please see <b>Attachment A: RAB Comments.</b> Please see <b>Attachment B: Public Testimony.</b>	
Please attach a narrative describing the MTW agency’s analysis of the comments and any decisions made based on these comments.	Upload Attachment Please see <b>Attachment A: RAB Comments.</b> Please see <b>Attachment B: Public Testimony.</b>	
If applicable, was an additional public hearing held for an Agency-Specific Waiver and/or Safe Harbor waiver?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
If yes, please attach the comments received along with the MTW agency’s description of how comments were considered.	Upload Attachment	

I.	Evaluations.
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Please list any ongoing and completed evaluations of the MTW agency's MTW policies, that the PHA is aware of, including the information requested in the table below. In the box "title and short description," please write the title of the evaluation and a brief description of the focus of the evaluation.

Question	Input options and instructions
Does the PHA have an agency-sponsored evaluation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Table I.1 - Evaluations of MTW Policies**

Title and short description	Evaluator name and contact information	Time period	Reports available

<b>J</b>	<b>MTW Certifications of Compliance.</b>
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The MTW agency must execute the MTW Certifications of Compliance form and submit as part of the MTW Supplement submission to HUD. Certification is provided below.

## MTW CERTIFICATIONS OF COMPLIANCE

### ***U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING***

#### **Certifications of Compliance with Regulations: Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning (07/01/2024), hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) examines its programs or proposed programs; (ii) identifies any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

Hawaii Public Housing Authority  
**MTW PHA NAME**

HI001  
**MTW PHA NUMBER/HA CODE**

*I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).*

Robert J. Hall  
**NAME OF AUTHORIZED OFFICIAL**

Chairperson  
**TITLE**

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**DATE**

\* *Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

**TABLE 1. GUIDE**

- Core questions - An "X" in this column means that these are the set of core questions that are relevant for every waiver/activity.
- Custom questions - An "X" in this column means that these are questions that are specific to a particular activity. Not every activity will have custom questions.
- Safe Harbor - An "X" in this column means that the activity as described in Appendix 1 of the Operations Notice includes a set of Safe Harbor provisions.
- Impact Analysis - An "X" in this column means that the activity as described in Appendix 1 of the Operations Notice requires the PHA to conduct an impact analysis. This impact analysis must be submitted to HUD via the MTW Supplement; thus, the Supplement should include some statement regarding the requirement and an opportunity for the PHA to upload the impact analysis. The Operations Notice also states that an updated impact analysis must be attached to the MTW Supplement in each subsequent year.
- Hardship Policy - An "X" in this column means that the activity as described in Appendix 1 of the Operations Notice requires the PHA to establish a hardship policy. The hardship policy must be submitted to HUD via the MTW Supplement; thus, the Supplement should include some statement regarding the requirement and an opportunity for the PHA to upload the hardship policy. PHA must still grant reasonable accommodation requests related to all activities even if the hardship policy is not in place.

**TABLE 1. MTW ACTIVITIES QUESTIONS FOR THE MTW SUPPLEMENT**

Section/Question	Core Questions	Custom Questions	Safe Harbor	Impact Analysis	Hardship Policy
<b>1. Tenant Rent Policies</b>					
a. Tiered Rent (PH)	X	X	X		
b. Tiered Rent (HCV)	X	X	X		
c. Stepped Rent (PH)	X	X	X	X	X
d. Stepped Rent (HCV)	X	X	X	X	X
e. Minimum Rent (PH)	X	X	X	X	X
f. Minimum Rent (HCV)	X	X	X	X	X
g. Total Tenant Payment as a Percentage of Gross Income (PH)	X	X	X	X	X
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	X	X	X	X	X
i. Alternative Utility Allowance (PH)	X	X	X		
j. Alternative Utility Allowance (HCV)	X	X	X		
k. Fixed Rents (PH)	X	X	X		
l. Fixed Subsidy (HCV)	X	X	X		
m. Utility Reimbursements (PH)	X				
n. Utility Reimbursements (HCV)	X				
o. Initial Rent Burden (HCV)	X	X	X	X	
p. Imputed Income (PH)	X	X	X	X	X
q. Imputed Income (HCV)	X	X	X	X	X
r. Elimination of Deduction(s) (PH)	X	X		X	X
s. Elimination of Deduction(s) (HCV)	X	X		X	X
t. Standard Deductions (PH)	X	X			
u. Standard Deductions (HCV)	X	X			
v. Alternative Income Inclusions/Exclusions (PH)	X	X			
w. Alternative Income Inclusions/Exclusions (HCV)	X	X			
<b>2. Payment Standards and Rent Reasonableness</b>					
a. Payment Standards- Small Area Fair Market Rents (HCV)	X	X	X	X	X
b. Payment Standards- Fair Market Rents (HCV)	X	X	X	X	X
c. Rent Reasonableness – Process (HCV)	X	X			
d. Rent Reasonableness – Third-Party Requirement (HCV)	X	X			

Section/Question	Core Questions	Custom Questions	Safe Harbor	Impact Analysis	Hardship Policy
<b>3. Reexaminations</b>					
a. Alternative Reexamination Schedule for Households (PH)	X	X	X	X	X
b. Alternative Reexamination Schedule for Households (HCV)	X	X	X	X	X
c. Self-Certification of Assets (PH)	X	X	X		
d. Self-Certification of Assets (HCV)	X	X	X		
<b>4. Landlord Leasing Incentives</b>					
a. Vacancy Loss (HCV-Tenant-based Assistance)	X	X	X		
b. Damage Claims (HCV-Tenant-based Assistance)	X	X	X		
c. Other Landlord Incentives (HCV-Tenant-based Assistance)	X	X	X		
<b>5. Housing Quality Standards (HQS)</b>					
a. Pre-Qualifying Unit Inspections (HCV)	X	X	X		
b. Reasonable Penalty Payments for Landlords (HCV)	X	X	X		
c. Third-Party Requirement (HCV)	X	X			
d. Alternative Inspection Schedule (HCV)	X		X		
<b>6. Short-Term Assistance</b>					
a. Short-Term Assistance (PH)	X	X	X		
b. Short-Term Assistance (HCV)	X	X	X		
<b>7. Term-Limited Assistance</b>					
Term-Limited Assistance (PH)	X	X	X	X	X
Term-Limited Assistance	X	X	X	X	X
<b>8. Increase Elderly Age (PH &amp; HCV)</b>					
<b>9. Project-Based Voucher Program Flexibilities</b>					
a. Increase PBV Program Cap (HCV)	X	X	X		
b. Increase PBV Project Cap (HCV)	X		X		
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	X				
d. Alternative PBV Selection Process (HCV)	X				
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	X	X			
f. Increase PBV HAP Contract Length (HCV)	X		X		
g. Increase PBV Rent to Owner (HCV)	X				
h. Limit Portability for PBV Units (HCV)	X				
<b>10. Family Self-Sufficiency Program with MTW Flexibility</b>					
a. Waive Operating a Required FSS Program (PH & HCV)	X		X		
b. Alternative Structure for Establishing Program Coordinating Committee (PH & HCV)	X	X	X		
c. Alternative Family Selection Procedures (PH & HCV)	X	X	X		
d. Modify or Eliminate the Contract of Participation (PH & HCV)	X	X	X		

<b>Section/Question</b>	<b>Core Questions</b>	<b>Custom Questions</b>	<b>Safe Harbor</b>	<b>Impact Analysis</b>	<b>Hardship Policy</b>
e. Policies for Addressing Increases in Family Income (PH & HCV)	X	X	X		
<b>11. MTW Self-Sufficiency Program</b>					
a. Alternative Family Selection Procedures (PH & HCV)	X	X	X		
b. Policies for Addressing Increases in Family Income (PH & HCV)	X	X	X		
<b>12. Work Requirement</b>					
a. Work Requirement (PH)	X	X	X	X	X
b. Work Requirement (HCV)	X	X	X	X	X
<b>13. Use of Public Housing as an Incentive for Economic Progress (PH)</b>					
	X		X		
<b>14. Moving on Policy</b>					
a. Waive Initial HQS Inspection Requirement (HCV)	X		X		
b. Allow Income Calculations from Partner Agencies (PH & HCV)	X		X		
c. Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH & HCV)	X		X		
<b>15. Acquisition without Prior HUD Approval (PH)</b>					
	X	X			
<b>16. Deconcentration of Poverty in Public Housing Policy (PH)</b>					
	X				
<b>17. Local, Non-Traditional Activities</b>					
a. Rental Subsidy Programs	X	X	X		
b. Service Provision	X	X	X		
c. Housing Development Programs	X	X	X		

# Instructions for Preparation of Form HUD-50075-MTW, MTW Supplement to the Annual PHA Plan

The instructions below detail how to complete the MTW Supplement. These instructions will not appear in the fillable form.

**Note about file uploads:** PHAs can upload PDF, Word, or Excel documents. Files should be named with the following naming convention: PHA code, Fiscal Year (FY), and short name for the policy/item. Some examples would be CA789FY21RentHardship for a rent hardship policy, CA789FY21ImpactAnalysis for an impact analysis that is applicable to multiple MTW activities, and CA789FY21MTWCertofCompliance for the MTW Certifications of Compliance.

**A. PHA Information.** All PHAs must complete this section.

**A.1** Include the full **PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/DD/YYYY), MTW Cohort Number, and MTW Supplement Submission Type.**

**B. Narrative.** All MTW agencies must complete this section.

**B.1** MTW Supplement Narrative.

Provide a written description of how the MTW agency seeks to address the three statutory objectives during the coming year. Those three statutory objectives are: (1) to reduce cost and achieve greater cost effectiveness in federal expenditures; (2) to give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; (3) and to increase housing choices for low-income families.

The narrative provides the PHA an opportunity to explain to the public, and the families that it serves, its MTW plans and goals for the coming Fiscal Year.

**C. MTW Waivers.**

**Core Questions.** All MTW activities found in Section C require responses to the same common questions.

*Narrative.* Describe the activity, the agency's goals for this activity, and, if applicable, how this activity contributes to a larger initiative.

*Statutory Objective.* Indicate which of the MTW statutory objectives this activity serves; each activity may serve one or more objectives. The three statutory objectives are housing choice, self-sufficiency, and cost effectiveness. Check all that apply.

*Cost Implications.* State the cost implications of each activity. Choose the best description of the cost implications based on what is known at the time of completing the MTW Supplement. Indicate which categories best describe the cost implications of the activity from among the following choices: neutral (no cost implications), increased revenue, decreased revenue, increased costs, decreased costs. Check all that apply. For instance, an activity may increase revenue, increase costs, and therefore be cost neutral. Alternatively, an activity may simply increase costs.

*Different versions.* Indicate whether there will be different policies for different household statuses, family types, or locations (public housing developments or HCV properties). If [Yes] is checked, questions will pop up which allow the MTW agency to explain which household statuses, family types, and/or locations will be affected. If [No] is checked, the respondent will move on to the next question. The agency will be able to indicate if a policy is different for one or more of these areas.

For example, if an MTW agency chooses to apply a Tenant Rent Policy to only non-elderly, non-disabled families, and not to the elderly or disabled, then it would check [Yes] and then receive the subsequent items that allow the agency to indicate what types of households and family types are affected by the activity.

*Household status.* MTW Agency's must indicate what type of household to which the activity applies. Household types means the following types: new admissions only, currently assisted households only, or new admissions and currently assisted households.

*Family Types:* Family types mean the following: non-elderly, non-disabled families; elderly families; disabled families; or other specifically defined target populations.

*Location.* The MTW agency indicates if the activity is or will be implemented at all or only at certain locations. Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV. For PH, the questions will be about developments and for HCV the questions will be about tenant-based units and properties with project-based vouchers. The agency must check the applicable response for all or specific. If the response is for specific locations, then the agency will be asked to provide the details.

PHAs may develop one comprehensive hardship policy to cover all MTW activities requiring a hardship policy, which would only need to be uploaded once.

*Safe Harbor Waiver.* PHAs must indicate if a Safe Harbor Waiver is needed to implement this policy as described. If yes, then the MTW Agency is asked the following: what is the status of the Safe Harbor Waiver Request? PHAs must indicate if the waiver request is being submitted for review with this submission of the MTW Supplement (see Section D), or if the waiver was previously approved. If the latter is checked (the waiver was previously approved), then the PHA must describe the extent to which the Safe Harbor Waiver is supporting the PHA's goal in implementing this activity.

*Hardship policy.* The MTW Operations Notice requires agencies to adopt written policies for determining when a requirement or provision of the MTW activity constitutes a financial or other hardship for the family. If applicable for the activity, please upload the hardship policy associated with this activity. Hardship policies may be applicable to multiple MTW Activities. Only upload Hardship Policy once if said Hardship Policy applies to multiple Activities. Reference Table 1 for specificity on when a hardship policy is required.

*Modification of hardship policy.* PHAs must indicate if the hardship policy has been modified since the last submission of the MTW Supplement. PHAs must check yes or no. If yes, then the respondent is asked: why has the MTW agency modified the hardship policy? The PHA will use the provided text box to describe the modifications.

Number of hardship requests. PHAs must indicate the number of hardship requests that have been received for each applicable activity in the most recently completed PHA fiscal year.

PHAs are legally required to provide reasonable accommodations to their MTW requirements, provisions, or policies, or any component of those requirements, provisions, and policies, following the same standards and processes that generally apply to reasonable accommodations.

*Impact analysis.* The MTW Operations Notice requires agencies to analyze and put into writing the various impacts of the MTW activity if it is required for the MTW activity. Please upload the impact analysis that has been prepared related to this activity, if applicable. An impact analysis may be applicable to multiple MTW Activities. Only upload Impact Analysis once if said Impact Analysis applies to multiple Activities. Reference Table 1 for specificity on when an impact analysis is required.

*Description of accomplishments or changes in implementation.* Provide a description, based on the Fiscal Year goals as listed in the activity's previous Fiscal Year's narrative, about what has been accomplished or changed during the implementation.

*Discontinuation of activity.* If the PHA selects "Will be Discontinued in the Submission Year" or "Was Discontinued in a previous Submission Year" in the screener, a question will be displayed that asks for an explanation as to why the activity was discontinued or will be discontinued. The PHA should explain why the activity was or will be discontinued. If the activity has already been discontinued, the PHA should include the final outcomes and lessons learned. If the activity was discontinued in a previous submission year, the PHA should state which year the activity was discontinued in.

**Custom Questions.** Some MTW activities require responses to custom questions that are specific only to that activity. Some MTW activities contain no custom questions. Respondents must answer each of the custom questions, which will only appear if the PHA is opting to implement the MTW activity in the coming Fiscal Year.

Information for how to answer each custom question is included in the 'input options and instructions' column for each MTW activity.

## D. Safe Harbor Waivers

**D.1: Safe Harbor Waivers seeking HUD Approval.** The MTW Operations Notice describes a simplified process for MTW agencies to implement MTW activities outside of the safe harbors described in Appendix I For each Safe Harbor Waiver request, a

document that includes the following must be provided: a) the name and activity number of the MTW Waiver for which the PHA is seeking to expand the safe harbor, b) the specific safe harbor and its implementing regulation, c) the proposed policy the PHA wishes to implement via this waiver, d) a description of the local issue and why such an expansion is needed to implement the activity, e) an impact analysis, f) a description of the hardship policy for the initiative, and g) a copy of all comments received at the public hearing a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.

## E. Agency-Specific Waivers.

**E.1: Agency-Specific Waivers Submitted for HUD Approval.** The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, waive a statutory or regulatory requirement not included in Appendix I.

In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable).

For each Agency-Specific Waiver(s) request, please provide a title and upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative; f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.

A PHA planning to pursue an Agency-Specific Waiver is encouraged to read Section 4.c. of the MTW Operations Notice prior to filling out this section of the MTW Supplement.

**E.2: Agency-Specific Waiver(s) for which HUD Approval has been Received.** For each previously approved Agency-Specific Waiver(s), a set of questions will populate. Does the agency have any approved agency-specific waivers? If yes, the title previously provided in Section E.1 will prepopulate and ask if there has been a change in how the Agency-Specific Waivers is being implemented from when it was originally approved or if it has been discontinued. For changes, the PHA will need to provide a description of what has changed. If it has been discontinued, the PHA will need to provide a description about the final outcomes and lessons learned, as well as whether a final impact analysis was prepared at the time of discontinuation if one was previously required.

## F. Public Housing Operating Subsidy Grant Reporting.

**F.1: Public Housing Operating Subsidy Grant Reporting.** PHAs must fill out this table if it receives public housing Operating Subsidy grant funding from HUD. Only public housing Operating Subsidy grant funding awarded in the year the PHA is designated an MTW agency and beyond must be reported in this table. Additional rows must be added for Federal Fiscal Years beyond 2023, as applicable.

The federal account closing law applies to time-limited funds appropriated by Congress during the annual appropriations act process. For the public housing Operating Fund, PHAs must expend federal funds no more than five (5) years after the period of availability for obligation expires. After this 5-year period, the account closes, and the funds are no longer available for any purpose. For public housing Operating Subsidy grant funding, the period of availability for obligation ends at the end of the second Federal Fiscal Year (i.e., the period of availability for obligation of FY 2021 funds ends 9/30/2022). Pursuant to the account closing law, PHAs must expend all Operating Subsidy grant amounts within five years of this date (i.e., for FY 2021 funds, the account will close, and funds will no longer be legally available for any purpose on 9/30/2027).

## G. MTW Statutory Requirements.

**General.** HUD will verify compliance with the statutory requirements G.1, G.3, and G.4 for public housing units and HCV units through HUD systems. In addition, agencies are to report compliance with the same requirements for Local, Non-Traditional Households in the tables provided in this section. Once HUD systems are capable of capturing this data then this will no longer need to be reported through the MTW Supplement.

**G.1: 75% Very Low Income.** All PHAs must fill out the table in G.1. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its local, non-traditional program households. For instance, a PHA submitting its MTW Supplement to the FY2020 Annual PHA Plan should include its Fiscal Year (FY) 2018 local, non-traditional data since this is the most recently completed Fiscal year. Only local, non-traditional new admissions should be included in the table. If a PHA houses no local, non-traditional households, then zeros must be inputted into the table.

HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW PHA are very low income for public housing and HCV programs through existing HUD systems.

**G.2: Establishing Reasonable Rent Policy.** All PHAs must fill out section G.2. Per the MTW Operations Notice, all activities falling under the Tenant Rent Policies category (Section C.1 of the MTW Supplement) or the Alternative Reexamination Schedule category (Section C.3 of the MTW Supplement), detailed in the Appendix of the MTW Operations Notice, meet the definition of a reasonable rent policy.

MTW agencies are reminded that the Rent Determination section of the PHA Plan should be reflective of MTW reasonable rent policies where applicable. From the PHA Plan: "Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#)).

**G.3: Substantially the Same (STS).** All PHAs must fill out section G.3. The number of local, non-traditional families served must be provided by month for the most recently completed Calendar Year. If a PHA houses no local, non-traditional families, then zeros must be inputted into the table. The additional information on Local, Non-Traditional development units must be provided for each development.

HUD will verify compliance with the STS statutory requirement for public housing and HCV programs through existing HUD systems.

**G.4: Comparable Mix (by Family Size).** All PHAs must fill out section G.4. In order to demonstrate that the statutory objective of "maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration" is being achieved, the PHA will provide family size (i.e., not bedroom size) data in the table for the most recently completed Fiscal Year. For instance, a PHA submitting its MTW Supplement to the FY2021 Annual PHA Plan should include its FY 2019 local, non-traditional data since this is the most recently completed Fiscal Year. If a PHA houses no local, non-traditional household, then zeros must be inputted into the table.

HUD will verify compliance with the comparable mix statutory requirement for public housing and HCV programs through existing HUD systems.

**G.5: Housing Quality Standards.** PHAs are not required to enter any information into section G.5. This statutory requirement is certified to in the MTW Certifications of Compliance form for the HCV and local, non-traditional housing programs. The public housing program is monitored by HUD through the Public Housing Assessment System (PHAS) Physical Subsystem, or successor, despite the MTW PHA being exempt from an overall designation.

## H. Public Comments

**H.1: Public Comments.** All PHAs are required, per the Annual PHA Plan regulations, to go through a public process prior to submitting the MTW Supplement to HUD. The MTW agency must consider, in consultation with the Resident Advisory Board (RAB) and tenant association, as applicable, all of the comments received at the public hearing. The comments received by the public, RABs, and tenant associations must be submitted by the MTW agency, along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.

As described above, PHAs must submit comments and responses for all Safe Harbor and Agency-Specific Waivers, which are to be held in an additional public meeting.

The public comment process must include the Supplement and all uploaded attachments.

## I. Evaluations.

**I.1: Evaluations.** The MTW agency should fill in Table I.1, listing each evaluation of the MTW policies and providing contact information for the evaluator, the time period of the evaluation, and the names of available reports. The MTW agency should list

internal evaluations that result in reports that could be shared upon request but may leave off evaluations meant for internal use only. The MTW agency should list all third-party evaluations, as applicable.

**J. MTW Certifications of Compliance.**

**J.1: MTW Certifications of Compliance Form.** The format for submission of the required MTW Certifications of Compliance is provided in this Form MTW Supplement. The preamble to the MTW Certifications of Compliance directs the MTW PHA to fill in the beginning of the Fiscal Year for which the certification is being made. This should be provided as the first day of the Fiscal Year to be covered by the Annual PHA Plan (for example, a FY2021 Annual PHA Plan for an MTW PHA with a Fiscal Year of January 1 – December 31, this would be January 1, 2021).

The MTW Certifications of Compliance must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

The MTW Certifications of Compliance must be submitted to HUD as part of the MTW Supplement for each annual submission and each revised annual submission.

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Public reporting burden for this information collection is estimated to average 6.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB control number. The information collected is required to obtain or retain benefits. The information collected will not be held confidential.

## RAB Comments

The HPHA presented the draft MTW Supplement for FY 27 to the Resident Advisory Board for review and comments on January 13, 2026; February 10, 2026; and March 10, 2026.

- 1. Proposed MTW Supplement Revision:** The HPHA is proposing to amend its PBV rent-to-owner activity (MTW waiver 9.g.). The HPHA may set the contract rent for a PBV-assisted unit up to the lowest of (a) 150% of SAFMR minus any utility allowances in jurisdictions where SAFMRs are published, or 120% of FMR minus any utility allowances; (b) rent requested by an owner; or (c) the reasonable rent.

### RAB Comments

A member of the RAB asked what effect this would have on the agency's upcoming redevelopment projects like Mayor Wright Homes.

### HPHA Response

The proposed amendment would allow the HPHA greater flexibility in adjusting the contract rents for project-based vouchers used at its redevelopment sites. For example, the current SAFMR for the Mayor Wright Homes project site is currently significantly lower than what the HPHA anticipates the average, affordable rents in the area will be. With the Honolulu rail project soon entering the Liliha-Iwilei area, both the City and County of Honolulu and State of Hawaii have adopted ambitious redevelopment goals centered around transit-oriented development and undertaken several affordable and mixed-income housing projects that will raise the SAFMR in the coming years. This waiver amendment will allow the HPHA to increase the initial and future contract rents of the project, thereby ensuring its financial stability and viability as the neighborhood undergoes rapid changes.



## NOTICE OF PUBLIC HEARING

Pursuant to 24 CFR 903.17 and the MTW Operations Notice, the Hawaii Public Housing Authority (HPHA), Department of Human Services, hereby provides notice that it will hold a public hearing on (1) the Annual Public Housing Agency (PHA) Plan for Fiscal Year 2027 and (2) the Moving to Work (MTW) Supplement for Fiscal Year 2027.

**Background:** The HPHA has prepared an Annual PHA Plan as required by the Quality Housing and Work Responsibility Act of 1998. The PHA Plan describes how federally funded programs administered by the HPHA will be operated and managed during the applicable fiscal year. The HPHA also uses the PHA Plan to inform the U.S. Department of Housing and Urban Development (HUD), its residents, and the public of the specific strategies it will employ to address the housing needs of low-income families within its jurisdiction.

(The HPHA will include the MTW Supplement for Fiscal Year 2027 as an attachment to the Annual PHA Plan for Fiscal Year 2027. The MTW Supplement provides information on all future and ongoing MTW-related policies, waivers, and activities. Submittal of the MTW Supplement is a requirement for all expansion PHAs participating in the MTW Demonstration Program. For more information on the MTW Demonstration Program, please see the MTW Operations Notice, published in the Federal Register as FR-5994-N-05.

**Public Review:** The drafts of the (1) Annual PHA Plan for Fiscal Year 2027 and (2) the MTW Supplement for Fiscal Year 2027 are available for public viewing at the HPHA School Street Administrative Campus and the site management offices on weekdays between 7:45 a.m. to 4:30 p.m.

HPHA Administrative and Section 8 Offices, 1002 North School Street, Honolulu  
Oahu: Puuwai Momi Office, 99-132 Kohomua Street, Aiea  
Oahu: Kalihi Valley Homes Office, 2250 Kalena Drive, Honolulu  
Oahu: Mayor Wright Homes Office, 521 North Kukui Street, Honolulu  
Oahu: Kalakaua Homes Office, 1545 Kalakaua Avenue, Honolulu  
Oahu: Kalanihūia Office, 1220 Aala Street, Honolulu  
Oahu: Hale Poai Office, 1001 North School Street, Honolulu  
Oahu: Waimaha Sunflower Office, 85-186 McArthur Street, Waianae  
Oahu: Koolau Village Office, 45-1027 Kamau Place, Kaneohe  
Oahu: Kauhale Nani Office, 310 North Cane Street, Wahiawa  
Oahu: Palolo Valley Homes Office, 2107 Ahe Street, Honolulu  
Oahu: Kuhio Homes Office, 1475 Linapuni Street, Honolulu  
Hawaii: Lanakila Homes Office, 600 Wailoa Street, Hilo  
Hawaii: Ka Hale Kahaluu Office, 78-6725 Makolea Street, Kailua-Kona  
Hawaii: Noelani II Office, 65-1191 Opelo Road, Kamuela  
Kauai: Kapaa Office, 4726 Malu Road, Kapaa  
Maui: Kahekili Terrace, 2015 Holowai Place, Wailuku  
Molokai: Kahale Mua, Maunaloa, Molokai

A digital copy of the Annual PHA Plan is available on the HPHA's website at: <https://hpha.hawaii.gov/about-the-hpha/plans-reports>

A digital copy of the MTW Supplement is available on the HPHA's website at: <https://hpha.hawaii.gov/programs-and-resources/moving-to-work>

**Public Hearing:** The public may participate in the public hearing remotely via Zoom using the following link: [zoom.us/j/83511224371](https://zoom.us/j/83511224371). When prompted, enter the **Password: 9X5gBu**. The HPHA requests that meeting participants display their first and last names.

Alternatively, the public may participate via telephone by calling **1-719-359-4580**. When prompted, callers should enter the **Meeting ID: 835 1122 4371** and the **Password: 442659**.

The public hearing will take place at:

**5:00 p.m. on Monday, March 16, 2026**

**Physical Meeting Location:** The public may also attend the public hearing in person

at 1002 North School Street, Building A Conference Room, Honolulu, HI 96817. The physical meeting location will be connected via Zoom to the remote meeting.

All interested persons are invited to provide oral or written comments on the draft Annual PHA Plan and draft MTW Supplement. All comments received will be reviewed by the HPHA, and subsequent amendments may be considered, if appropriate. Oral comments may be presented during the public hearing. Persons who cannot attend the hearing and prefer not to provide written comments may call (808) 436-7183 to submit their comments as a voicemail message. Written comments may be presented to the presiding officer at the public hearing, or mailed to the HPHA at 1002 North School Street, Honolulu, Hawaii 96817. Written comments may also be faxed to (808) 832-4679 or sent by email to [hpha@hawaii.gov](mailto:hpha@hawaii.gov). Written comments not presented at the public hearing should be received by the HPHA's Administrative Office by 4:30 p.m. on Monday, March 16, 2026.

If you need an auxiliary aid/service or other accommodation due to a disability, contact Benjamin Park at (808) 436-7183 as soon as possible, preferably by Monday, March 9, 2026. If a response is received after Monday, March 9, 2026, the HPHA will attempt to obtain the auxiliary aid/service or accommodation but cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate forms such as large print, Braille, or electronic copy.

HAKIM OUANSAFI  
Executive Director  
Hawaii Public Housing Authority

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(SA/HTH/WHT/TGI1516892 1/29/26)



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Hawaii Public Housing Authority

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Attendance Sheet

PUBLIC HEARING

Date: 3/16/26

5:00 p.m.

Annual PHA Plan for FY 26 & MTW Supplement for FY 26

Location: Bldg A Conf. Room

Name	Organization	Address	Telephone No.	Check here if testifying
Nicolas Ayabe	HPHA PEO			
Ben Park	HPHA PEO			
Des Kihano	RAB Chair	Palo Alto Valley Homes		

### **Public Testimony**

On January 29, 2026, the HPHA published a public hearing notice in the Honolulu Star-Advertiser, The Garden Island, The Maui News, West Hawaii Today, and Hawaii Tribune Herald. A draft of the MTW Supplement for FY 27 was made available at all HPHA Asset Management Project offices and on the HPHA's website. A public hearing was held in-person and online on March 16, 2026.

The HPHA received no public testimony on the MTW Supplement for FY 27.

## **Hawaii Public Housing Authority General MTW Hardship Policy**

The General MTW Hardship Policy establishes how the Hawaii Public Housing Authority (HPHA) will determine when a requirement or provision of an MTW activity constitutes a financial or other hardship for a family.

The HPHA has established additional hardship policies specific to the Minimum Rent (MTW Waivers 1.e. and 1.f.) and the Work Requirement (MTW Waivers 12.a. and 12.b.) activities. Where no activity-specific policy exists, the General MTW Hardship Policy shall apply.

### **Definition of Hardship**

Situations in which a family might experience a financial or other hardship may include:

- A family has experienced a decrease in income because of the loss or reduction of employment, death in the family, or reduction in or loss of earnings or other assistance;
- A family has experienced an increase in expenses, because of changed circumstances, for medical costs, childcare, transportation, education, or similar items; or
- A family would be evicted because of the imposition of an MTW activity; or
- Such other situations and factors determined by the HPHA to be appropriate.

### **Requesting a Hardship Exemption**

A family must submit its request for a hardship exemption to the HPHA in writing. The written request must describe:

- The MTW activity the family is requesting an exemption from;
- The nature and circumstance of the hardship;
- The expected duration of the hardship; and
- How the hardship has affected or will affect the family's ability to pay rent.

### **Determination of Hardship**

Upon receipt of a written request for a hardship exemption, the HPHA shall suspend the MTW activity for a family, beginning the month after the request was made. The MTW activity shall remain suspended until the HPHA determines whether to grant a hardship exemption. A determination will be made within 30 calendar days. During the suspension of an MTW activity, a family shall not be required to participate in the MTW activity and, if applicable, support will be adjusted accordingly.

If the HPHA requests information from a family and it is not received within 10 calendar days, the HPHA may deny the hardship request and reimpose the MTW activity.

When evaluating a hardship request, the HPHA shall determine (a) if the claimed hardship exists, and (b) whether nexus can be established between the claimed hardship and the requirement or policy of the MTW activity a family is requesting relief from.

If the HPHA determines that no hardship exists, the HPHA will reinstate the MTW activity for a family and, if applicable, require the family to repay any rent amounts suspended within 30 calendar days after notice is given.

If the HPHA determines that a hardship does exist, a family will be exempted from the MTW activity until the hardship has been resolved or after a period of 90 calendar days, whichever comes first. The HPHA may extend the family's exemption beyond 90 calendar days if it determines that the hardship will persist. Until the MTW activity is reimposed, the family must continue to qualify for the hardship exemption and remain in compliance with all other program requirements.

### **Notifications**

The HPHA will notify all participating families affected by an MTW activity of their right to request an exemption at intake and/or during the reexamination process. The HPHA's notifications shall also advise families of their rights under the applicable program grievance procedures.

### **Record Keeping**

The HPHA will maintain records of all hardship requests received and the results of these requests for the duration of the agency's participation in the MTW Demonstration Program. Records shall be made available for public review and inspection at the Administrative Office located at 1002 N School St, Honolulu, HI 96817.

### **Grievance Procedure**

In the event a hardship request is denied, a family may appeal the agency's decision and request an informal hearing pursuant to Chapters 17-2021 and 17-2031, Hawaii Administrative Rules.

**Hawaii Public Housing Authority  
MTW Hardship Policy – Minimum Rent  
HPHA Activities 26-13 & 26-14 (MTW Waivers 1.e. & 1.f.)**

Pursuant to 24 C.F.R. 5.630 and the MTW Operations Notice, the HPHA will grant an exemption from the minimum rent if a family is unable to pay the minimum rent because of financial hardship.

The financial hardship exemption applies to families required to pay the minimum rent. If a family's Total Tenant Payment (TTP) is higher than the minimum rent, the family is not eligible for a hardship exemption. If the HPHA determines that a hardship exists, the family share of rent is the highest of the remaining components of the family's calculated TTP.

**HUD-Defined Financial Hardship**

Financial hardship includes the following situations:

- A family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. This includes a family member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

HPHA Discretionary Policy

The HPHA will consider a hardship to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent.

For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following (1) implementation of assistance, if approved; or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

- The family would be evicted because it is unable to pay the minimum rent.

HPHA Discretionary Policy

For a family to qualify under this provision, the cause of potential eviction must be the family's failure to pay rent to the owner or tenant-paid utilities.

- Family income has decreased because of changed family circumstances, including the loss of employment.
- A death has occurred in the family.

HPHA Discretionary Policy

For a family to qualify under this provision, the family must describe how the death has created a financial hardship (e.g., due to funeral-related expenses or the loss of the family member's income).

### **Requesting a Hardship Exemption**

A family must submit its request for a hardship exemption to the HPHA in writing. The written request must describe:

- The MTW activity the family is requesting an exemption from;
- The nature and circumstance of the hardship;
- The expected duration of the hardship; and
- How the hardship has affected or will affect the family's ability to pay rent.

### **Determination of Hardship**

When a family requests a financial hardship exemption, the HPHA will suspend the minimum rent requirement beginning the first of the month following the family's request.

The HPHA will then determine whether the financial hardship exists, and if so, whether the hardship is temporary or long term.

#### **HPHA Discretionary Policy**

A temporary hardship is defined as a hardship expected to last 90 calendar days or less. A long-term hardship is defined as a hardship expected to last more than 90 calendar days.

When the minimum rent is suspended, the family's share of rent reverts to the highest of the remaining components of the calculated TTP (i.e., the greater of 30% of monthly adjusted income or 10% of monthly gross income).

If the HPHA determines that **no hardship** exists, the HPHA will reinstate the minimum rent and require the family to repay the amounts suspended. The family must repay the suspended amount within 30 calendar days of the HPHA's notice that a hardship has not been granted.

If the HPHA determines that a **temporary hardship** exists, the HPHA will suspend the minimum rent for a 90-day period beginning the first of the month following the date of the family's written request. At the end of the 90-day period, the family must resume payment of the minimum rent and must repay the HPHA the amounts suspended. The HPHA will offer a reasonable repayment agreement, on terms and conditions established by the HPHA. The HPHA may also determine that circumstances have changed, and a hardship is now long-term.

If the HPHA determines that a **long-term hardship** exists, the HPHA will exempt a family from the minimum rent requirement for so long as the hardship continues. The exemption will apply from the first of the month following the family's request until the end of the

qualifying hardship. When the hardship was determined to be long-term, the family is not required to repay the minimum rent. A long-term hardship will be considered to have ended when any of the following circumstances apply:

- At an interim or regular reexamination, the family's calculated TTP is greater than the minimum rent.
- For a hardship based on a loss of income, the exemption will continue to be recognized until new sources of income are received that are at least equal to the amount lost. For example, if a hardship is approved because a family no longer receives a \$50 per month child support payment, the hardship will continue to exist until the family receives at least \$50 per month in income from another source or once again begins to receive the child support payments.
- For a hardship based upon hardship-related expenses, the exemption will continue until the cumulative amount exempted is equal to the expense incurred.

**Hawaii Public Housing Authority  
MTW Hardship Policy – Work Requirement  
HPHA Activities 26-17 & 26-18 (MTW Waivers 12.a. & 12.b.)**

All non-disabled, non-elderly adults receiving housing assistance must participate in work-related activities for a minimum of 15-hours a week. Work-related activities may include, but are not limited to:

- Employment on at least a part-time basis;
- Enrollment in an accredited secondary education, vocational, technical, or other degree-seeking certification program;
- Apprenticeships or internships;
- Employment counseling;
- Job Corps; and
- Community service or volunteer activities.

Community service or volunteer work may count toward the 15-hour weekly requirement provided the community service or volunteer work constitutes no more than eight (8) of the required hours.

At admission, the HPHA will give each family a written description of the work requirement policy. A non-exempt family member will have the work requirement waived for an Introductory Period of six (6) months following admission or until the family member finds employment, whichever is sooner.

If a non-exempt individual does not meet the work requirement following the Introductory Period, the individual will be given a Warning Period of 90 calendar days to enter compliance with the work requirement. The individual shall be warned on a monthly basis of their continued non-compliance. Upon expiration of the 90-day Warning Period, the HPHA will issue the family a Notice of Violation of their obligations under the rental agreement for the public housing program or the eligibility requirements under the voucher for the Section 8 voucher programs.

**Work Requirement Exemptions**

The work requirement shall not apply to:

- Persons over the age of 62;
- Persons prevented from working due to disability, illness, injury, or other physical or mental impairment of a nature which is expected to last 12 months or more;
- Persons required at home due to a verified medically determined condition of another household member that does not permit self-care, and care is not available from another person in the home;
- Pregnant women;
- Persons caring for a child under the age of six or a dependent adult in the home. This exemption cannot be claimed by more than one adult in the household or when there is another person in the home who is capable of providing care; and
- Persons exempted from the Community Service Requirement in accordance with Section 12(c)(2)(A), (B), (D), and (E) of the 1937 Act.

The HPHA may also suspend this activity during periods of economic downturn, natural disasters, and public health emergencies. If this activity is temporarily suspended the HPHA will provide all non-exempt individuals with 90-days' notice prior to resuming the work requirement.

Family members who have already provided the HPHA with documentation of the existence of a disability at admission or reexamination do not need to apply for an exemption. A family member seeking an exemption on the basis of a disability may submit a request to the HPHA in writing. The work requirement shall be suspended for the family member until the HPHA can verify the existence of a disability. The HPHA shall document the existence of a disability pursuant to the verification policies found in the ACOP and Administrative Plan. The HPHA considers receipt of Social Security Administration (SSA) benefits as sufficient verification of a disability. For family members claiming disability who do not receive benefits from the SSA, the HPHA will request third-party verification from a knowledgeable professional.

### **Requesting a Work Requirement Hardship Exemption**

An individual may submit a request for a work requirement exemption to the HPHA in writing. The written request must be submitted to the management office and describe:

- The nature and circumstance of why an exemption is needed;
- The expected duration of the cause for the exemption; and
- How the hardship has affected or will affect the family's ability to pay rent.

### **Determination of Hardship**

Upon receipt of a written request for a hardship exemption, the HPHA shall suspend the work requirement for the family member, beginning the month after the request was made. The work requirement shall remain suspended until the HPHA determines whether to grant a hardship exemption. A determination will be made within 30 calendar days, during which the HPHA shall the 90-day Warning Period.

If the HPHA requests information from a family and it is not received within 10 calendar days, the HPHA may deny the hardship request and reimpose the work requirement.

When evaluating a hardship request, the HPHA shall determine (a) if the claimed hardship exists, and (b) whether nexus can be established between the claimed hardship and the work requirement.

If the HPHA determines that no hardship exists, the HPHA will reinstate the work requirement.

If the HPHA determines that a hardship does exist, a family member will be exempted from the MTW activity until the hardship has been resolved or after a period of 90 calendar days, whichever comes first. The HPHA may extend the exemption beyond 90 calendar days if it determines that the hardship will persist. Until the work requirement is reimposed, the family member must continue to qualify for the hardship exemption and remain in compliance with all other program requirements.

A family member granted an exemption for any reason that is not of a permanent nature must provide updated verification of their continued qualification at each reexamination and upon request by the HPHA within a deadline specified in a written notice.

**Impact Analysis**  
**HPHA Activities 26-17 & 26-18 (MTW Waivers 12.a. & 12.b.)**  
**LIPH and HCV Work Requirement**

The Hawaii Public Housing Authority requested HUD approval for MTW waivers 12.a. and 12.b. to establish a 15-hour weekly work requirement for non-elderly, non-disabled individuals for its low-income public housing and Housing Choice Voucher programs. The waivers were approved as part of the Amended MTW Supplement for FY 26. The MTW Operations Notices requires an annual impact analysis be conducted for implementation for activities enabled by waivers 12.a. and 12.b. Both activities are still pending implementation.

Family members residing in public housing who are denied an exemption may grieve the HPHA's decision pursuant to the Grievance Procedures set forth in Chapter 17-2021, Hawaii Administrative Rules.

**RESOLUTION NO. 26-02**

**RESOLUTION APPROVING THE HAWAII PUBLIC HOUSING AUTHORITY'S  
ANNUAL PUBLIC HOUSING AGENCY PLAN FOR FISCAL YEAR 2027 AND  
MOVING TO WORK SUPPLEMENT FOR FISCAL YEAR 2027**

**WHEREAS** the Hawaii Public Housing Authority (HPHA) is required to submit an Annual Public Housing Agency (PHA) Plan to the U.S. Department of Housing and Urban Development (HUD) to be eligible to receive public housing operating and capital funds and Section 8 Housing Assistance Payments funds and administrative fees; and

**WHEREAS** the Annual PHA Plan serves as a comprehensive guide to the HPHA's mission and the policies, programs, operations, and strategies it will use to meet local housing needs and other goals; and

**WHEREAS** the HPHA was admitted as a participant in HUD's Moving to Work (MTW) Demonstration Program Expansion in 2021 as part of the Landlord Incentive Cohort and is required to submit an MTW Supplement as an addendum to its Annual PHA Plans; and

**WHEREAS** the HPHA's MTW Supplements provide HUD, program participants, and the public with updated information on all planned and ongoing MTW activities over each fiscal year; and

**WHEREAS** on January 28, 2026, the HPHA Board of Directors authorized the Executive Director to hold a public hearing on the draft Annual PHA Plan for Fiscal Year 2027 and draft MTW Supplement for Fiscal Year 2027, and to undertake all actions necessary to accept and respond to comments received from the public and Resident Advisory Board; and

**WHEREAS** the HPHA posted the draft Annual PHA Plan for Fiscal Year 2027 and draft MTW Supplement for Fiscal Year 2027 on its website for a 45-calendar day public comment period, made drafts available at its administrative office and all Asset Management Project offices, and published a public hearing notice in a major newspaper on each island; and

**WHEREAS** on March 16, 2026, the HPHA held a public hearing to receive and consider feedback from the community regarding the draft Annual PHA Plan for Fiscal Year 2027 and draft MTW Supplement for Fiscal Year 2027; and

**WHEREAS** on January 13, 2026, February 10, 2026, and March 10, 2026, the HPHA met with the Resident Advisory Board to present all proposed changes and updates in the draft Annual PHA Plan for Fiscal Year 2027 and draft MTW Supplement for Fiscal Year 2027.

**NOW, THEREFORE, BE IT RESOLVED** that the HPHA Board of Directors approves the Annual PHA Plan for Fiscal Year 2027 and the MTW Supplement for Fiscal Year 2027; and

**BE IT FURTHER RESOLVED** that the HPHA Board of Directors authorizes the Executive Director to take the required actions needed to submit the Annual PHA Plan for Fiscal Year 2027 and the Amended MTW Supplement for Fiscal Year 2027 to HUD.

The UNDERSIGNED hereby certifies that the foregoing Resolution No. 26-02 was duly approved by the Directors of the Hawaii Public Housing Authority on April 9, 2026.

Adopted by the Board of Directors  
On the date set forth above.

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Robert J. Hall  
Chairperson

## FOR ACTION

**SUBJECT:** To: **(1)** Extend the Pre-Development Budget and Hawaii Public Housing Authority's ("HPHA") Funding Relating to the Multi-Phase and Phase 1 Work for the Mayor Wright Homes Redevelopment located at Tax Map Key ("TMK") No. 1-7-029:003 previously approved by the Board of Directors on May 16, 2024; **(2)** Authorize the Executive Director to Undertake All Actions Necessary to Implement Loans to HCDC Mayor Wright LLC, or its Affiliates, for Multi-Phase Costs and Related Predevelopment Costs; and **(3)** Authorize the Executive Director to Amend the Budget, Subject to Availability of Funds, and Extend the Agreements, Subject to Review and Approval of the HPHA's Legal Counsel

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

### I. FACTS

- A. On January 23, 2023, the HPHA issued "RFQ DEV-2023-03 Project: Ka Lei Momi ("KLM") Request for Qualifications for Master Developer" (the "RFQ"). The RFQ sought proposals from a single development entity that could implement redevelopment activities at several identified HPHA owned properties, including the public housing development currently known as Mayor Wright Homes ("MWH"), which consists of approximately 14.8 acres of land in the City and County of Honolulu, Hawaii with 364 existing residential units.
- B. The HPHA determined that HCDC Hawaii Development LLC, the parent company of HCDC Mayor Wright LLC (the "Developer"), proposal best met the needs of HPHA. The HPHA selected the Developer to serve as the master developer for the revitalization of the redevelopment site and entered into Ka Lei Momi Master Planning and Predevelopment Agreement ("MPPA") and a Master Development Agreement ("MDA") for the redevelopment of MWH, both dated June 28, 2023.
- C. In accordance with the MDA, the redevelopment will be undertaken in phases under the terms of phase-specific development and disposition agreements that will be entered into upon receipt of allocations of financing for each phase.

- D. In accordance with the MPPA and MDA, HPHA and the Developer agreed to share predevelopment costs and acknowledged that these costs fall into three (3) broad categories:
- i. Costs related to the refinement of the KLM master plan, including master plan architectural costs (“Master Plan Revision Costs”),
  - ii. Costs related to planning, design, legal, demolition and remediation plans (but excluding the costs of implementing such plans and oversight of such implementation), environmental testing, re-engagement of community engagement and similar costs agreed to by the Parties and as detailed on the Master Planning and Site Readiness Predevelopment Budget (“Master Site Readiness Costs”), and
  - iii. Costs of the vertical development that need to be incurred prior to financial closing but are part of the predevelopment budget for a specific Development Phase (“Phase-Related Predevelopment Costs”).

Together, Master Plan Revision Costs and Master Site Readiness Costs are referred to as “Multi-Phase Costs.”

- E. Within the MDA, it was further agreed that the HPHA will provide the Developer with loans to cover fifty percent (50%) (or more, subject to the HPHA’s discretion) of eligible third-party Multi-Phase Costs and Phase-Related Predevelopment Costs for MWH redevelopment. HPHA has the right to review and approve the predevelopment budget and schedule prior to executing any loan agreement.
- F. It is acknowledged that the HPHA’s obligation to make any loan-related payment is contingent upon sufficient appropriations and authorization by the State and/or sufficient appropriations and authorization by the U.S. Department of Housing and Urban Development (“HUD”) if HPHA intends to use any federal public housing funds to make any loan-related payments.

## II. DISCUSSION

- A. As part of the initial planning process under the MDA, the Developer has established a phasing plan for the redevelopment of MWH. The plan, provided as Attachment A, includes 4 development phases, with Phase 1 being separated out to include three distinct towers that are represented as Phase 1A, 1B, and 1C.

- B. The Developer has also worked with consultants and HPHA staff to prepare a pre-closing budget and schedule for Phase 1 of MWH. The predevelopment budget is provided as Attachment B and the schedule is provided as Attachment C.
- C. The predevelopment budget consists of four parts:
  - i. Multi-Phase Costs totaling \$1,861,699;
  - ii. Phase 1A Costs totaling \$8,023,010;
  - iii. Phase 1B Costs totaling \$9,402,621; and
  - iv. Phase 1C Costs totaling: \$10,026,000.

The total Phase 1 predevelopment costs are budgeted to be \$29,313,330.

- D. In 2022, the Hawaii State Legislature appropriated \$10,000,000 in Capital Improvement Project (“CIP”) funds to HPHA to use for MWH redevelopment. In 2025, HUD Capital Fund Program (“CFP”) funds in the amount of \$4,046,100.65 and United States Treasury Emergency Rental Assistance (“ERA2”) funds in the amount of \$262,602.43 were allocated to the MWH redevelopment. The intent is to use these CIP, CFP, and ERA2 funds to fund the predevelopment loans for the MWH Redevelopment. These funds would be used as a revolving fund to pay for MWH Phase 1 expenses, meaning that when portions of the expended CIP funds are reimbursed to HPHA at the closing of one of the Phase 1 towers that the reimbursed CIP funds could be allocated to fund predevelopment costs for another Phase 1 tower. The total amount allocated towards Phase 1 loans at any given time shall not exceed available funding.
- E. The predevelopment schedule shows construction of Phase 1 of MWH starting in the second half of 2026 with the first set of residential rental units coming online in early 2030.
- F. On May 16, 2024, the HPHA Board approved the Executive Director to enter into a predevelopment loan agreement for MWH. The loan agreement(s) are set to expire on July 1, 2026, and need to be extended.

### III. RECOMMENDATION

That the Board of Directors: **(1)** Extend the Pre-Development Budget and Hawaii Public Housing Authority’s (“HPHA”) Funding Relating to the Multi-Phase and Phase 1 Work for the Mayor Wright Homes Redevelopment located at Tax Map Key (“TMK”) No. 1-7-029:003 previously approved by the Board of Directors on May 16, 2024; **(2)** Authorize the Executive Director to Undertake All Actions Necessary to Implement Loans to HCDC Mayor Wright LLC, or its Affiliates, for

Multi-Phase Costs and Related Predevelopment Costs; and **(3)** Authorize the Executive Director to Amend the Budget, Subject to Availability of Funds, and Extend the Agreements, Subject to Review and Approval of the HPHA's Legal Counsel

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

Prepared by: Brian Johnson, Housing Development Specialist BRJ

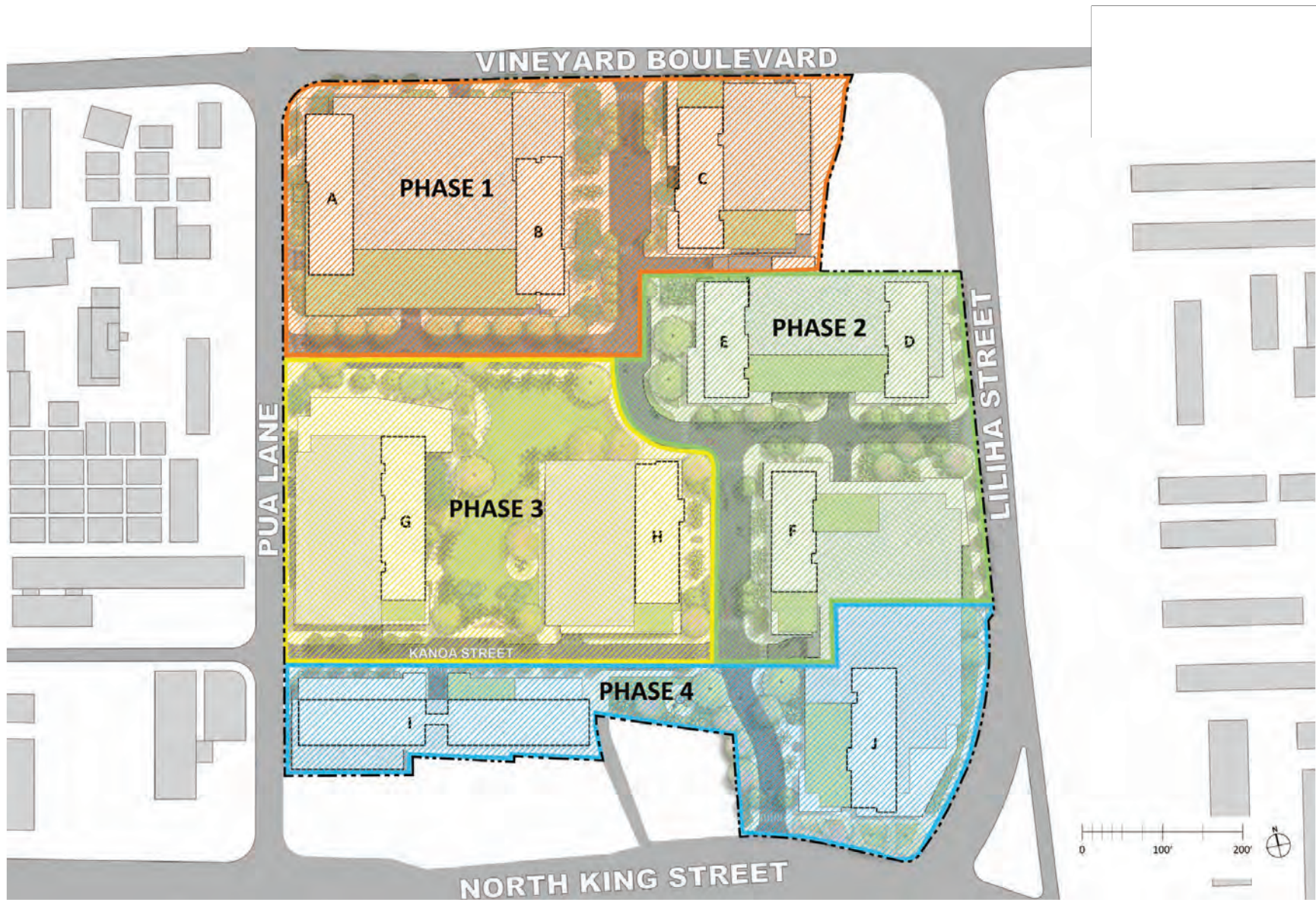
Reviewed by: Carson Schultz, Development Officer CJS

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

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Robert J. Hall  
Chairperson

Attachment A: Mayor Wright Homes Redevelopment Site Plan



Hawaii  
Public  
Housing  
Authority

**PROPOSED PHASING PLAN (SUBJECT TO CHANGE)**  
MAYOR WRIGHT HOMES MASTER PLAN ENTITLEMENT PACKAGE - 11.17.2023

## Attachment B: Proposed Redevelopment Budget

	CONTRACTOR	BUDGET	REVISED BUDGET
<b>Mayor Wright Homes Budget</b>			
<b><u>Due Diligence and MP Refining</u></b>			
Architectural	Lowney Arch	50,000	50,000
Civil Engineer	Bills Engineering	16,000	21,482.00
Entitlement Review	PBR	1,000	1,000
Market Study	Zonda	5,000	5,236.00
HUD Due Diligence	D3G	12,000	12,000
Phase I Review	Partner	2,200	2,200
Geotechnical Area Review	NOVA	2,000	2,000
Relocation	Transystems	3,375	3,375
FAA Consultant	Williams Aviation	9,375	9,840.00
Media/Public Relations	Bennett Group	20,000	20,000
Retail Market Demand Study	Colliers	16,230	16,230
Title	Title Garentee	790	790
HECO Pre-Service Request	HECO	5,000	5,000
Electrical Engineer	RNSHA	10,131	10,131
Legal		350	350
Miscellaneous - Legal, etc.	Settle Meyer	0	1,979.00
<b>TOTAL MASTER PLANNING EXPENSES</b>		<b>153,451</b>	<b>161,613</b>
<b><u>All Phase Entitlement (Emergency Proclamation)</u></b>			
Architectural			
All Phase SD (3 towers)	Lowney	300,000	300,000
Renderings		0	0
Environmental - Phase I & II	D3G	35,000	35,000
Survey updates (Prior to construction loan closing)	KNS	50,000	50,000
Subdivision and Easement	KNS	0	65,151.00
Landscaping Plan (PBR)	PBR Hawaii	29,900	29,900
Electrical Engineering	Albert Chong	0	25,000
Archaeological Monitoring Plan (AMP)		10,000	10,000
Website Development	Lawson Digital Consulting	12,000	12,000
Traffic Update (Prior to Permitting)	Fehr & Peers	90,000	97,450.00
Entitlement Planner (201H App)	PBR Hawaii	88,000	110,000.00
Section 106 MOA, AMP Consultants	Mason	50,000	50,000
NEPA Planner	PBR Hawaii	30,366	30,816.00
NEPA Archaeological Consultant	Honua	20,000	20,000
Land Coourt Deregistration/ Survey map		30,000	30,000
Change Order Civil Engineering Master Plan	B&K	0	107,700.00
Media/PR	Bennett Group/ Welc	45,000	96,490.00
Tenant Meeting #1	Various	11,000	11,000
Tenant Meeting #2	Various	7,500	7,500
Town Hall Meeting	Various	4,000	4,000
Legal - Pre-Dev Loan Agreement (Deferred to Cons. Loan Closing)	Settle Myer	75,000	75,000
Legal - KLM/HCDC Misc. (Deferred to Cons. Loan Closing)		370,000	370,000
Legal - KLM/HPHA Misc. (Deferred to Cons. Loan Closing)		370,000	370,000
Miscellaneous- Title, Printing, Mailing, etc.		0	1,938.00
<b>TOTAL ALL-PHASE ENTITLEMENT EXPENSES</b>		<b>1,627,766</b>	<b>1,907,007</b>

## Attachment B: Proposed Redevelopment Budget

General Excise Tax thru Dec. 31, 2024		80,482	80,482
<b>NET MULTIPHASE PREDEVELOPMENT BUDGET</b>		<b>1,861,699</b>	<b>2,068,620</b>
<b>Phase 1A - 300 Unit LIHTC</b>			
Market Study	Novogradac	10,000	16,400.00
HUD Consultant	D3G	25,260	59,410.00
HUD Appraisal	TBD	6,000	6,000
LIHTC Application Fees	HHFDC	12,000	12,000
LIHTC Performance Deposit	HHFDC	900,000	900,000
DD, CD Working Drawings	Lowney, B&K	3,590,000	3,779,625
ADA Data Collection	Bureau Veritas	0	3,403.00
Electrical Engineering Services	Electech	0	3,770.00
Elevator Study	EWCG	0	8,377.00
Topographical studies	KNS	0	128,168.00
	SVA Architects/ TCA Architects/ Lowney	0	181,880.00
Façade Development	Catalina Design Group	0	119,214
Interior Design		50,000	50,000
Interpretive Art/Documentation (SHPD MOA)		30,000	30,000
Community Outreach		200,000	200,000
Environmental Testing	Weston	75,000	75,000
Geotechnical/Soils	Earth Engineers	0	0
Permitting/Third-party Review		5,000	5,000
Phase 1 Update		1,200,000	1,200,000
Impact Fees - Water only		0	0
Building Permits		0	0
Legal - Loan Closing		100,000	100,000
Legal - Lender		0	0
Legal - Issuer		650,000	650,000
Legal - Borrower		150,000	150,000
Legal - Bond Counsel		500,000	500,000
Administrative Relocation Fees	SRS	250,000	250,000
Physical Relocation Costs		200,000	200,000
HPHA - Admin, Legal (Deferred to Cons. Loan Closing)		0	15,000.00
Miscellaneous - Title, Printing, Mailing, etc.	Various	69,750	69,750
General Excise Tax thru Dec. 31, 2024		<b>8,023,010</b>	<b>8,712,997</b>
<b>NET TOTAL PHASE 1 A PREDEVELOPMENT BUDGET</b>			
<b>Phase 1B - 350 Unit 501c3 "Missing Middle"</b>			
DD, CD Working Drawings	Lowney, B&K	3,680,000	3,849,809.00
Topographical studies	KNS		30,157.00
	Catalina Design Group	0	119,857
Interior Design		50,000	50,000
Interpretive Art/Documentation (SHPD MOA)		0	0
Permitting/Third-party Review		25,000	25,000
HUD Consultant		25,000	25,000
Market Study		30,000	30,000
Greystar Predevelopment Consultant		6,000	6,000
HUD Appraisal			

## Attachment B: Proposed Redevelopment Budget

Building Permits		0	0
Phase 1 Update		5,000	5,000
Impact Fees (Wastewater only for units above 60% AMI)		3,252,480	3,252,480
HPHA - Admin, Legal (Deferred to Cons. Loan Closing)		300,000	300,000
Community Outreach		30,000	30,000
Environmental Testing	Weston	200,000	200,000
Geotechnical/Soils	Earth Engineers	75,000	75,000
Legal - Loan Closing		0	0
Legal - Lender		100,000	100,000
Legal - Issuer		0	0
Legal - Borrower		650,000	650,000
Legal - Bond Counsel		150,000	150,000
Administrative Relocation Fees		500,000	500,000
Physical Relocation Costs		250,000	250,000
General Excise Tax thru Dec. 31, 2024		74,141	74,141
<b>Total Phase 1B Soft Costs</b>		<b>9,402,621</b>	<b>9,722,444</b>
<b>Phase 1C - 250 Unit For-Sale Condominium</b>			
Market Study	Not yet committed	30,000	30,000
Community Outreach	Not yet committed	30,000	30,000
Concept and SD update	Not yet committed	240,000	240,000
DD, CD Working Drawings	Not yet committed	3,260,000	3,260,000
Permitting/Third-party Review	Not yet committed	100,000	100,000
Branding/Marketing Consultant	Not yet committed	50,000	50,000
Marketing (Web, Collateral, Model Unit FF&E)	Not yet committed	350,000	350,000
Sales Office Design, Permit, Buildout	Not yet committed	500,000	500,000
Marketing Events	Not yet committed	25,000	25,000
Legal - Condo docs	Not yet committed	100,000	100,000
HUD Appraisal	Not yet committed	6,000	6,000
Lender Appraisal	Not yet committed	35,000	35,000
Legal - Financing	Not yet committed	250,000	250,000
DURF Loan Fee	Not yet committed	300,000	300,000
Impact Fees	Not yet committed	3,500,000	3,500,000
Environmental Testing	Not yet committed	200,000	200,000
Geotechnical/Soils	Not yet committed	75,000	75,000
Legal-Loan Closing, Subdivision, CPR	Not yet committed	150,000	150,000
Sales Office Lease and Overhead	Not yet committed	100,000	100,000
Promotional Material	Not yet committed	50,000	50,000
Accounting	Not yet committed	25,000	25,000
Building Permits	Not yet committed	650,000	650,000
General Excise Tax thru Dec. 31, 2024		0	0
<b>Total Phase 1C Soft Costs</b>		<b>10,026,000</b>	<b>10,026,000</b>
<b>NET PHASE 1 PREDEVELOPMENT BUDGET</b>		<b>29,313,330</b>	<b>30,530,061</b>

### Attachment C: Proposed Redevelopment Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Successors	Timeline (April 2023 - July 2023)			
1		<b>MAYOR WRIGHT HOMES DEVELOPMENT SCHEDULE</b>	4574 days	Mon 5/22/23	Thu 12/27/40						
2	✓	<b>Mayor Wright Homes (MDA)</b>	54 days	Mon 5/22/23	Wed 8/9/23						
3	✓	Negotiate MPA/MDA	1.25 mons	Mon 5/22/23	Wed 6/28/23						
4	✓	Sign MDA	0 mons	Wed 6/28/23	Wed 6/28/23		6				
5	✓	Onboarding	30 days	Wed 6/28/23	Wed 8/9/23						
9	✓	<b>DUE DILIGENCE</b>	76 days	Thu 8/10/23	Thu 11/30/23						
47	✓	<b>PREDEVELOPMENT LOAN</b>	113 days	Mon 4/15/24	Tue 9/24/24						
48	✓	Prepare Phase 1 Schedule and Budget	10 days	Mon 4/15/24	Fri 4/26/24		49				
49	✓	Draft for Action	5 days	Mon 4/29/24	Fri 5/3/24	48					
50	✓	HPHA Board Meeting	0 days	Thu 5/16/24	Thu 5/16/24		51				
51	✓	Execute Loan	90 days	Thu 5/16/24	Tue 9/24/24	50	192				
52	✓	<b>MASTER PLAN REFINEMENT</b>	99 days	Thu 8/10/23	Wed 1/3/24						
66	✓	<b>HPHA BOARD MEETING UPDATES</b>	8 days	Fri 12/1/23	Wed 12/13/23						
69	✓	<b>TENANT/COMMUNITY OUTREACH</b>	635 days	Tue 8/1/23	Wed 1/28/26						
70	✓	Prep for First Tenant Meeting (Introduction)	20 days	Tue 8/1/23	Tue 8/29/23		71				
71	✓	First Resident Meeting	0 days	Wed 10/4/23	Wed 10/4/23	70					
72	✓	First Neighborhood Board Meeting (Intro, Town Hall Announcement)	0 days	Wed 11/15/23	Wed 11/15/23						
73	✓	Second Resident Meeting	0 days	Wed 12/13/23	Wed 12/13/23						
74	✓	Town Hall Meeting	0 days	Thu 12/14/23	Thu 12/14/23						
75	✓	Resident Meeting	0 days	Wed 8/20/25	Wed 8/20/25						
76	✓	Resident Relocation Informational Meeting #1	0 days	Thu 12/4/25	Thu 12/4/25						
77	✓	Resident Relocation Informational Meeting #2	0 days	Wed 1/28/26	Wed 1/28/26						
78	✓	<b>MDA MILESTONE: MASTER DEVELOPMENT ASSESSMENT ACTIVITIES SCHEDULE &amp; BUDGET (10/26/23)</b>	5 days	Thu 10/26/23	Wed 11/1/23						
82	✓	<b>ENTITLEMENT (EMERGENCY PROCLAMATION)</b>	82 days	Thu 10/12/23	Thu 2/8/24						
117	✓	<b>ENVIRONMENTAL TESTING (PHASE II)</b>	441 days	Tue 9/3/24	Thu 5/14/26						
118	✓	Contracting	20 days	Tue 9/3/24	Mon 9/30/24		119				
119	✓	Scoping	2 mons	Tue 10/1/24	Tue 11/26/24	118	120				
120	✓	Data Gap Analysis and Site Investigation Work Plan	5 mons	Wed 11/27/24	Thu 4/17/25	119	121				
121	✓	HDOH Review	5 mons	Fri 4/18/25	Thu 9/4/25	120					
122	✓	HDOH Comment Letter Received	0 days	Mon 9/22/25	Mon 9/22/25		123				
123	✓	Site Investigation Work Plan Revision	10 days	Mon 9/22/25	Fri 10/3/25	122	124				
124	✓	HDOH review	8 mons	Mon 10/6/25	Thu 5/14/26	123	125				
125	✓	HDOH Approval	0 days	Thu 5/14/26	Thu 5/14/26	124					
126	✓	<b>RESIDENT RELOCATION PLAN - PHASE 1A (76 Units)</b>	337 days	Thu 5/1/25	Fri 8/14/26						
127	✓	Draft Relocation Plan	40 days	Thu 5/1/25	Wed 6/25/25		128				
128	✓	HPHA Review of Relocation Plan	10 days	Thu 6/26/25	Wed 7/9/25	127	129				
129	✓	Relocation Plan Revision	10 days	Thu 7/10/25	Wed 7/23/25	128	130				
130	✓	HPHA Relocation Plan Approval	0 days	Wed 7/23/25	Wed 7/23/25	129					
131	✓	General Information Notice (GIN)	0 days	Fri 11/21/25	Fri 11/21/25		132				
132	✓	Resident Relocation Interviews	60 edays	Fri 11/21/25	Tue 1/20/26	131					
133	✓	<b>HUD Section 18 Approval</b>	0 days	Thu 12/18/25	Thu 12/18/25	203	134FS+15 days				
134	✓	90-Day Notice	91 edays	Mon 3/16/26	Mon 6/15/26	133FS+15 days	136,135FS-31 eda				
135	✓	30-Day Notice	31 edays	Fri 5/15/26	Mon 6/15/26	134FS-31 edays					
136	✓	Moves Start	0 edays	Mon 6/15/26	Mon 6/15/26	134	137				
137	✓	Moves Completed	60 edays	Mon 6/15/26	Fri 8/14/26	136					
138	✓	<b>SUBDIVISION &amp; CPR</b>	360 days	Wed 4/23/25	Mon 9/7/26						
139	✓	<b>Land Court Deregistration</b>	270 days	Wed 4/23/25	Mon 5/4/26						
140	✓	Prepare survey map and descriptions	30 days	Thu 5/1/25	Wed 6/11/25		141,146				
141	✓	Prepare/Submit Land Court Deregistration Application	110 days	Wed 4/23/25	Wed 10/22/25	140	142				
142	✓	Application Review	99 days	Thu 10/23/25	Mon 3/9/26	141	143				
143	✓	Respond to Comments/Finalize Application Package	0 days	Mon 3/9/26	Mon 3/9/26	142	144				
144	✓	Acceptance/Recordation at the BoC	8 wks	Tue 3/10/26	Mon 5/4/26	143					
145	✓	<b>Phase 1A/1B Subdivision</b>	324 days	Thu 6/12/25	Mon 9/7/26						
146	✓	Prepare Phase 1A,/1B Subdivision Map	5.5 mons	Thu 6/12/25	Wed 11/12/25	140	147				

Project: Mayor Wright Homes  
Date: Wed 3/25/26

Task		Summary		Inactive Milestone		Start-only		External Milestone		Manual Progress	
Split		Project Summary		Inactive Summary		Manual Summary Rollup		Deadline			
Milestone		Inactive Task		Manual Task		Manual Summary		Progress			

### Attachment C: Proposed Redevelopment Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Successors	April 2023	May 2023	June 2023	July 2023
147		Prepare Subdivision Application	22 days	Thu 11/13/25	Thu 12/11/25	146	149,148				
148		Submit Subdivision Application	0 days	Thu 12/11/25	Thu 12/11/25	147					
149		DPP Conditional Approval	9 emons	Thu 12/11/25	Mon 9/7/26	147					
150		<b>Phase 1A &amp; 1B CPR Documents</b>	<b>100 days</b>	<b>Mon 3/2/26</b>	<b>Fri 7/17/26</b>						
151		Draft CPR Documents	40 days	Mon 3/2/26	Fri 4/24/26		152,153,154,155				
152		CPR Declaration 1A	60 days	Mon 4/27/26	Fri 7/17/26	151					
153		Condo Map 1A	60 days	Mon 4/27/26	Fri 7/17/26	151					
154		CPR Declaration 1B	60 days	Mon 4/27/26	Fri 7/17/26	151					
155		Condo Map 1B	60 days	Mon 4/27/26	Fri 7/17/26	151					
156		<b>HHFDC FINANCING</b>	<b>446 days</b>	<b>Fri 2/14/25</b>	<b>Fri 10/30/26</b>						
157		Submit Financing Application to HHFDC - Phase 1A	0 days	Fri 2/14/25	Fri 2/14/25						
158		Receive Award - Phase 1A	0 days	Thu 11/20/25	Thu 11/20/25						
159		Submit Financing Application to HHFDC - Phase 1B	0 days	Fri 2/20/26	Fri 2/20/26						
160		Receive Award - Phase 1B	0 days	Fri 10/30/26	Fri 10/30/26		349				
161		<b>HHFDC LAND &amp; DEVELOPMENT AGREEMENTS</b>	<b>718 days</b>	<b>Tue 8/1/23</b>	<b>Fri 5/22/26</b>						
165		<b>NEPA UPDATE</b>	<b>414 days</b>	<b>Wed 4/24/24</b>	<b>Thu 12/4/25</b>						
166		Accepting Authority (Governor's Office) Initial Meeting	0 days	Wed 4/24/24	Wed 4/24/24		167				
167		Reassign back to HCD on HEROS	4 wks	Wed 4/24/24	Tue 5/21/24	166	170,171,168				
168		Update NEPA EA FONSI with dollar amounts (if necessary)	2 mons	Wed 5/22/24	Fri 7/19/24	167					
169		Initial HUD Meeting - Update on all KLM Projects	0 days	Mon 8/12/24	Mon 8/12/24						
170		Section 7 Endangered Species Act	5 wks	Wed 5/22/24	Thu 6/27/24	167					
171		Noise and Vibration Control Plan Update	5 mons	Wed 5/22/24	Mon 10/14/24	167					
172		Notice of Intent to Request Release of Funds (NOIRROF) - HPHA Review	7 days	Fri 7/11/25	Mon 7/21/25		173				
173		NOIRROF - HPHA transmittal to DHS	9 days	Tue 7/22/25	Fri 8/1/25	172	174FS+21 days				
174		NOIRROF Publication	14 days	Tue 9/2/25	Fri 9/19/25	173FS+21 days	175				
175		<b>Submit Request for Release of Funds to Gov's Office</b>	<b>14 days</b>	<b>Mon 9/22/25</b>	<b>Thu 10/9/25</b>	<b>174</b>					
176		Authorized Use of Government Funds Approval	0 days	Thu 12/4/25	Thu 12/4/25						
177		<b>FAIRCLOTH/RAD CONVERSION (Public housing to Project Based Vouchers)</b>	<b>1470 days</b>	<b>Wed 5/15/24</b>	<b>Wed 1/9/30</b>						
178		<b>Predevelopment</b>	<b>614 days</b>	<b>Wed 5/15/24</b>	<b>Wed 9/30/26</b>						
179		Request Notice of Anticipated RAD Rents (NARR)	15 days	Wed 5/15/24	Wed 6/5/24		180				
180		Issue NARR	0 days	Wed 6/5/24	Wed 6/5/24	179					
181		HUD Architectural Review	0 days	Fri 8/29/25	Fri 8/29/25						
182		<b>Submit Mixed Finance Development Proposal (MFDP)</b>	<b>0 days</b>	<b>Fri 4/24/26</b>	<b>Fri 4/24/26</b>		184,185,183				
183		Request preliminary conversion call through RAD Resource Desk	0 days	Wed 6/5/24	Wed 6/5/24	182					
184		Approve MFDP	3 mons	Fri 4/24/26	Thu 7/16/26	182					
185		Receive RAD Conversion Conditional Approval	3 mons	Fri 4/24/26	Thu 7/16/26	182					
186		Mixed Finance Construction Closing (if applicable)	0 days	Wed 9/30/26	Wed 9/30/26	301					
187		<b>Conversion to Permanent Financing</b>	<b>95 days</b>	<b>Thu 8/30/29</b>	<b>Wed 1/9/30</b>						
188		Submit RAD application to HUD (at 95% TCO - Month 29 in the Constuction Schedule)	95 days	Thu 8/30/29	Wed 1/9/30	310FS-90 days	189				
189		Commitment to Enter into a Housing Assistance Payments Contract (CHAP)& RAD Conversion Commitment( RCC)	0 days	Wed 1/9/30	Wed 1/9/30	188	190				
190		RAD Closing	0 days	Wed 1/9/30	Wed 1/9/30	189					
191		<b>SECTION 18 APPLICATION</b>	<b>597 days</b>	<b>Fri 2/16/24</b>	<b>Mon 6/15/26</b>						
192		Scoping and Planning	130 days	Fri 2/16/24	Fri 1/31/25	51	193,194,200,195				
193		Prepare Section 18 Application	60 days	Mon 2/3/25	Fri 4/25/25	192	200,196				
194		Appraisal	20 days	Mon 2/3/25	Fri 2/28/25	192	200,196				
195		Survey, Legal Description	20 days	Mon 2/3/25	Fri 2/28/25	192	200				
196		Resident Offer of Sale	20 days	Mon 4/28/25	Fri 5/23/25	193,194	198				
197		Request HUD family highrise tower	5 days	Mon 12/23/24	Mon 12/30/24	233FS-5 wks					
198		Evidence of Consultation with Mayor	10 days	Mon 5/26/25	Fri 6/6/25	196	199				
199		Letter of Support from Mayor	0 days	Fri 6/6/25	Fri 6/6/25	198					
200		HPHA Approval	25 days	Mon 4/28/25	Fri 5/30/25	193,192,194,19					
201		Submit Section 18 Application	50 days	Mon 6/2/25	Fri 8/8/25		202				
202		HUD Review Period	132 edays	Fri 8/8/25	Thu 12/18/25	201	203				
203		<b>Section 18 Approved</b>	<b>0 days</b>	<b>Thu 12/18/25</b>	<b>Thu 12/18/25</b>	<b>202</b>	<b>208FS+15 days,13</b>				

Project: Mayor Wright Homes  
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	Task		Summary		Inactive Milestone		Duration-only		Start-only		External Milestone		Manual Progress
	Split		Project Summary		Inactive Summary		Manual Summary Rollup		Finish-only		Deadline		Progress
	Milestone		Inactive Task		Manual Task		Manual Summary		External Tasks		Progress		Manual Progress

### Attachment C: Proposed Redevelopment Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Successors	April 2023	May 2023	June 2023	July 2023
204		<b>TPV Application</b>	<b>77 days</b>	<b>Thu 12/18/25</b>	<b>Mon 4/6/26</b>						
205		Prepare TPV Application	25 edays	Thu 12/18/25	Mon 1/12/26	203	206				
206		HUD Review	12 wks	Tue 1/13/26	Mon 4/6/26	205	207				
207		<b>HUD Approval</b>	<b>0 days</b>	<b>Mon 4/6/26</b>	<b>Mon 4/6/26</b>	206,203					
208		90-day notice to tenants to apply for TPV	91 edays	Mon 3/16/26	Mon 6/15/26	203FS+15 days	210,209FS-30 eda				
209		Issue 30-day notice for relocation	30 edays	Sat 5/16/26	Mon 6/15/26	208FS-30 edays					
210		<b>Relocation Start</b>	<b>0 days</b>	<b>Mon 6/15/26</b>	<b>Mon 6/15/26</b>	208					
211		<b>HISTORIC PRESERVATION (HRS§106) - MOA</b>	<b>514 days</b>	<b>Thu 6/6/24</b>	<b>Tue 6/2/26</b>						
212	✓	MOA Second Amendment Executed	0 days	Thu 6/6/24	Thu 6/6/24						
213	✓	First SHPD Project Design Review	0 days	Thu 7/3/25	Thu 7/3/25		214,216,217FS+6				
214	✓	Project Update	40 days	Thu 7/3/25	Wed 8/27/25	213	218				
215	✓	Re-route Second Amendment for SHPO Signature	20 days	Wed 7/23/25	Tue 8/19/25						
216		Documentary Film Production Scoping	220 days	Thu 7/3/25	Tue 5/5/26	213					
217		Second SHPD Project Design Review	0 days	Wed 8/13/25	Wed 8/13/25	213FS+6 wks					
218		Community Education Scoping	200 days	Thu 8/28/25	Tue 6/2/26	214					
219		Archaeological Monitoring Plan (AMP)	7 mons	Thu 10/16/25	Tue 4/28/26						
220		<b>Mayor Wright Homes Phase 1 DDA</b>	<b>276 days</b>	<b>Wed 3/19/25</b>	<b>Tue 4/7/26</b>						
221	✓	Draft Phase 1A and 1B Exhibits	90 days	Wed 3/19/25	Tue 7/22/25		222				
222	✓	HPHA Review	2 mons	Wed 7/23/25	Tue 9/16/25	221	223				
223	✓	HCDC Revisions	20 days	Wed 9/17/25	Tue 10/14/25	222	224				
224		Draft Agreement Finalized	11 wks	Wed 10/15/25	Mon 12/29/25	223					
225		HPHA Board Approval	0 days	Wed 1/28/26	Wed 1/28/26		226FS+20 days				
226		Execute DDA	0 days	Tue 2/24/26	Tue 2/24/26	225FS+20 days	227				
227		Amend DDA	6 wks	Wed 2/25/26	Tue 4/7/26	226	228				
228		Execute DDA Amendment	0 days	Tue 4/7/26	Tue 4/7/26	227					
229		<b>Design</b>	<b>457 days</b>	<b>Fri 2/16/24</b>	<b>Mon 12/1/25</b>						
230	✓	A&E RFP's (Lowney+subs)	28 days	Fri 2/16/24	Thu 3/28/24		231				
231	✓	Award and Selection	19 days	Mon 3/18/24	Mon 4/15/24	230	232				
232	✓	Contracting	160 days	Tue 4/16/24	Tue 12/3/24	231					
233	✓	<b>Schematic Design</b>	<b>135 days</b>	<b>Wed 7/17/24</b>	<b>Mon 1/27/25</b>		<b>197FS-5 wks</b>				
243	✓	<b>Design Development</b>	<b>90 days</b>	<b>Tue 12/31/24</b>	<b>Mon 5/5/25</b>						
252		<b>Construction Documents - Phase 1A</b>	<b>94 days</b>	<b>Tue 5/6/25</b>	<b>Fri 9/12/25</b>						
253	✓	30% CD	4 wks	Tue 5/6/25	Mon 6/2/25	251	254				
254		60% CD	5 wks	Tue 6/3/25	Mon 8/4/25	253	255				
255		90% CD	6 wks	Mon 8/4/25	Fri 9/12/25	254					
256		<b>Construction Documents - Phase 1B</b>	<b>130 days</b>	<b>Tue 6/3/25</b>	<b>Mon 12/1/25</b>						
257		30% CD	4 wks	Tue 7/29/25	Mon 8/25/25	251FS+60 days	258				
258		60% CD	7 wks	Tue 6/3/25	Mon 10/6/25	257	259				
259		90% CD	8 wks	Tue 10/7/25	Mon 12/1/25	258					
260		<b>PHASE 1A PERMITTING</b>	<b>485 days</b>	<b>Tue 5/6/25</b>	<b>Fri 3/12/27</b>						
261		Complete Site Development Division Construction Plan Set	64 days	Tue 5/6/25	Fri 8/1/25	251	262				
262	✓	Submit to DPP Site Development Division	0 days	Mon 8/4/25	Mon 8/4/25	261	263				
263		City DPP Site Development Division Review and Approval	335 days	Mon 8/4/25	Fri 11/13/26	262	281				
264	✓	Submit Building A Building Permit Set to DPP	0 days	Wed 9/24/25	Wed 9/24/25		280				
265		<b>Super Structure Permit</b>	<b>161 days</b>	<b>Mon 11/17/25</b>	<b>Fri 6/26/26</b>						
266		Submit for Super Structure Permit	0 days	Sun 12/7/25	Sun 12/7/25		277				
267		<b>Foundation Permit</b>	<b>121 days</b>	<b>Sun 12/7/25</b>	<b>Fri 5/22/26</b>						
268		Submit for Foundation Permit	0 days	Sun 12/7/25	Sun 12/7/25		269				
269		Foundation Permit Approved	106 days	Sun 12/7/25	Fri 5/1/26	268	270				
270		Foundation Permit Issued	3 wks	Mon 5/4/26	Fri 5/22/26	269	303FS-75 days,30				
271		<b>Demolition and Grading Permit</b>	<b>135 days</b>	<b>Mon 11/17/25</b>	<b>Thu 5/21/26</b>						
272		Submit Mass Grading Plan	0 days	Mon 11/17/25	Mon 11/17/25						
273		Submit for Demolition Permit	0 days	Thu 1/15/26	Thu 1/15/26						
274		Mass Grading Plan Approved	0 days	Fri 5/1/26	Fri 5/1/26						

Project: Mayor Wright Homes  
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Task	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span> Summary	Inactive Milestone	<span style="display: inline-block; width: 20px; height: 10px; background-color: #ccc; border: 1px solid black;"></span>	Duration-only	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>	Start-only	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>	External Milestone	<span style="display: inline-block; width: 20px; height: 10px; background-color: #ccc; border: 1px solid black;"></span>	Manual Progress	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>
Split	<span style="display: inline-block; width: 20px; height: 10px; border-bottom: 1px dashed #0070C0;"></span> Project Summary	Inactive Summary	<span style="display: inline-block; width: 20px; height: 10px; border-bottom: 1px dashed #ccc;"></span>	Manual Summary Rollup	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>	Finish-only	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>	Deadline	<span style="display: inline-block; width: 20px; height: 10px; background-color: #ccc; border: 1px solid black;"></span>		
Milestone	<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid #0070C0;"></span> Inactive Task	Manual Task	<span style="display: inline-block; width: 20px; height: 10px; background-color: #ccc; border: 1px solid black;"></span>	Manual Summary	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>	External Tasks	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>	Progress	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>		

### Attachment C: Proposed Redevelopment Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Successors	April 2023	May 2023	June 2023	July 2023
275		Demolition Permit Approved	0 days	Fri 5/1/26	Fri 5/1/26		276				
276		Demolition Permit Issued	3 wks	Fri 5/1/26	Thu 5/21/26	275					
277		Third-Party Code Review	131 days	Sun 12/7/25	Fri 6/5/26	266	278				
278		Super Structure Permit Approved	0 days	Fri 6/5/26	Fri 6/5/26	277	279				
279		Super Structure Permit Issued	3 wks	Mon 6/8/26	Fri 6/26/26	278					
280		Third-Party Plan Review (Permit Set)	214 days	Wed 9/24/25	Fri 7/17/26	264					
281		<b>Site Development Division Package Approval</b>	0 days	<b>Fri 11/13/26</b>	<b>Fri 11/13/26</b>	263	282				
282		Site Development Package Signed by City and County Agencies	4 wks	Mon 11/16/26	Fri 12/11/26	281	283				
283		Signed Civil Drawings Incorporated into Permit Set	1 wk	Mon 12/14/26	Fri 12/18/26	282	284				
284		Permit Set Routed for DPP Approval	2 mons	Mon 12/21/26	Fri 2/12/27	283	285				
285		<b>Building Permit Set Approval</b>	<b>0 days</b>	<b>Fri 2/12/27</b>	<b>Fri 2/12/27</b>	284	286				
286		Permit Set Stamped	3 wks	Mon 2/15/27	Fri 3/5/27	285	287				
287		Building Permit Issued	1 wk	Mon 3/8/27	Fri 3/12/27	286	308				
288		<b>Phase 1A Construction Loan Closing</b>	<b>154 days</b>	<b>Thu 2/26/26</b>	<b>Wed 9/30/26</b>						
289		Lender/Investor Solicitation	8 wks	Thu 2/26/26	Wed 4/22/26		290,291,292,294,				
290		Stale Reports Reordered	40 days	Thu 4/23/26	Wed 6/17/26	289					
291		Appraisal	60 days	Thu 4/23/26	Wed 7/15/26	289					
292		Finalize ALTA survey	60 days	Thu 4/23/26	Wed 7/15/26	289					
293		Update Construction Pricing	45 edays	Mon 5/18/26	Thu 7/2/26						
294		Finalize Loan Documents	71 days	Thu 4/23/26	Thu 7/30/26	289					
295		<b>HHFDC Board Resolution</b>	0 days	Thu 8/13/26	Thu 8/13/26						
296		<b>HPHA Board Approval</b>	0 days	Thu 8/20/26	Thu 8/20/26						
297		Insurance Policy is placed	100 days	Thu 4/23/26	Wed 9/9/26	289					
298		ALTA Title policy is placed	100 days	Thu 4/23/26	Wed 9/9/26	289					
299		Order Certificates of Good Standing and required searches	2 wks	Wed 9/9/26	Tue 9/22/26	301FS-3 wks					
300		Circulate Settlement Statements & Escrow Instructions	9 days	Wed 9/16/26	Mon 9/28/26	301FS-2 wks					
301		<b>Loan Close</b>	0 days	<b>Wed 9/30/26</b>	<b>Wed 9/30/26</b>		186,300FS-2 wks,				
302		<b>Phase 1A Construction - 308 Units</b>	<b>1018 days</b>	<b>Mon 2/9/26</b>	<b>Wed 1/2/30</b>						
303		Draft and Submit Construction Management Plan	60 days	Mon 2/9/26	Fri 5/1/26	270FS-75 days					
304		Draft and submit Traffic Management Plan	60 days	Mon 2/9/26	Fri 5/1/26	270FS-75 days					
305		Notice to Proceed	0 days	Wed 9/30/26	Wed 9/30/26	301	306				
306		Mobilization	2 wks	Wed 9/30/26	Tue 10/13/26	305	307				
307		Demolition/Remediation	6 emons	Tue 10/13/26	Sun 4/11/27	306	309				
308		<b>Receive Full Building Permit</b>	0 mons	Fri 3/12/27	Fri 3/12/27	287					
309		Grading and Vertical Construction	33 emons	Sun 4/11/27	Wed 12/26/29	307	312FS-3 emons,3:				
310		<b>Certificate of Occupancy</b>	1 wk	<b>Thu 12/27/29</b>	<b>Wed 1/2/30</b>	309	314,188FS-90 day				
311		<b>Lease-up, Stabilization and Conversion (308 Units)</b>	<b>699 days</b>	<b>Thu 9/27/29</b>	<b>Wed 6/2/32</b>						
312		Initiate Pre-leasing Calls	3 emons	Thu 9/27/29	Wed 12/26/29	309FS-3 emons					
313		Issue Offer to Return to residents who were relocated for Phase 1A	3 emons	Thu 9/27/29	Wed 12/26/29	309FS-3 emons					
314		Leasing Period	18 emons	Wed 1/2/30	Thu 6/26/31	310	315				
315		Stabilization Period	90 edays	Thu 6/26/31	Wed 9/24/31	314	316				
316		<b>Perm Loan Conversion</b>	30 edays	Wed 9/24/31	Fri 10/24/31	315	317				
317		Submit Placed In Service ("PIS") Package	3 emons	Fri 10/24/31	Thu 1/22/32	316	318				
318		Receive 8609's	3 emons	Thu 1/22/32	Wed 4/21/32	317	319				
319		Record Tax Credit Regulatory Agreements	30 days	Thu 4/22/32	Wed 6/2/32	318					
320		<b>PHASE 1B PERMITTING</b>	<b>485 days</b>	<b>Tue 5/6/25</b>	<b>Fri 3/12/27</b>						
321		Complete Site Development Division Construction Plan Set	64 days	Tue 5/6/25	Fri 8/1/25	251	322				
322		Submit to DPP Site Development Division	0 days	Mon 8/4/25	Mon 8/4/25	321	323				
323		City DPP Site Development Division Review and Approval	335 days	Mon 8/4/25	Fri 11/13/26	322	341				
324		Submit Building B Building Permit Set to DPP	0 days	Thu 12/4/25	Thu 12/4/25		340				
325		<b>Super Structure Permit</b>	<b>241 days</b>	<b>Mon 11/17/25</b>	<b>Fri 10/16/26</b>						
326		Submit for Super Structure Permit	0 days	Mon 3/2/26	Mon 3/2/26		337				
327		<b>Foundation Permit</b>	<b>121 days</b>	<b>Mon 3/2/26</b>	<b>Mon 8/17/26</b>						
328		Submit for Foundation Permit	0 days	Mon 3/2/26	Mon 3/2/26		329				

Project: Mayor Wright Homes  
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	Task		Summary		Inactive Milestone		Duration-only		Start-only		External Milestone		Manual Progress
	Split		Project Summary		Inactive Summary		Manual Summary Rollup		Finish-only		Deadline		Progress
	Milestone		Inactive Task		Manual Task		Manual Summary		External Tasks		Progress		Progress

### Attachment C: Proposed Redevelopment Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Successors	April 2023	May 2023	June 2023	July 2023
329		Foundation Permit Approved	106 days	Mon 3/2/26	Mon 7/27/26	328	330				
330		Foundation Permit Issued	3 wks	Tue 7/28/26	Mon 8/17/26	329	365FS-75 days,36				
331		<b>Demolition and Grading Permit</b>	<b>241 days</b>	<b>Mon 11/17/25</b>	<b>Fri 10/16/26</b>						
332		Submit Mass Grading Plan	0 days	Mon 11/17/25	Mon 11/17/25						
333		Submit for Demolition Permit	0 days	Mon 3/2/26	Mon 3/2/26						
334		Mass Grading Plan Approved	0 days	Fri 5/1/26	Fri 5/1/26						
335		Demolition Permit Approved	106 days	Fri 5/1/26	Fri 9/25/26		336				
336		Demolition Permit Issued	3 wks	Mon 9/28/26	Fri 10/16/26	335					
337		Third-Party Code Review	131 days	Mon 3/2/26	Mon 8/31/26	326	338				
338		Super Structure Permit Approved	0 days	Mon 8/31/26	Mon 8/31/26	337	339				
339		Super Structure Permit Issued	3 wks	Tue 9/1/26	Mon 9/21/26	338					
340		Third-Party Plan Review (Permit Set)	214 days	Thu 12/4/25	Mon 9/28/26	324					
341		<b>Site Development Division Package Approval</b>	<b>0 days</b>	<b>Fri 11/13/26</b>	<b>Fri 11/13/26</b>	323	342				
342		Site Development Package Signed by City and County Agencies	4 wks	Mon 11/16/26	Fri 12/11/26	341	343				
343		Signed Civil Drawings Incorporated into Permit Set	1 wk	Mon 12/14/26	Fri 12/18/26	342	344				
344		Permit Set Routed for DPP Approval	2 mons	Mon 12/21/26	Fri 2/12/27	343	345				
345		<b>Building Permit Set Approval</b>	<b>0 days</b>	<b>Fri 2/12/27</b>	<b>Fri 2/12/27</b>	344	346				
346		Permit Set Stamped	3 wks	Mon 2/15/27	Fri 3/5/27	345	347				
347		Building Permit Issued	1 wk	Mon 3/8/27	Fri 3/12/27	346	355,370				
348		<b>Phase 1B Construction Loan Closing</b>	<b>215 days</b>	<b>Fri 10/30/26</b>	<b>Fri 8/27/27</b>						
349		<b>Receive HHFDC Financing Allocation</b>	<b>0 days</b>	<b>Fri 10/30/26</b>	<b>Fri 10/30/26</b>	160	350				
350		Prepare Lender/Investor RFQ	30 days	Fri 10/30/26	Thu 12/10/26	349	351				
351		Lender/Investor Solicitation	8 wks	Fri 12/11/26	Thu 2/4/27	350	352,353,354,356				
352		Stale Reports Reorded	40 days	Fri 2/5/27	Thu 4/1/27	351					
353		Appraisal	60 days	Fri 2/5/27	Thu 4/29/27	351					
354		Finalize ALTA survey	60 days	Fri 2/5/27	Thu 4/29/27	351					
355		Update Construction Pricing	45 edays	Fri 3/12/27	Mon 4/26/27	347					
356		Finalize Loan Documents	100 days	Fri 2/5/27	Thu 6/24/27	351					
357		<b>HHFDC Board Resolution</b>	<b>0 days</b>	<b>Thu 7/8/27</b>	<b>Thu 7/8/27</b>						
358		<b>HPHA Board Approval</b>	<b>0 days</b>	<b>Thu 7/15/27</b>	<b>Thu 7/15/27</b>						
359		Insurance Policy is placed	100 days	Fri 4/2/27	Thu 8/19/27	363FS-105 days					
360		ALTA Title policy is placed	90 days	Fri 4/16/27	Thu 8/19/27	363FS-95 days					
361		Order Certificates of Good Standing and required searches	2 wks	Fri 8/6/27	Thu 8/19/27	363FS-3 wks					
362		Circulate Settlement Statements & Escrow Instructions	9 days	Fri 8/13/27	Wed 8/25/27	363FS-2 wks					
363		<b>Loan Close</b>	<b>0 days</b>	<b>Fri 8/27/27</b>	<b>Fri 8/27/27</b>		361FS-3 wks,362F				
364		<b>Phase 1B Construction - 247 Units</b>	<b>1129 days</b>	<b>Tue 5/5/26</b>	<b>Fri 8/30/30</b>						
365		Draft and Submit Construction Management Plan	60 days	Tue 5/5/26	Mon 7/27/26	270FS-75 days,3					
366		Draft and submit Traffic Management Plan	60 days	Tue 5/5/26	Mon 7/27/26	270FS-75 days,3					
367		Notice to Proceed	0 days	Fri 8/27/27	Fri 8/27/27	363	368				
368		Mobilization	2 wks	Fri 8/27/27	Thu 9/9/27	367	369				
369		Demolition/Remediation	6 emons	Thu 9/9/27	Tue 3/7/28	368	371				
370		<b>Receive Full Permit Set</b>	<b>0 mons</b>	<b>Fri 3/12/27</b>	<b>Fri 3/12/27</b>	347					
371		Grading and Vertical Construction	30 emons	Tue 3/7/28	Sat 8/24/30	369	374FS-3 emons,37				
372		<b>Certificate of Occupancy</b>	<b>1 wk</b>	<b>Mon 8/26/30</b>	<b>Fri 8/30/30</b>	371	376				
373		<b>Lease-up, Stabilization and Conversion (247 Units)</b>	<b>656 days</b>	<b>Sun 5/26/30</b>	<b>Mon 11/29/32</b>						
374		Initiate Pre-leasing Calls	3 emons	Sun 5/26/30	Sat 8/24/30	371FS-3 emons					
375		Issue Offer to Return to residents who were relocated for Phase 1A	3 emons	Sun 5/26/30	Sat 8/24/30	371FS-3 emons					
376		Leasing Period	16 emons	Fri 8/30/30	Tue 12/23/31	372	377				
377		Stabilization Period	90 edays	Tue 12/23/31	Mon 3/22/32	376	378				
378		<b>Perm Loan Conversion</b>	<b>30 edays</b>	<b>Mon 3/22/32</b>	<b>Wed 4/21/32</b>	377	379				
379		Submit Placed In Service ("PIS") Package	3 emons	Wed 4/21/32	Tue 7/20/32	378	380				
380		Receive 8609's	3 emons	Tue 7/20/32	Mon 10/18/32	379	381				
381		Record Tax Credit Regulatory Agreements	30 days	Tue 10/19/32	Mon 11/29/32	380					
382		<b>Phase 2D - 200 LIHTC Units</b>	<b>1850 days</b>	<b>Fri 12/24/27</b>	<b>Thu 1/25/35</b>						

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Task		Summary		Inactive Milestone		Duration-only		Start-only		External Milestone		Manual Progress	
Split		Project Summary		Inactive Summary		Manual Summary Rollup		Finish-only		Deadline			
Milestone		Inactive Task		Manual Task		Manual Summary		External Tasks		Progress			

### Attachment C: Proposed Redevelopment Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Successors	April 2023	May 2023	June 2023	July 2023
383		Design	12 emons	Fri 12/24/27	Mon 12/18/28	386FS-14 emon	384				
384		Submit for Building Permit	0 days	Mon 12/18/28	Mon 12/18/28	383	390				
385		<b>HHFDC Financing</b>	<b>172 days</b>	<b>Fri 2/16/29</b>	<b>Mon 10/15/29</b>						
386		Apply for Financing	0 days	Fri 2/16/29	Fri 2/16/29		387FS+8 emons,3				
387		Receive Allocation	1 day	Mon 10/15/29	Mon 10/15/29	386FS+8 emons	388				
388		Prepare Lender/Investor RFQ	30 days	Tue 10/16/29	Mon 11/26/29	387	389				
389		Lender/Investor solicitation	8 wks	Tue 11/27/29	Mon 1/21/30	388					
390		Receive Building Permit	14 emons	Mon 12/18/28	Mon 2/11/30	384	391				
391		Construction Loan Closing	7 mons	Mon 2/11/30	Fri 8/23/30	390	393				
392		<b>Construction</b>	<b>780 days</b>	<b>Fri 8/23/30</b>	<b>Sun 8/21/33</b>						
393		Notice to Proceed	0 days	Fri 8/23/30	Fri 8/23/30	391	394				
394		Mobilization	2 wks	Mon 8/26/30	Fri 9/6/30	393	395				
395		Demolition/Remediation	6 emons	Fri 9/6/30	Wed 3/5/31	394	396				
396		Grading and Vertical Construction	30 emons	Wed 3/5/31	Sun 8/21/33	395	397				
397		Certificate of Occupancy	0 days	Sun 8/21/33	Sun 8/21/33	396	399FS-3 emons,40				
398		<b>Conversion</b>	<b>438 days</b>	<b>Mon 5/23/33</b>	<b>Thu 1/25/35</b>						
399		Initiate Pre-Leasing Calls	3 emons	Mon 5/23/33	Sun 8/21/33	397FS-3 emons					
400		Lease-Up Period	14 mons	Mon 8/22/33	Fri 9/15/34	397	401				
401		Stabilization Period	90 edays	Fri 9/15/34	Thu 12/14/34	400	402				
402		Permanent Loan Conversion	30 days	Fri 12/15/34	Thu 1/25/35	401					
403		<b>Phase 1C - 254 For-Sale Units</b>	<b>1912 days</b>	<b>Fri 12/22/28</b>	<b>Mon 4/21/36</b>						
404		Design	12 emons	Fri 12/22/28	Mon 12/17/29	407FS-14 emon	405				
405		Submit for Building Permit	0 days	Mon 12/17/29	Mon 12/17/29	404	411				
406		<b>HHFDC Financing</b>	<b>172 days</b>	<b>Fri 2/15/30</b>	<b>Mon 10/14/30</b>						
407		Apply for Financing	0 days	Fri 2/15/30	Fri 2/15/30		404FS-14 emons,4				
408		Receive Allocation	1 day	Mon 10/14/30	Mon 10/14/30	407FS+8 emons	409				
409		Prepare Lender/Investor RFQ	30 days	Tue 10/15/30	Mon 11/25/30	408	410				
410		Lender/Investor solicitation	8 wks	Tue 11/26/30	Mon 1/20/31	409					
411		Receive Building Permit	14 emons	Mon 12/17/29	Mon 2/10/31	405	412				
412		Construction Loan Closing	7 mons	Mon 2/10/31	Fri 8/22/31	411	414				
413		<b>Construction</b>	<b>802 days</b>	<b>Fri 8/22/31</b>	<b>Tue 9/19/34</b>						
414		Notice to Proceed	0 days	Fri 8/22/31	Fri 8/22/31	412	415				
415		Mobilization	2 wks	Mon 8/25/31	Fri 9/5/31	414	416				
416		Demolition/Remediation	6 emons	Fri 9/5/31	Wed 3/3/32	415	417				
417		Grading and Vertical Construction	31 emons	Wed 3/3/32	Tue 9/19/34	416	418				
418		Certificate of Occupancy	0 days	Tue 9/19/34	Tue 9/19/34	417	420FS-3 emons,42				
419		<b>Conversion</b>	<b>478 days</b>	<b>Wed 6/21/34</b>	<b>Mon 4/21/36</b>						
420		Initiate Pre-Leasing Calls	3 emons	Wed 6/21/34	Tue 9/19/34	418FS-3 emons					
421		Lease-Up Period	16 mons	Wed 9/20/34	Tue 12/11/35	418	422				
422		Stabilization Period	90 edays	Tue 12/11/35	Mon 3/10/36	421	423				
423		Permanent Loan Conversion	30 days	Tue 3/11/36	Mon 4/21/36	422					
424		<b>Phase 2E - 200 LIHTC Units</b>	<b>1850 days</b>	<b>Fri 12/22/28</b>	<b>Thu 1/24/36</b>						
425		Design	12 emons	Fri 12/22/28	Mon 12/17/29	428FS-14 emon	426				
426		Submit for Building Permit	0 days	Mon 12/17/29	Mon 12/17/29	425	432				
427		<b>HHFDC Financing</b>	<b>172 days</b>	<b>Fri 2/15/30</b>	<b>Mon 10/14/30</b>						
428		Apply for Financing	0 days	Fri 2/15/30	Fri 2/15/30		425FS-14 emons,4				
429		Receive Allocation	1 day	Mon 10/14/30	Mon 10/14/30	428FS+8 emons	430				
430		Prepare Lender/Investor RFQ	30 days	Tue 10/15/30	Mon 11/25/30	429	431				
431		Lender/Investor solicitation	8 wks	Tue 11/26/30	Mon 1/20/31	430					
432		Receive Building Permit	14 emons	Mon 12/17/29	Mon 2/10/31	426	433				
433		Construction Loan Closing	7 mons	Mon 2/10/31	Fri 8/22/31	432	435				
434		<b>Construction</b>	<b>780 days</b>	<b>Fri 8/22/31</b>	<b>Sun 8/20/34</b>						
435		Notice to Proceed	0 days	Fri 8/22/31	Fri 8/22/31	433	436				
436		Mobilization	2 wks	Mon 8/25/31	Fri 9/5/31	435	437				

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Task		Summary		Inactive Milestone		Duration-only		Start-only		External Milestone		Manual Progress
Split		Project Summary		Inactive Summary		Manual Summary Rollup		Finish-only		Deadline		
Milestone		Inactive Task		Manual Task		Manual Summary		External Tasks		Progress		

### Attachment C: Proposed Redevelopment Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Successors	April 2023	May 2023	June 2023	July 2023
437		Demolition/Remediation	6 emons	Fri 9/5/31	Wed 3/3/32	436	438				
438		Grading and Vertical Construction	30 emons	Wed 3/3/32	Sun 8/20/34	437	439				
439		Certificate of Occupancy	0 days	Sun 8/20/34	Sun 8/20/34	438	441FS-3 emons,44				
440		<b>Conversion</b>	<b>438 days</b>	<b>Mon 5/22/34</b>	<b>Thu 1/24/36</b>						
441		Initiate Pre-Leasing Calls	3 emons	Mon 5/22/34	Sun 8/20/34	439FS-3 emons					
442		Lease-Up Period	14 mons	Mon 8/21/34	Fri 9/14/35	439	443				
443		Stabilization Period	90 edays	Fri 9/14/35	Thu 12/13/35	442	444				
444		Permanent Loan Conversion	30 days	Fri 12/14/35	Thu 1/24/36	443					
445		<b>Phase 2F - 229 LIHTC Units</b>	<b>1870 days</b>	<b>Fri 12/27/30</b>	<b>Thu 2/25/38</b>						
446		Design	12 emons	Fri 12/27/30	Mon 12/22/31	449FS-14 emon	447				
447		Submit for Building Permit	0 days	Mon 12/22/31	Mon 12/22/31	446	453				
448		<b>HHFDC Financing</b>	<b>172 days</b>	<b>Fri 2/20/32</b>	<b>Mon 10/18/32</b>						
449		Apply for Financing	0 days	Fri 2/20/32	Fri 2/20/32		446FS-14 emons,4				
450		Receive Allocation	1 day	Mon 10/18/32	Mon 10/18/32	449FS+8 emons	451				
451		Prepare Lender/Investor RFQ	30 days	Tue 10/19/32	Mon 11/29/32	450	452				
452		Lender/Investor solicitation	8 wks	Tue 11/30/32	Mon 1/24/33	451					
453		Receive Building Permit	14 emons	Mon 12/22/31	Mon 2/14/33	447	454				
454		Construction Loan Closing	7 mons	Mon 2/14/33	Fri 8/26/33	453	456				
455		<b>Construction</b>	<b>780 days</b>	<b>Fri 8/26/33</b>	<b>Sun 8/24/36</b>						
456		Notice to Proceed	0 days	Fri 8/26/33	Fri 8/26/33	454	457				
457		Mobilization	2 wks	Mon 8/29/33	Fri 9/9/33	456	458				
458		Demolition/Remediation	6 emons	Fri 9/9/33	Wed 3/8/34	457	459				
459		Grading and Vertical Construction	30 emons	Wed 3/8/34	Sun 8/24/36	458	460				
460		Certificate of Occupancy	0 days	Sun 8/24/36	Sun 8/24/36	459	462FS-3 emons,46				
461		<b>Conversion</b>	<b>458 days</b>	<b>Mon 5/26/36</b>	<b>Thu 2/25/38</b>						
462		Initiate Pre-Leasing Calls	3 emons	Mon 5/26/36	Sun 8/24/36	460FS-3 emons					
463		Lease-Up Period	15 mons	Mon 8/25/36	Fri 10/16/37	460	464				
464		Stabilization Period	90 edays	Fri 10/16/37	Thu 1/14/38	463	465				
465		Permanent Loan Conversion	30 days	Fri 1/15/38	Thu 2/25/38	464					
466		<b>Phase 3H - 256 501c3 Units</b>	<b>1912 days</b>	<b>Fri 12/27/30</b>	<b>Mon 4/26/38</b>						
467		Design	12 emons	Fri 12/27/30	Mon 12/22/31	470FS-14 emon	468				
468		Submit for Building Permit	0 days	Mon 12/22/31	Mon 12/22/31	467	474				
469		<b>HHFDC Financing</b>	<b>172 days</b>	<b>Fri 2/20/32</b>	<b>Mon 10/18/32</b>						
470		Apply for Financing	0 days	Fri 2/20/32	Fri 2/20/32		467FS-14 emons,4				
471		Receive Allocation	1 day	Mon 10/18/32	Mon 10/18/32	470FS+8 emons	472				
472		Prepare Lender/Investor RFQ	30 days	Tue 10/19/32	Mon 11/29/32	471	473				
473		Lender/Investor solicitation	8 wks	Tue 11/30/32	Mon 1/24/33	472					
474		Receive Building Permit	14 emons	Mon 12/22/31	Mon 2/14/33	468	475				
475		Construction Loan Closing	7 mons	Mon 2/14/33	Fri 8/26/33	474	477				
476		<b>Construction</b>	<b>802 days</b>	<b>Fri 8/26/33</b>	<b>Tue 9/23/36</b>						
477		Notice to Proceed	0 days	Fri 8/26/33	Fri 8/26/33	475	478				
478		Mobilization	2 wks	Mon 8/29/33	Fri 9/9/33	477	479				
479		Demolition/Remediation	6 emons	Fri 9/9/33	Wed 3/8/34	478	480				
480		Grading and Vertical Construction	31 emons	Wed 3/8/34	Tue 9/23/36	479	481				
481		Certificate of Occupancy	0 days	Tue 9/23/36	Tue 9/23/36	480	483FS-3 emons,48				
482		<b>Conversion</b>	<b>478 days</b>	<b>Wed 6/25/36</b>	<b>Mon 4/26/38</b>						
483		Initiate Pre-Leasing Calls	3 emons	Wed 6/25/36	Tue 9/23/36	481FS-3 emons					
484		Lease-Up Period	16 mons	Wed 9/24/36	Tue 12/15/37	481	485				
485		Stabilization Period	90 edays	Tue 12/15/37	Mon 3/15/38	484	486				
486		Permanent Loan Conversion	30 days	Tue 3/16/38	Mon 4/26/38	485					
487		<b>Phase 3G - 221 LIHTC Units</b>	<b>1870 days</b>	<b>Fri 12/26/31</b>	<b>Thu 2/24/39</b>						
488		Design	12 emons	Fri 12/26/31	Mon 12/20/32	491FS-14 emon	489				
489		Submit for Building Permit	0 days	Mon 12/20/32	Mon 12/20/32	488	495				
490		<b>HHFDC Financing</b>	<b>172 days</b>	<b>Fri 2/18/33</b>	<b>Mon 10/17/33</b>						

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Task	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span> Summary	Inactive Milestone	<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black; background-color: #ccc;"></span>	Duration-only	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>	Start-only	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>	External Milestone	<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black; background-color: #ccc;"></span>	Manual Progress	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>
Split	<span style="display: inline-block; width: 20px; height: 10px; border-bottom: 1px dashed #0070C0;"></span> Project Summary	Inactive Summary	<span style="display: inline-block; width: 20px; height: 10px; border-bottom: 1px dashed #ccc;"></span>	Manual Summary Rollup	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>	Finish-only	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>	Deadline	<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black; background-color: #ccc;"></span>		
Milestone	<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black; border-radius: 50%;"></span> Inactive Task	Manual Task	<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black;"></span>	Manual Summary	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>	External Tasks	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>	Progress	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070C0; border: 1px solid black;"></span>		

### Attachment C: Proposed Redevelopment Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Successors	Timeline			
								April 2023	May 2023	June 2023	July 2023
491	Task	Apply for Financing	0 days	Fri 2/18/33	Fri 2/18/33		488FS-14 emons,4				
492	Task	Receive Allocation	1 day	Mon 10/17/33	Mon 10/17/33	491FS+8 emons	493				
493	Task	Prepare Lender/Investor RFQ	30 days	Tue 10/18/33	Mon 11/28/33	492	494				
494	Task	Lender/Investor solicitation	8 wks	Tue 11/29/33	Mon 1/23/34	493					
495	Task	Receive Building Permit	14 emons	Mon 12/20/32	Mon 2/13/34	489	496				
496	Task	Construction Loan Closing	7 mons	Mon 2/13/34	Fri 8/25/34	495	498				
497	Task	<b>Construction</b>	<b>780 days</b>	<b>Fri 8/25/34</b>	<b>Sun 8/23/37</b>						
498	Task	Notice to Proceed	0 days	Fri 8/25/34	Fri 8/25/34	496	499				
499	Task	Mobilization	2 wks	Mon 8/28/34	Fri 9/8/34	498	500				
500	Task	Demolition/Remediation	6 emons	Fri 9/8/34	Wed 3/7/35	499	501				
501	Task	Grading and Vertical Construction	30 emons	Wed 3/7/35	Sun 8/23/37	500	502				
502	Task	Certificate of Occupancy	0 days	Sun 8/23/37	Sun 8/23/37	501	504FS-3 emons,50				
503	Task	<b>Conversion</b>	<b>458 days</b>	<b>Mon 5/25/37</b>	<b>Thu 2/24/39</b>						
504	Task	Initiate Pre-Leasing Calls	3 emons	Mon 5/25/37	Sun 8/23/37	502FS-3 emons					
505	Task	Lease-Up Period	15 mons	Mon 8/24/37	Fri 10/15/38	502	506				
506	Task	Stabilization Period	90 edays	Fri 10/15/38	Thu 1/13/39	505	507				
507	Task	Permanent Loan Conversion	30 days	Fri 1/14/39	Thu 2/24/39	506					
508	Task	<b>Phase 4J - 351 501c3 Units</b>	<b>1995 days</b>	<b>Fri 12/26/31</b>	<b>Thu 8/18/39</b>						
509	Task	Design	12 emons	Fri 12/26/31	Mon 12/20/32	512FS-14 emon	510				
510	Task	Submit for Building Permit	0 days	Mon 12/20/32	Mon 12/20/32	509	516				
511	Task	<b>HHFDC Financing</b>	<b>172 days</b>	<b>Fri 2/18/33</b>	<b>Mon 10/17/33</b>						
512	Task	Apply for Financing	0 days	Fri 2/18/33	Fri 2/18/33		509FS-14 emons,5				
513	Task	Receive Allocation	1 day	Mon 10/17/33	Mon 10/17/33	512FS+8 emons	514				
514	Task	Prepare Lender/Investor RFQ	30 days	Tue 10/18/33	Mon 11/28/33	513	515				
515	Task	Lender/Investor solicitation	8 wks	Tue 11/29/33	Mon 1/23/34	514					
516	Task	Receive Building Permit	14 emons	Mon 12/20/32	Mon 2/13/34	510	517				
517	Task	Construction Loan Closing	7 mons	Mon 2/13/34	Fri 8/25/34	516	519				
518	Task	<b>Construction</b>	<b>845 days</b>	<b>Fri 8/25/34</b>	<b>Sat 11/21/37</b>						
519	Task	Notice to Proceed	0 days	Fri 8/25/34	Fri 8/25/34	517	520				
520	Task	Mobilization	2 wks	Mon 8/28/34	Fri 9/8/34	519	521				
521	Task	Demolition/Remediation	6 emons	Fri 9/8/34	Wed 3/7/35	520	522				
522	Task	Grading and Vertical Construction	33 emons	Wed 3/7/35	Sat 11/21/37	521	523				
523	Task	Certificate of Occupancy	0 days	Sat 11/21/37	Sat 11/21/37	522	525FS-3 emons,52				
524	Task	<b>Conversion</b>	<b>519 days</b>	<b>Sun 8/23/37</b>	<b>Thu 8/18/39</b>						
525	Task	Initiate Pre-Leasing Calls	3 emons	Sun 8/23/37	Sat 11/21/37	523FS-3 emons					
526	Task	Lease-Up Period	18 mons	Mon 11/23/37	Fri 4/8/39	523	527				
527	Task	Stabilization Period	90 edays	Fri 4/8/39	Thu 7/7/39	526	528				
528	Task	Permanent Loan Conversion	30 days	Fri 7/8/39	Thu 8/18/39	527					
529	Task	<b>Phase 4I - 182 LIHTC Units</b>	<b>1830 days</b>	<b>Fri 12/23/33</b>	<b>Thu 12/27/40</b>						
530	Task	Design	12 emons	Fri 12/23/33	Mon 12/18/34	533FS-14 emon	531				
531	Task	Submit for Building Permit	0 days	Mon 12/18/34	Mon 12/18/34	530	537				
532	Task	<b>HHFDC Financing</b>	<b>172 days</b>	<b>Fri 2/16/35</b>	<b>Mon 10/15/35</b>						
533	Task	Apply for Financing	0 days	Fri 2/16/35	Fri 2/16/35		530FS-14 emons,5				
534	Task	Receive Allocation	1 day	Mon 10/15/35	Mon 10/15/35	533FS+8 emons	535				
535	Task	Prepare Lender/Investor RFQ	30 days	Tue 10/16/35	Mon 11/26/35	534	536				
536	Task	Lender/Investor solicitation	8 wks	Tue 11/27/35	Mon 1/21/36	535					
537	Task	Receive Building Permit	14 emons	Mon 12/18/34	Mon 2/11/36	531	538				
538	Task	Construction Loan Closing	7 mons	Mon 2/11/36	Fri 8/22/36	537	540				
539	Task	<b>Construction</b>	<b>780 days</b>	<b>Fri 8/22/36</b>	<b>Sun 8/21/39</b>						
540	Task	Notice to Proceed	0 days	Fri 8/22/36	Fri 8/22/36	538	541				
541	Task	Mobilization	2 wks	Mon 8/25/36	Fri 9/5/36	540	542				
542	Task	Demolition/Remediation	6 emons	Fri 9/5/36	Wed 3/4/37	541	543				
543	Task	Grading and Vertical Construction	30 emons	Wed 3/4/37	Sun 8/21/39	542	544				
544	Task	Certificate of Occupancy	0 days	Sun 8/21/39	Sun 8/21/39	543	546FS-3 emons,54				

Project: Mayor Wright Homes  
Date: Wed 3/25/26

Task	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070c0;"></span>	Summary	Inactive Milestone	<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black;"></span>	Duration-only	<span style="display: inline-block; width: 20px; height: 10px; background-color: #c0c0c0;"></span>	Start-only	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070c0; border: 1px solid black;"></span>	External Milestone	<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black;"></span>	Manual Progress	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070c0; border: 1px solid black;"></span>
Split	<span style="display: inline-block; width: 20px; height: 10px; border-bottom: 1px dashed black;"></span>	Project Summary	Inactive Summary	<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black;"></span>	Manual Summary Rollup	<span style="display: inline-block; width: 20px; height: 10px; background-color: #c0c0c0; border: 1px solid black;"></span>	Finish-only	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070c0;"></span>	Deadline	<span style="display: inline-block; width: 20px; height: 10px; border-bottom: 1px solid black;"></span>	Progress	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070c0;"></span>
Milestone	<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black;"></span>	Inactive Task	Manual Task	<span style="display: inline-block; width: 20px; height: 10px; background-color: #c0c0c0;"></span>	Manual Summary	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070c0;"></span>	External Tasks	<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black;"></span>	Progress	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070c0;"></span>		

### Attachment C: Proposed Redevelopment Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Successors	April 2023	May 2023	June 2023	July 2023
545		<b>Conversion</b>	<b>418 days</b>	<b>Mon 5/23/39</b>	<b>Thu 12/27/40</b>						
546		Initiate Pre-Leasing Calls	3 emons	Mon 5/23/39	Sun 8/21/39	544FS-3 emons					
547		Lease-Up Period	13 mons	Mon 8/22/39	Fri 8/17/40	544	548				
548		Stabilization Period	90 edays	Fri 8/17/40	Thu 11/15/40	547	549				
549		Permanent Loan Conversion	30 days	Fri 11/16/40	Thu 12/27/40	548					

Project: Mayor Wright Homes  
Date: Wed 3/25/26

	Task		Summary		Inactive Milestone		Duration-only		Start-only		External Milestone		Manual Progress
	Split		Project Summary		Inactive Summary		Manual Summary Rollup		Finish-only		Deadline		Progress
	Milestone		Inactive Task		Manual Task		Manual Summary		External Tasks		Progress		

Approved by the Executive Director   
April 9, 2026

**FOR ACTION**

**SUBJECT:** To Approve the Settlement in Latu et al. v. Hawaii Public Housing Authority et al., Civil No. 1:25-cv-00309-DKW-RT

(The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to settlement in Latu et al. v. Hawaii Public Housing Authority et al., Civil No. 1:25-cv-00309-DKW-RT)

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

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Robert J. Hall  
Chairperson

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

**I. Planning and Evaluation**

**A. Hawaii Interagency Council on Homelessness**

On Tuesday, March 10, 2026, the HPHA attended the Hawaii Interagency Council on Homelessness (HICH) meeting. At the meeting the HICH received a presentation by Maui County Homelessness Coordinator Naomi Crozier on current Maui County efforts, services, and resources addressing homelessness, and updates by Mark Chandler on the current landscape of Federal funding for homelessness and guidance on staying up to date and navigating potential federal funding cuts.

**B. 2026 Legislative Session**

May 1, 2026, is "Final Decking" when all bills must be filed to deck for "Final Reading."

Below are the Senate Bills (SB) that affect HPHA that are still undergoing the Legislative process:

**SB 2338**, RELATING TO HOUSING: Exempts all positions under the Hawai'i Housing Finance and Development Corporation (HHFDC) from civil service requirements and from the requirement that the employment actions and job descriptions of HHFDC officers and employees be subject to approval by the Director of Business, Economic Development, and Tourism. Increases the salary cap for the Executive Director of HHFDC. Renames the position of Executive Assistant to Deputy Executive Director for HHFDC and increases the salary cap for the Deputy Executive Director. Establishes the Finance Manager position within HHFDC. Establishes a cap on the term of employment contracts for HHFDC and the Hawai'i Public Housing Authority.

**SB 2342**, RELATING TO HOUSING: Establishes, and appropriates funds for, a working group to make recommendations 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.

**SB 2811**, RELATING TO STATE BUILDING PROJECTS: Establishes the State Building Permit Process Task Force within the Department of

Accounting and General Services to evaluate the challenges, opportunities, and legislative actions necessary to establish a State Building Permit Review Office for state projects located on state-owned lands. Requires any processes or recommendations developed by the task force to comply with section 103-50, Hawai'i Revised Statutes. Requires a report to the Legislature. Appropriates funds. Sunsets the State Building Permit Process Task Force on 6/30/2028.

**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.

**SB 3011**, RELATING TO PUBLIC HOUSING: 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. Prohibits pet animals from being at-large on public housing premises. 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.

**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.

**SB 3218**, RELATING TO BONDS: Part I: Substitutes the word "tax increment" with "housing infrastructure growth" for purposes of the Housing Infrastructure Growth Financing Act, except under certain circumstances. Part II: Conforms state law concerning county debt limits 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.

**SB 3219**, 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.

Below are the House Bills (HB) that affect HPHA that are still undergoing the Legislative process:

**HB 1800**, RELATING TO THE STATE BUDGET: Adjusts and requests appropriations for fiscal biennium 2025-2027 funding requirements for operations and capital improvement projects of Executive Branch agencies and programs.

**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.

**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.

**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.

## **II. Fiscal Management**

### **A. Monthly Financial Performance – February 2026**

HPHA reported a net loss for the month of February 2026 that exceeded the budgeted loss by \$656,069, primarily due to higher-than-anticipated operating costs.

Total revenues were \$37,652 below budget. CFP grant revenue exceeded budget by \$971,482; however, this favorable variance was largely offset by \$639,687 in lower operating grants. COCC fee income was \$72,561 below budget, primarily due to a lower-than-anticipated HUD administrative fee proration rate for the Section 8 voucher programs and fewer units eligible for management fees. Grant income was \$119,830 below budget due to timing differences between budgeted and actual allotments. Other income was \$229,862 below budget, mainly attributable

to lower-than-expected front-line service fees under the Multi-Skilled Workers Pilot Program (MSWPP) and other COCC branches.

Total expenses were \$618,417 above budget, reflecting overall higher operating costs. Administrative expenses exceeded budget by \$618,743, primarily due to computer equipment upgrades. This was partially offset by lower maintenance expenses of \$728,027, driven by reduced payroll, materials, front-line service, and contract service costs. Management fees were \$64,549 below budget, consistent with reduced HUD administrative fee funding. Tenant Services were \$6,324 below budget, and Protective Services were \$47,738 below budget, both reflecting lower-than-anticipated expenditures.

Partially offsetting these favorable variances, Insurance Expense exceeded budget by \$59,236 due to higher liability premiums billed by the private management company. Bad Debt Expense was \$32,017 above budget, reflecting month-end reconciliations and updates to the allowance for doubtful accounts. General Expenses were \$711,006 above budget, primarily attributable to higher undistributed P-card balances and back payments for Section 8 vouchers.

## **B. Year-to-Date Financial Performance**

HPHA reported year-to-date net income of \$8,443,798 above budget through February 2026, primarily driven by higher grant revenues and timing differences in funding recognition.

Year-to-date revenues exceeded budget largely due to the timing of grant drawdowns and accounting classification differences. CFP grant revenue was \$7,472,451 above budget, reflecting timing differences between actual and budgeted drawdowns, as well as the recognition of certain non-capitalized expenditures as operating income. COCC fee income was \$1,192,975 above budget due to timing of management fee drawdowns. State CIP revenue exceeded budget by \$1,001,976, primarily related to below-threshold capital expenditures recorded as operating income. Grant income was \$3,839,058 above budget, driven by ERA2 subaward activity and timing differences in state grant allotments. These favorable variances were partially offset by other income, which was \$1,622,240 below budget due to lower-than-projected front-line service fee revenue.

Year-to-date expenses were \$2,293,939 above budget, reflecting increased programmatic activity and market-driven cost pressures. Administrative expenses were \$1,746,637 below budget due to payroll savings and disciplined cost control. Maintenance expenses were \$2,627,682 below budget, primarily due to lower payroll, materials, front-

line service, and contract service expenditures. Tenant Services were \$34,339 below budget.

Partially offsetting these savings, management fees were \$1,252,670 above budget due to timing differences in CFP management fee drawdowns. Insurance expense exceeded budget by \$334,362 due to higher liability premiums billed by the private management company. Bad debt expense was \$763,459 above budget, reflecting ongoing tenant account reconciliations and updates to the allowance for doubtful accounts. General expenses were \$4,029,521 above budget, primarily driven by higher undistributed P-card balances, Section 8 HAP back payments, and predevelopment activity.

**HAWAII PUBLIC HOUSING AUTHORITY**  
**Consolidated Balance Sheet**  
Agency Total  
As of February 28, 2026 and February 28, 2025

	As of February 28, 2026	As of February 28, 2025	Increase (Decrease)
<b>ASSETS:</b>			
Cash	228,734,511	214,840,358	13,894,153
Accounts receivable (net of allowance)	2,589,962	2,543,846	46,116
Accrued Interest	606,050	231,254	374,797
Prepaid Expenses	469,899	405,196	64,703
Inventories	831,710	753,222	78,488
<b>Total Current Assets</b>	<b>233,232,132</b>	<b>218,773,875</b>	<b>14,458,257</b>
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	52,342,324	47,801,812	4,540,512
Less: Accumulated Depreciation	(599,528,332)	(574,217,761)	(25,310,571)
Notes, Loans & Mortgage Receivable-Non Current	25,554,414	9,919,446	15,634,968
Other Long Term Assets	-	-	-
Deferred Outflows of Resources	10,393,217	8,889,882	1,503,335
<b>Total Assets &amp; Deferred Outflow of Resources</b>	<b>\$ 600,768,150</b>	<b>\$ 573,954,234</b>	<b>\$ 26,813,916</b>
<b>LIABILITIES AND NET POSITION</b>			
Accounts Payable	8,391,925	8,736,585	(344,660)
Accrued Salaries & Wages	2,383,894	4,155,714	(1,771,820)
Tenant Security Deposits	1,586,371	1,621,977	(35,607)
Other Liabilities & Deferred Income	6,888,188	8,977,064	(2,088,876)
<b>Total Current Liabilities</b>	<b>19,250,378</b>	<b>23,491,340</b>	<b>(4,240,962)</b>
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	5,169,310	2,134,168	3,035,142
Deferred Inflows of Resources	9,085,132	6,698,590	2,386,542
<b>Net Assets</b>			
Investment in capital assets	331,588,387	336,371,031	(4,782,645)
Restricted Net Assets	395,129	247,664	147,465
Unrestricted Net Assets	177,876,679	147,074,265	30,802,414
Net Income Year to Date	(13,619,717)	(15,904,965)	2,285,247
<b>Total Net Assets</b>	<b>496,240,477</b>	<b>467,787,995</b>	<b>28,452,481</b>
<b>Total Liabilities, Deferred Inflow of Resources &amp; Net Position</b>	<b>\$ 600,768,150</b>	<b>573,954,234</b>	<b>26,813,916</b>

HAWAII PUBLIC HOUSING AUTHORITY

Agency-Wide

Actual vs Budget

For the Month of February 2026, and the 8 Months ended February 28, 2026

(Amounts in Full Dollars)

	Month of February 2026				Year To Date ended February 28, 2026			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
<b>REVENUES</b>								
Dwelling Rental Income	2,480,316	2,427,509	52,807	2%	19,436,608	19,406,665	29,943	0%
HUD Operating Grants	12,003,117	12,642,804	(639,687)	-5%	99,966,010	101,142,435	(1,176,425)	-1%
CFP Grant Income	971,482	-	971,482	100%	7,472,451	-	7,472,451	100%
COCC Fee Income	447,319	519,881	(72,561)	-14%	5,360,312	4,167,337	1,192,975	29%
State CIP Fund	-	-	-	0%	1,001,976	-	1,001,976	100%
Grant Income	0	119,830	(119,830)	-100%	8,020,730	4,181,671	3,839,058	92%
Other Income	481,805	711,667	(229,862)	-32%	5,069,488	6,691,728	(1,622,240)	-24%
<b>Total Revenues</b>	<b>\$ 16,384,039</b>	<b>16,421,691</b>	<b>(37,652)</b>	<b>0%</b>	<b>\$ 146,327,574</b>	<b>135,589,836</b>	<b>10,737,738</b>	<b>8%</b>
<b>EXPENSES</b>								
Administrative	3,231,509	2,612,766	618,743	24%	19,001,347	20,747,984	(1,746,637)	-8%
Management Fees	385,159	449,708	(64,549)	-14%	4,857,916	3,605,246	1,252,670	35%
Bookkeeping Fees	62,160	67,195	(5,035)	-7%	502,396	538,274	(35,878)	-7%
Housing Assistance Payments	9,931,748	9,757,764	173,983	2%	79,021,040	78,062,114	958,926	1%
Tenant Services	11,540	17,865	(6,324)	-35%	108,561	142,900	(34,339)	-24%
Utilities	1,176,011	1,300,905	(124,894)	-10%	9,862,355	10,407,239	(544,884)	-5%
Maintenance	1,992,787	2,720,814	(728,027)	-27%	19,942,573	22,570,255	(2,627,682)	-12%
Protective Services	314,146	361,884	(47,738)	-13%	2,839,494	2,895,072	(55,578)	-2%
Insurance	157,966	98,730	59,236	60%	1,263,844	929,481	334,362	36%
Depreciation Expense	2,039,737	2,039,737	-	0%	16,336,257	16,336,257	-	0%
Bad Debt Expense	127,627	95,610	32,017	33%	1,697,905	934,446	763,459	82%
General Expenses	771,516	60,510	711,006	>100%	4,513,604	484,082	4,029,521	>100%
<b>Total Expenses</b>	<b>20,201,907</b>	<b>19,583,489</b>	<b>618,417</b>	<b>3%</b>	<b>159,947,291</b>	<b>157,653,352</b>	<b>2,293,939</b>	<b>-1%</b>
<b>Net Income(Loss)</b>	<b>\$ (3,817,867)</b>	<b>(3,161,798)</b>	<b>(656,069)</b>	<b>-21%</b>	<b>\$ (13,619,717)</b>	<b>(22,063,516)</b>	<b>8,443,798</b>	<b>38%</b>

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

**Actual vs Budget**

**For the Month of February 2026, and the 8 Months ended February 28, 2026**

(Amounts in Full Dollars)

	<b>Month of February 2026</b>				<b>Year To Date ended February 28 ,2026</b>			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>		<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	
			<b>Amount</b>	<b>%</b>			<b>Amount</b>	<b>%</b>
<b><u>REVENUES</u></b>								
Dwelling Rental Income	2,064,900	2,008,158	56,742	3%	16,041,693	16,056,708	(15,015)	0%
HUD Operating Grants	2,063,057	2,360,084	(297,027)	-13%	19,647,824	18,880,672	767,152	4%
CFP Grant Income	971,482	-	971,482	100%	6,935,813	-	6,935,813	100%
COCC Fee Income	-	-	-	0%	-	-	-	0%
State CIP Fund	-	-	-	0%	959,787	-	959,787	100%
Grant Income	-	-	-	0%	2,400,695	104,953	2,295,742	>100%
Other Income	73,684	53,367	20,317	38%	1,133,477	436,465	697,012	>100%
<b>Total Revenues</b>	<b>\$ 5,173,123</b>	<b>4,421,609</b>	<b>751,514</b>	<b>17%</b>	<b>47,119,290</b>	<b>35,478,798</b>	<b>11,640,492</b>	<b>33%</b>
<b><u>EXPENSES</u></b>								
Administrative	1,503,011	976,364	526,647	54%	7,408,265	7,824,431	(416,166)	-5%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	289,202	322,715	(33,513)	-10%	3,894,103	2,590,184	1,303,919	50%
Bookkeeping Fees	31,178	34,363	(3,186)	-9%	252,218	275,699	(23,482)	-9%
Housing Assistance Payments	897	-	897	100%	7,619	-	7,619	100%
Tenant Services	730	16,091	(15,361)	-95%	44,765	128,711	(83,946)	-65%
Utilities	973,132	1,042,033	(68,901)	-7%	8,139,492	8,336,264	(196,772)	-2%
Maintenance	1,541,551	2,154,593	(613,042)	-28%	16,069,237	17,918,056	(1,848,819)	-10%
Protective Services	298,427	345,990	(47,563)	-14%	2,701,231	2,767,920	(66,689)	-2%
Insurance	121,452	78,941	42,511	54%	971,616	723,850	247,766	34%
Depreciation Expense	1,692,469	1,692,469	-	0%	13,574,658	13,574,658	-	0%
Bad Debt Expense	126,253	89,168	37,085	42%	1,484,210	885,565	598,645	68%
General Expenses	528,080	-	528,080	100%	651,002	-	651,002	100%
<b>Total Expenses</b>	<b>7,106,382</b>	<b>6,752,727</b>	<b>353,655</b>	<b>5%</b>	<b>55,198,415</b>	<b>55,025,338</b>	<b>173,077</b>	<b>0%</b>
<b>Net Income(Loss)</b>	<b>\$ (1,933,259)</b>	<b>(2,331,118)</b>	<b>397,859</b>	<b>17%</b>	<b>(8,079,126)</b>	<b>(19,546,540)</b>	<b>11,467,414</b>	<b>59%</b>

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

**Actual vs Budget**

For the Month of February 2026, and the 8 Months ended February 28, 2026

(Amounts in Full Dollars)

	Month of February 2026				Year To Date ended February 28 ,2026			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
<b><u>REVENUES</u></b>								
Dwelling Rental Income	361,606	345,298	16,308	5%	2,879,203	2,757,534	121,669	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	130,347	119,830	10,517	9%	3,142,261	2,847,974	294,287	10%
Other Income	18,796	27,158	(8,362)	-31%	146,364	217,264	(70,900)	-33%
<b>Total Revenues</b>	<b>\$ 510,749</b>	<b>492,286</b>	<b>18,463</b>	<b>4%</b>	<b>6,210,016</b>	<b>5,822,772</b>	<b>387,244</b>	<b>7%</b>
<b><u>EXPENSES</u></b>								
Administrative	117,028	127,852	(10,824)	-8%	938,616	1,009,877	(71,261)	-7%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	35,433	36,753	(1,320)	-4%	288,182	293,145	(4,963)	-2%
Bookkeeping Fees	6,188	6,478	(291)	-4%	50,173	51,744	(1,571)	-3%
Housing Assistance Payments	-	-	-	0%	-	-	-	0%
Tenant Services	-	442	(442)	-100%	26	3,536	(3,510)	-99%
Utilities	181,783	229,030	(47,247)	-21%	1,526,076	1,832,240	(306,164)	-17%
Maintenance	249,074	263,552	(14,478)	-5%	2,036,511	2,226,898	(190,387)	-9%
Protective Services	12,851	8,162	4,689	57%	106,770	65,296	41,474	64%
Insurance	30,272	12,716	17,556	>100%	242,178	149,044	93,134	62%
Depreciation Expense	270,936	270,936	-	0%	2,151,198	2,151,198	-	0%
Bad Debt Expense	1,374	6,442	(5,068)	-79%	213,694	48,881	164,813	>100%
General Expenses	-	-	-	0%	-	-	-	0%
<b>Total Expenses</b>	<b>904,939</b>	<b>962,363</b>	<b>(57,424)</b>	<b>-6%</b>	<b>7,553,426</b>	<b>7,831,859</b>	<b>(278,433)</b>	<b>4%</b>
<b>Net Income(Loss)</b>	<b>\$ (394,190)</b>	<b>(470,077)</b>	<b>75,887</b>	<b>16%</b>	<b>(1,343,409)</b>	<b>(2,009,087)</b>	<b>665,678</b>	<b>33%</b>

HAWAII PUBLIC HOUSING AUTHORITY

Housing Rental Assistance Programs

Actual vs Budget

For the Month of February 2026, and the 8 Months ended February 28, 2026

(Amounts in Full Dollars)

	Month of February 2026				Year To Date ended February 28 ,2026				
	Actual	Budget	Variance		Actual	Budget	Variance		
			Amount	%			Amount	%	
<b>REVENUES</b>									
Dwelling Rental Income	-	-	-	0%	-	-	-	0%	
HUD Operating Grants	9,940,060	10,282,720	(342,660)	-3%	80,318,186	82,261,763	(1,943,577)	-2%	
CFP Grant Income	(0)	-	(0)	-100%	536,638	-	536,638	100%	
COCC Fee Income	-	-	-	0%	-	-	-	0%	
State CIP Fund	-	-	-	0%	-	-	-	0%	
Grant Income	-	-	-	0%	1,054,416	882,100	172,316	20%	
Other Income	19,660	22,321	(2,661)	-12%	266,036	178,569	87,468	49%	
<b>Total Revenues</b>	<b>\$ 9,959,720</b>	<b>10,305,042</b>	<b>(345,321)</b>	<b>-3%</b>	<b>82,175,276</b>	<b>83,322,432</b>	<b>(1,147,156)</b>	<b>-1%</b>	
<b>EXPENSES</b>									
Administrative	528,624	399,251	129,372	32%	3,208,164	3,162,577	45,587	1%	
Asset Management Fees	-	-	-	0%	-	-	-	0%	
Management Fees	60,524	90,240	(29,716)	-33%	675,631	721,917	(46,286)	-6%	
Bookkeeping Fees	24,795	26,354	(1,559)	-6%	200,005	210,831	(10,826)	-5%	
Housing Assistance Payments	9,930,851	9,757,764	173,086	2%	79,085,421	78,062,114	1,023,307	1%	
Tenant Services	10,810	111	10,699	>100%	62,160	884	61,276	>100%	
Utilities	3,440	3,962	(522)	-13%	32,737	31,700	1,037	3%	
Maintenance	1,179	1,479	(301)	-20%	10,496	11,833	(1,337)	-11%	
Protective Services	320	680	(360)	-53%	6,624	5,439	1,185	22%	
Insurance	1,592	2,426	(834)	-34%	12,733	19,409	(6,676)	-34%	
Depreciation Expense	4,309	4,309	-	0%	34,472	34,472	-	0%	
Bad Debt Expense	-	-	-	0%	-	-	-	0%	
General Expenses	144,989	60,357	84,632	>100%	1,289,886	482,856	807,030	>100%	
<b>Total Expenses</b>	<b>10,711,432</b>	<b>10,346,934</b>	<b>364,499</b>	<b>4%</b>	<b>84,618,329</b>	<b>82,744,032</b>	<b>1,874,297</b>	<b>-2%</b>	
<b>Net Income(Loss)</b>	<b>\$ (751,712)</b>	<b>(41,892)</b>	<b>(709,820)</b>	<b>&lt;-100%</b>	<b>(2,443,052)</b>	<b>578,400</b>	<b>(3,021,453)</b>	<b>&lt;-100%</b>	

HAWAII PUBLIC HOUSING AUTHORITY

Central Office Cost Center

Actual vs Budget

For the Month of February 2026, and the 8 Months ended February 28, 2026

(Amounts in Full Dollars)

	Month of February 2026				Year To Date ended February 28,2026			
	Actual	Budget	Variance		Actual	Budget	Variance	
			Amount	%			Amount	%
<b>REVENUES</b>								
Dwelling Rental Income	-	-	-	0%	-	-	-	0%
HUD Operating Grants	-	-	-	0%	-	-	-	0%
CFP Grant Income	-	-	-	0%	-	-	-	0%
COCC Fee Income	447,319	519,881	(72,561)	-14%	5,360,312	4,167,337	1,192,975	29%
State CIP Fund	-	-	-	0%	-	-	-	0%
Grant Income	33,897	-	33,897	100%	1,858,634	346,644	1,511,990	>100%
Other Income	353,053	608,813	(255,760)	-42%	2,287,699	5,859,361	(3,571,662)	-61%
<b>Total Revenues</b>	<b>\$ 834,269</b>	<b>1,128,693</b>	<b>(294,425)</b>	<b>-26%</b>	<b>9,506,645</b>	<b>10,373,342</b>	<b>(866,697)</b>	<b>-8%</b>
<b>EXPENSES</b>								
Administrative	1,064,952	1,088,376	(23,424)	-2%	7,257,428	8,586,090	(1,328,662)	-15%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	-	-	-	0%	-	-	-	0%
Bookkeeping Fees	-	-	-	0%	-	-	-	0%
Housing Assistance Payments	-	-	-	0%	-	-	-	0%
Tenant Services	-	1,221	(1,221)	-100%	1,610	9,769	(8,159)	-84%
Utilities	7,480	11,841	(4,361)	-37%	68,446	94,729	(26,283)	-28%
Maintenance	198,331	284,780	(86,449)	-30%	1,770,992	2,282,185	(511,193)	-22%
Protective Services	2,549	3,052	(504)	-16%	24,869	24,417	452	2%
Insurance	2,873	3,149	(276)	-9%	22,982	25,189	(2,207)	-9%
Depreciation Expense	12,599	12,599	-	0%	100,538	100,538	-	0%
Bad Debt Expense	-	-	-	0%	-	-	-	0%
General Expenses	98,447	153	98,293	>100%	65,960	1,226	64,734	>100%
<b>Total Expenses</b>	<b>1,387,229</b>	<b>1,405,171</b>	<b>(17,942)</b>	<b>-1%</b>	<b>9,312,825</b>	<b>11,124,144</b>	<b>(1,811,318)</b>	<b>16%</b>
<b>Net Income(Loss)</b>	<b>\$ (552,961)</b>	<b>(276,478)</b>	<b>(276,483)</b>	<b>&lt;-100%</b>	<b>193,819</b>	<b>(750,802)</b>	<b>944,621</b>	<b>&gt;100%</b>

Hawaii Public Housing Authority  
Summary of Capital Funds

As of 02/28/26

FEDERAL: Capital Fund Program (CFP)

Grant Number	Grant Award	Budgeted Expenditures	Obligated Amount	Actual Expenditures	Actual / Budgeted Expenditures
HI08P001501-20	13,799,958	13,799,958	13,799,958	10,711,499	78%
HI08P001501-22	15,037,163	15,037,163	15,037,163	5,748,430	38%
HI08P001501-23	14,891,053	14,891,053	14,891,053	6,062,807	41%
HI08P001501-24	15,384,579	15,384,579	15,384,579	5,520,841	36%
HI08P001501-25	15,526,078	15,526,078	0	0	0%
HI08P001501-26	15,407,155	0	0	0	0%
<b>CFP Totals</b>	<b>74,638,831</b>	<b>74,638,831</b>	<b>59,112,753</b>	<b>28,043,577</b>	<b>38%</b>

STATE: Capital Improvement Program (CIP)

Fiscal Year	MOF	Appropriation	Budgeted Expenditures	Encumbered Amount	Total Expenditures (incl lapsed amounts)	Actual / Budgeted Expenditures
FY 13-14 Lump Sum CIP	B	45,000,000	45,000,000	45,000,000	44,725,157	99%
FY 16-17 Lump Sum CIP	B	29,150,000	28,859,413	28,706,929	28,110,623	97%
FY 17-18 Security CIP	B	2,500,000	2,500,000	2,500,000	2,481,982	99%
FY 17-18 La'a Kea CIP GRANT	B	300,000	300,000	300,000	150,000	50%
FY 18-19 Lump Sum CIP	B	21,500,000	20,406,643	20,401,843	19,675,175	96%
FY 18-19 Mayor Wright Homes	B	4,500,000	4,067,955	4,067,955	4,065,970	100%
FY 19-20 Lump Sum CIP	B	20,000,000	20,000,000	18,214,741	16,199,205	81%
FY 20-21 TOD Planning Lanakila	B	550,000	550,000	435,306	389,720	71%
FY 20-21 Lump Sum CIP	B	5,135,000	3,224,740	3,224,740	1,465,372	45%
FY 21-22 Lump Sum Planning Office	B	10,000,000	10,000,000	870,121	258,527	3%
FY 21-22 TOD Planning Puuwai Momi, Kahak	B	625,000	625,000	625,000	0	0%
FY 22-23 Hale Poai Modernization	B	500,000	500,000	279,845	237,943	48%
FY 22-23 Lump Sum	B	10,000,000	10,000,000	10,000,000	2,140,043	21%
FY 22-23 Palolo Valley Homes	B	3,970,000	3,970,000	0	0	0%
FY 22-23 Puahala Homes	B	600,000	600,000	600,000	0	0%
FY 22-23 Kahekili Terrace	B	4,280,000	4,280,000	4,199,700	353,006	8%
FY 23-24 Lump Sum CIP	B	5,000,000	5,000,000	481,475	196,122	4%
FY 23-24 Lump Sum CIP (Cash)	A	5,000,000	5,000,000	4,652,033	2,137,461	43%
FY 23-24 Kalihi Valley Homes (Cash)	A	400,000	400,000	155,366	0	0%
FY 23-24 Kalihi Valley Homes	B	4,400,000	4,400,000	2,359,600	1,722,507	39%
FY 23-24 Kapaa	B	2,000,000	2,000,000	2,000,000	221,003	11%
FY 23-24 Coronavirus State and Local Fiscal R	B	7,000,000	6,999,381	7,000,000	6,999,381	100%
FY 23-24 TOD	B	600,000	600,000	0	0	0%
FY 24-25 Lump Sum CIP	B	5,000,000	5,000,000	0	0	0%
FY 24-25 Lump Sum CIP (Cash)	A	5,000,000	5,000,000	2,148,328	688,614	14%
FY 24-25 Kalihi Valley Homes (Cash)	A	800,000	800,000	0	0	0%
FY 24-25 Affordable Housing, Downtown Hon	B	5,000,000	5,000,000	0	0	0%
FY 24-25 HPHA Lump Sum, Site and Building I	B	10,000,000	10,000,000	3,176,077	666,321	7%
FY 24-25 Repair of Housing Units (Cash)	A	10,500,000	10,500,000	10,500,000	6,767,150	64%
FY 25-26 Repair of Housing Units (Cash)	A	10,000,000	10,000,000	0	0	0%
<b>CIP Totals</b>		<b>229,310,000</b>	<b>225,583,132</b>	<b>171,899,060</b>	<b>139,651,283</b>	<b>62%</b>

### III. Procurement

#### A. Solicitation(s) Issued in March 2026

IFB-PMB-08-2026 for security services at Puuwai Momi (AMP 30), Kamehameha Homes and Kaahumanu Homes (AMP 33) on Oahu; *Bid Due Date: April 2, 2026*

#### B. Contract(s) Executed in March 2026

- Amethyst Builders, LLC. (Contract # CMS 25-26-SC01) for \$355.00 to amend the scope of services and compensation and payment schedule for repair of 13 vacant units at Makamae (AMP 35) on Oahu, through April 9, 2026.
- T. Iida Contracting, Ltd. (Contract # CMS 25-23-SC01) for \$7,033.00 to amend the scope of services and compensation and payment schedule for repair of 7 vacant units at Kamehameha Homes and Kaahumanu Homes (AMP 33) on Oahu; 90 calendar days from Notice to Proceed.
- Architects Pacific, Inc. (Contract # CMS 25-14-SC01) for \$18,221.00 to provide additional design and consultant services for major modification to buildings 10 through 15 at Puahala Homes (AMP 31) on Oahu, through April 24, 2029.
- Emphasys Computer Solutions, Inc. dba Emphasys Software (Contract # ITO 26-01) for \$424,679.08 for Elite software maintenance, technical and support services, through June 30, 2027.
- Kilgore Power Solutions, LLC (Contract # PMB 26-03) for \$15,611.28 for preventive maintenance services to emergency generators at Salt Lake Apartments (AMP 30), Pumehana (AMP 35), Kamalu, Hoolulu and Laiola (MU 42) on Oahu, through March 31, 2027.
- Alert Holdings Group, LLC (Contract # PMB 24-03-SC02) for \$8,285.76 for continued fire alarm monitoring services at Salt Lake Apartments (AMP 30), Kalakaua Homes, Makua Alii, Paoakalani (AMP 34), Kalanihuia, Punchbowl Homes, Spencer House, Makamae (AMP 35), Kaneohe Apartments (AMP 45), and Halia Hale (MU 42) on Oahu, through December 31, 2026.
- Standard Management LLC (Contract # PMB 20-01-SC07) for \$57,573.43 for continued property management and maintenance services at the Ka Hale O Kamehaikana Community Resource Center on Oahu, through December 1, 2025.

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

#### Upcoming Solicitations

- 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 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 49 on Oahu, AMP 38 on Kauai and AMP 46 on Hawaii Island.
- 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.
- IFB for security services at AMP 34 on Oahu.

### IV. **Development**

- A. School Street Elderly Housing Redevelopment Construction is currently 73.4% complete. Construction continues to progress forward. The field team is currently assessing impacts from the recent storm and evaluating any potential effects on the project's completion schedule.
- B. Kūhiō Park Terrace Low-Rises and Kūhiō Homes Redevelopment is approximately 3.2% complete. Soil testing is under review by DOH, the onsite construction office is being secured, and existing utility coordination is ongoing.
- C. Ka Lei Momi – Mayor Wright Homes continues to advance with Phase 1A and 1B permits submitted and accepted under a superstructure permit strategy for both subphases. The team has responded to a second round of plan check comments for the building, foundation and superstructure permits. The Tenant Protection Voucher application was submitted to the Honolulu HUD Field Office and is still under review. In February, the Phase 1A lender and investor solicitation was sent out to dozens of entities nationwide. The Lender and investor will be selected in April. The development team submitted a consolidated application to HHFDC for Phase 1B in February.
- D. Ka Lei Momi – Kapaa Homes continues to progress, and the development team submitted a new consolidated application to HHFDC in

February. The 80% construction drawing set was issued and submitted for building permit to the County of Kauai. The NEPA FONSI determination was issued in February and the NOI/RROF was published. The HUD AUGF is expected in April. The HUD Section 18 application was submitted to HUD in March 2026.

- E. Ka Lei Momi – Ka’ahumanu Homes is progressing with the development team uploading a draft Section 106 MOA into HICRIS for SHPD’s review. The NEPA FONSI documentation will be submitted upon execution of the MOA. Phase 1A architectural schematic designs are wrapping up and are incorporating final subconsultant input.
- F. Ka Lei Momi – Lānakila Homes completed the NEPA Environment Review process and has started design development drawings. Soil environmental site assessment and coordination is ongoing with the State Department of Health.
- G. 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 are being refined. High-level archaeological, geotechnical, and environmental 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 Q2 2026.

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

- In March 2026, HPHA processed 16 move-ins, 24 move-outs, completed 311 annual reexaminations, 146 interim reexaminations, and facilitated 10 new admissions, ensuring compliance with occupancy standards.
- Contract Monitoring: HPHA conducted 84 site visits, including 36 refuse collection, 5 generator, 11 laundry, 15 fire, 8 waste management, 1 water, and 8 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 March 2026.
- Tenant Accounts Receivable: Approximately \$3.9 million is owed by former tenants, primarily for unpaid rent and tenant-related charges, with delinquent accounts actively referred to the Department of the Attorney General for collection actions, including tax intercepts and wage garnishments.
- Hearings: HPHA conducted a total of fifteen federal eviction hearings. Twelve hearings addressed rent delinquency violations, resulting in six evictions with

a ten-business-day cure, five cases resolved through full payment, and one notice to vacate. The remaining three federal hearings involved non-rent-related violations, resulting in one eviction and two withdrawals. HPHA conducted no state eviction hearings and held one Section 8 informal hearing.

## VI. Construction Management

- As of March 24, 2026, HPHA has been managing 238 vacant units under the Construction Management Branch (42 state units and 196 federal units), including 146 units under modernization and 92 units under the Emergency Proclamation, with units distributed across Oahu (122 units, 50 EP), Kaua'i (26 units, all EP), Maui (70 units, including 10 EP and 60 demolition), and Hawai'i Island (14 units, including 6 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.
- For State Elderly Projects (MU 42) the Hale Poai Site and Building Improvements Phase 9 are 100% complete, phase 10 has started. The notice to proceed (NTP) for the Laiola Reroofing, Spall Repairs, and Site Improvements contract was issued in March 2026. The contractor has begun mobilizing and is planning to begin with the repair of spalled concrete. 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. The fire pump Contractor provided a 10-12 week lead time for the two fire pumps. HPHA has put the Contractor on notice for lack of performance and lack of submittals. At AMP 30, the Notice to Proceed for Waipahu I & II and Puuwai Momi Building Improvements and Security Upgrades project is pending until the Contractor confirms long-lead items availability and to replace the painting subcontractor with another qualified painting subcontractor willing to be signatory to the Project Labor Agreement at no added cost. At Salt Lake Apartments, the ADA Title II & Building and Site Improvements fee proposal has been received and is currently under review. The Consultant is revising the design fee proposal given the added scope to renovate one ADA unit's bathroom.
- 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 April 2026. The work is approximately ninety-five percent (95%) 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-procured. The pre-bid walk-thru for the demolition of the KVH community center was held on March 18. The building permit is in process. The perimeter fencing project is scheduled to go out to bid in April. At Hauiki Homes, the consultant fee proposal for the Site and Building Modernization is being revised with CMB comments.

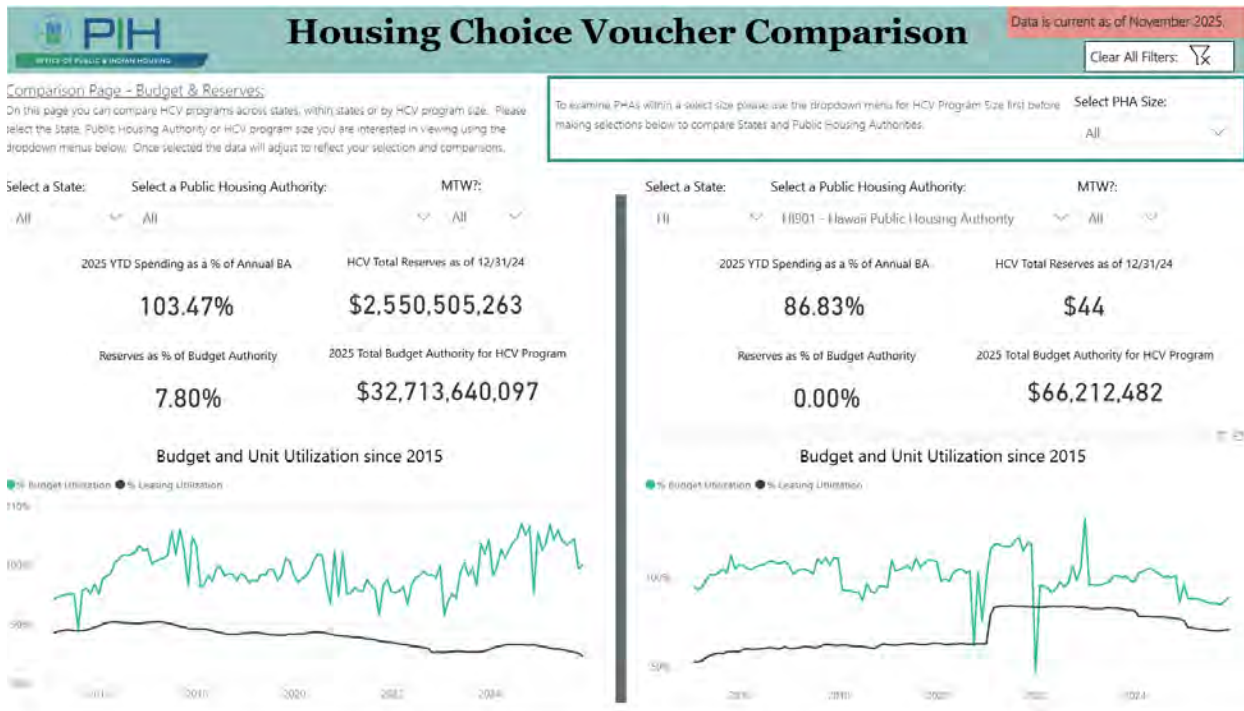
- At AMP 34, general security improvements and work at the burned unit at Makua Alii Unit 1802 includes installation of interior and exterior doors and shower hardware. Interior jalousie windows have been installed. A consultant has been selected for plumbing and building upgrades at Makua Alii and HPHA is in negotiations regarding their fee proposal.
- At AMP 50, the Palolo Valley Homes Phase 4 (Buildings 1, 2, 7, 8, and 9) modernization of 29 units has been hampered by several weeks of rain, preventing the completion of the sitework. However, work continues with the installation of electrical meters for buildings 7 - 9.
- On Hawai'i Island, the Hale Aloha O Puna and Pomaika'i Improvements (AMP 37) project continues to advance with the on-going construction of phase 3 work. On-going work includes power-washing of existing metal roofing, construction of interior metal stud walls, and installation of door hardware. Phase 3 sitework is delayed due to the recent and ongoing inclement weather. This site was struck by lightning strike during the thunderstorm on Monday, March 23, 2026, on one of the outdoor solar light poles that disintegrated the metal pole concrete base then through the sidewalk rebar that broke the concrete sidewalk and onto electrical conduit that exploded the CMU wall of Bldg. 4A. We are currently determining the integrity and reliability of Building 4A's electrical system. This unit was returned to HPHA as part of Phase 2 (Bldgs. 4 & 5) and is already occupied and under a one-year warranty. Fortunately, nobody was hurt. At Kaimalino (AMP 43) work is progressing on schedule. On-going work includes installation of light pole footings and the planting of native Hawaiian plants and crops along Onipaa Street. The landscaping work is approximately sixty percent complete. A portion of the completed site landscaping and drip irrigation was eroded due to the recent and ongoing heavy rains with strong winds.
- 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 has finally issued the permit. In a recent site visit, squatters were noticed to be living in the standing buildings to be demolished. The Maui County Homeless Programs Coordinator has reached out to the squatters to provide social services and shelter but were refused by the

squatters. Maui Police Department is now trespassing the squatters. Work will begin as soon as the squatters are removed, and a construction fence will be installed to deter squatters from returning. At Kahekili Terrace, the utility improvements design/build project has been submitted for building permitting.

- Kauai (AMP 38) design/build contract to replace the roofs at Buildings A, B, C and D at Kawailehua has been executed. The pre-construction meeting is scheduled for early April.
- 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 2020 CFP grant, meeting the expenditure deadline of March 25, 2026.

## **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 \$5,299,649 in Housing Assistance Payments (HAP) on behalf of 3,206 households, including 460 VASH families receiving \$522,658 in HAP, and leasing 61 MS, and port-in vouchers with \$71,901 in HAP disbursements.
- In March 2026, HPHA completed 31 NSPIRE inspections, with 18 failures, 0 quality control inspections, processed 68 rent comparable requests (62 approved, 6 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 \$82,446 to 188 families, including \$9,209 for new lease-ups, with \$72,237 paid to 173 families for March 2026, while Catholic Charities-administered Kupuna and Family RSP paid \$223,105 to 583 families, including 271 Kupuna households.
- The Family Self-Sufficiency (FSS) program served 25 active participants, with 162 Section 8 graduates and 32 LIPH graduates since inception, 10 of 24 Section 8 participants and 1 of 1 LIPH participants currently eligible for escrow credits, and \$6,631 in total escrow deposits made in March 2026.



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 March 2026, HPHA continued active program reviews to ensure compliance with Federal and State requirements and agency and Board policies, processed 29 reasonable accommodation/modification requests (25 new and 4 reactivated), issued 13 decisions, and carried 100 outstanding requests as of March 25, 2026.
- HPHA responded to Fair Housing inquiries and complaints from tenants and non-tenants, directing tenant matters internally for resolution and referring non-tenant inquiries to appropriate external agencies.
- Construction report reviews continued to identify and address ADA and compliance-related issues.
- HPHA completed its Declaration of Trust and Declaration of Restrictive Covenants (DOT/DORC) update initiative, and all filings with the Bureau of Conveyances are now current.
- Staffing is again an issue, as the only Compliance Specialist on staff is out on leave, and the office only has the Chief Compliance Officer and a secretary.

## **IX. Human Resources**

- As of March 25, 2026, HPHA maintained 312 filled positions, 15 Tenant Aide Program positions: 49 on continuous recruitment and 18 pending recruitment status.
- HPHA conducted interviews and made hiring decisions across multiple positions, including Housing Development Specialist, Engineer VI and IV, Compliance and Evaluation Specialist, Public Housing Specialist II/Is, Administrative Assistant I, Office Assistant IIIs, Electrician, Building Maintenance Worker II and Is, Building Maintenance Helper and General Laborer II/Is.
- HPHA/HR and DHS/HR are working with (6) exempt maintenance staff that were converted over a year. These employees were converted to exempt in accordance with the Emergency Proclamation on Affordable Housing. Due to their good performance and attendance record, they will be converted into civil service employees. HR will continue to work with other managers for those exempt hires in hopes they will be converted in the future.
- HPHA will participate in the Star Advertiser Job Fair on April 19, 2026. HPHA is finalizing a TV commercial to promote our vacancies.

- Training programs conducted in March included Mold Refresher, Back Flow Prevention, Drug and Alcohol Testing Program for Supervisors. Introduction to Strength-Based Development and Leadership, Fair Housing Act Requirement Accessibility (Construction), and Bargaining Unit 1 Sick Leave Abuse Program.
- Workers' Compensation activities included one (1) illness from AMP 30 with twelve (12) working lost time. Case is still in review; and there are two (2) injuries from AMP 35 with three (3) lost time and zero (0) lost time on the other injury. Seven (7) employees were on Total Temporary Disability (TTD) for the entire month of March. Each employee was out 21 working days (not including one holiday). One (1) employee was on Temporary Partial Disability (TPD) for the entire month of March. Two (2) employees (AMP 37) are scheduled to meet with WC Vocational Counselor in April to discuss job search and vocational options. DHRD/WC closed two claims for AMP 30 and AMP 35.
- Worked with various AMPs and Chiefs on their staffing budget for next fiscal year.