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KE KIA'ĀINA



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EXECUTIVE DIRECTOR

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EXECUTIVE ASSISTANT

STATE OF HAWAII  
KA MOKU'ĀINA O HAWAII  
HAWAII PUBLIC HOUSING AUTHORITY

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IN REPLY PLEASE REFER TO:

25:OED/37

December 31, 2025

The Honorable Ronald D. Kouchi,  
President and Members  
of the Senate  
Thirty-Third State Legislature  
State Capitol, Room 409  
Honolulu, Hawaii 96813

The Honorable Nadine K. Nakamura,  
Speaker and Members  
of the House of Representatives  
Thirty-Third State Legislature  
State Capitol, Room 431  
Honolulu, Hawaii 96813

Dear President Kouchi, Speaker Nakamura, and Members of the Legislature:

For your information and consideration, I am transmitting a copy of the Hawaii Public Housing Authority Annual Report (2025), as required by Section 356D-20, Hawaii Revised Statutes. In accordance with Section 93-16, Hawaii Revised Statutes, I am also informing you that the report may be viewed electronically at:  
<https://hpha.hawaii.gov/about-the-hpha/plans-reports>.

Sincerely,

A handwritten signature in black ink.

Hakim Ouansafi  
Executive Director

Enclosure

Celebrating 90 years  
of service!



# ANNUAL REPORT 2025

December 2025



*Construction of the School Street Affordable Housing Community Phase 1 is in progress, creating new opportunities for senior residents.*

# TABLE OF CONTENTS

- 03 CHAIR'S MESSAGE
- 04 EXECUTIVE DIRECTOR'S MESSAGE
- 05 HISTORICAL OVERVIEW
- 10 ORGANIZATIONAL CHART
- 11 BOARD OF DIRECTORS
- 12 FEDERAL & STATE PUBLIC HOUSING
- 13 HOUSING CHOICE VOUCHER - SECTION 8
- 15 CONSTRUCTION MANAGEMENT
- 18 PLANNING & EVALUATION
- 20 DEVELOPMENT
- 29 COMPLIANCE
- 29 HEARINGS
- 30 CONTRACT AND PROCUREMENT
- 30 INFORMATION TECHNOLOGY
- 31 HUMAN RESOURCES
- 32 FINANCIAL MANAGEMENT
- 37 ACTS AND LEGISLATIVE PROPOSALS

# MESSAGE FROM THE CHAIR

Aloha Mai Kakou,

On behalf of the Hawaii Public Housing Authority's (HPHA) Board of Directors, I am proud to join HPHA in presenting our Annual Report for Fiscal Year 2025, marking an important milestone as HPHA celebrates 90 years of dedicated service to our community.

Alongside Executive Director Hakim Ouansafi and all the employees of HPHA, we reflect on nearly a century of commitment to providing permanent affordable housing and rental assistance to low-income families across Hawaii.



Throughout this past year, our Board has continued to offer strong policy guidance, focusing on enhancing living conditions and expediting housing opportunities for the families and communities we serve.

HPHA's longstanding legacy of service underscores our unwavering dedication to fostering safe, affordable, and stable housing for generations to come. Looking forward, we remain committed to advancing initiatives that improve residents' quality of life and secure affordable housing options for future generations.

Our passion for uplifting our community remains at the forefront of our efforts, and we look forward to ongoing collaboration with all stakeholders to create a brighter, more equitable future.

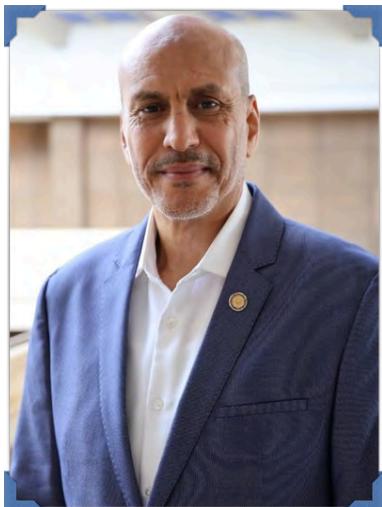
We sincerely thank the Legislature for your ongoing support and partnership. Your commitment has been instrumental in enabling us to make a meaningful difference in the lives of our residents and in strengthening the communities we serve.

RESPECTFULLY,

A handwritten signature in black ink, appearing to read "R. Hall".

ROBERT J. HALL  
HPHA BOARD CHAIR

# MESSAGE FROM THE EXECUTIVE DIRECTOR



Aloha Legislators,

In 2025, the Hawai'i Public Housing Authority (HPHA) marks 90 years of service to the people of Hawaii. Since 1935, HPHA has remained committed to providing safe, decent, and affordable housing for low-income families, seniors, and individuals statewide.

This Annual Report highlights HPHA's key achievements over the past year and the progress made through sustained investment, collaboration, and responsible stewardship.

Despite a challenging environment, HPHA advanced major redevelopment initiatives, strengthened core operations, and expanded access to housing assistance while maintaining compliance with federal and state requirements.

Among these accomplishments, construction continues on Phase I of the School Street Senior Affordable Housing Community, which will deliver 250 affordable homes for kūpuna by fall 2026. At Kūhiō Park Terrace, HPHA advanced Phase I redevelopment activities, including resident relocation and the start of construction of new and modern 304 affordable units.

This report also reflects significant progress on Ka Lei Momi, HPHA's portfolio-based strategy to modernize public housing statewide. Site assessments, environmental reviews, community engagement, and financial modeling were completed across multiple properties, positioning the initiative to preserve existing housing and support the long-term expansion of affordable housing statewide. In addition, HPHA reopened the public housing waiting list and continued systemwide infrastructure and digital connectivity improvements to better support residents.

These accomplishments reflect strong partnerships with the Governor and Legislature, the HPHA Board of Directors, and our public, private, and community partners. HPHA remains focused on preserving housing, accelerating redevelopment, and ensuring responsible use of public resources.

Mahalo nui loa for your continued support.

Respectfully,

A handwritten signature in black ink, appearing to read "Hakim Ouansafi".

Hakim Ouansafi

# CELEBRATING 90 YEARS OF DEDICATED SERVICE TO HAWAII'S FAMILIES

## HISTORICAL OVERVIEW

### 1930s Founding & Federal Alignment

1935

The Hawaii Housing Authority was established by the Territorial Legislature to address slum clearance and provide safe, sanitary housing for low-income residents, marking the beginning of organized public housing in Hawaii.

1937

Territorial legislation aligned Hawaii's housing programs with the U.S. Housing Act of 1937, enabling access to federal public housing funds and early housing authority financing mechanisms supported by federal contributions and public revenues.

1939

Additional laws expanded government support for public housing, authorizing land transfers, bond participation, and tax protections that helped scale early housing development statewide.

### 1940s War, Housing Crisis, & Expansion

1941

Following World War II, Hawaii experienced rapid population growth and defense-related development, resulting in a severe housing shortage. The HHA responded by expanding construction and financing authority to meet urgent housing needs.

1945

Major legislative reforms expanded HHA's operational authority and removed federal approval barriers to housing bonds. That same year, the average monthly rent of a unit was \$14.03, equivalent to approximately \$250 in today's dollars, reflecting the agency's affordability mission.

1947

The Legislature authorized state-funded housing programs supported entirely by territorial appropriations, helping address post-war and veteran housing shortages.



*From top to bottom, a collection of photos showcases moments of Hawaii Public Housing Authority's history*

# CELEBRATING 90 YEARS OF DEDICATED SERVICE TO HAWAII'S FAMILIES

## HISTORICAL OVERVIEW

### 1950s Growth at Scale & Statehood

1950

The HHA became Hawai'i's largest rental housing provider, constructing nearly 2,000 public housing units statewide to meet post-war demand.

1953

Major landmark developments opened, including Mayor Wright Homes on Oahu and early phases of Kūhiō Park Terrace, which later expanded in 1965. These projects became foundational elements of Hawaii's public housing portfolio.

1959

Following statehood, government reorganization placed the agency within the new State of Hawaii structure, expanding statewide responsibilities. Tenant selection reforms introduced priority preferences for disabled veterans and qualifying dependents, embedding equity into public housing policy.



### 1960s Social Services & Disability Needs

1960

Under executive direction, the agency was placed within the Department of Social Services. During this period, the agency adapted to changing demographic needs by developing housing for seniors and residents with disabilities, broadening its mission beyond traditional family housing.



### 1970s-80s Legislative Power & Production

1970

Act 105 significantly expanded the agency's authority and enabled the State to raise approximately \$100 million for housing development, launching one of the largest public housing expansion efforts in Hawaii's history.

1988

Under Act 105, the agency completed more than 10,000 housing units statewide, including single-family homes, townhomes, duplexes, and apartments. During this period, the agency centered its focus on public housing and Section 8 program management.



*From top to bottom, a collection of photos showcases the diverse properties of Hawaii Public Housing Authority's history*

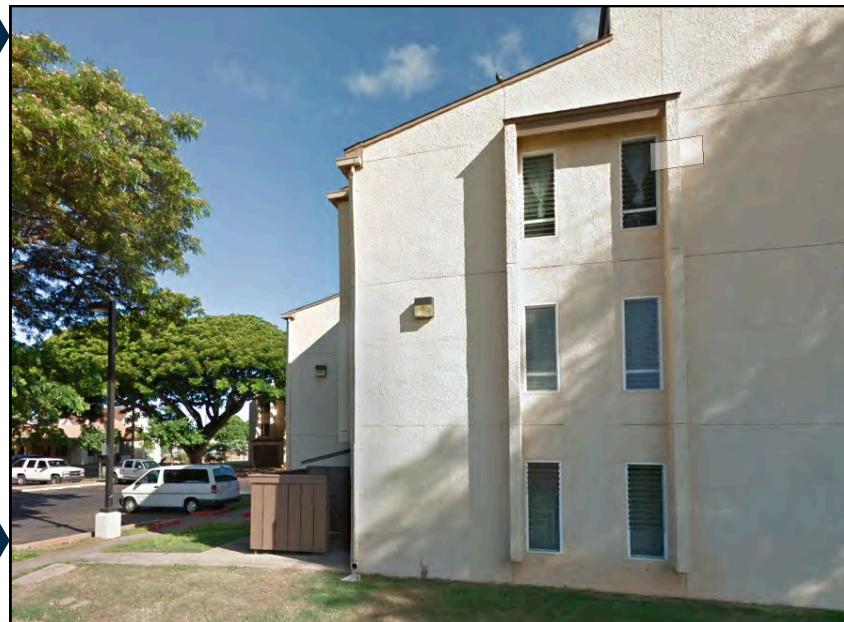
# CELEBRATING 90 YEARS OF DEDICATED SERVICE TO HAWAII'S FAMILIES

## HISTORICAL OVERVIEW

### 1990s Institutional Evolution

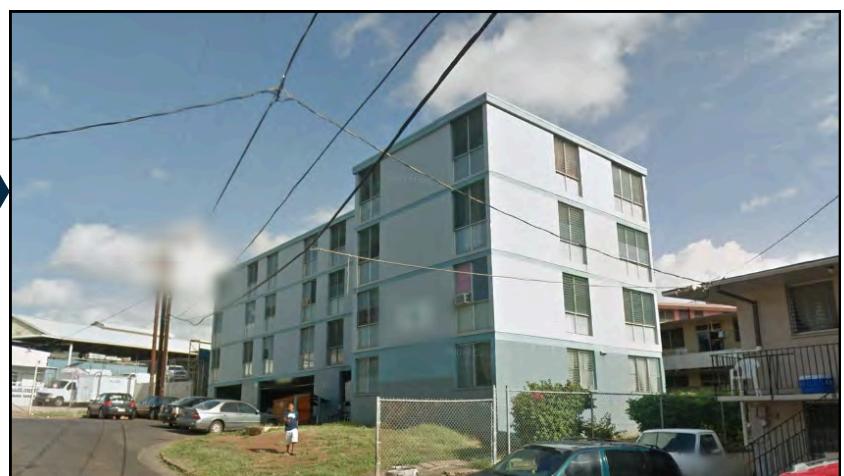
**1990** The agency expanded its role to include resident self-sufficiency initiatives, incorporating education, job readiness, and supportive services alongside housing.

**1998** Act 350 consolidated the agency and created the Housing and Community Development Corporation of Hawai'i (HCDCH), with the stated goal of streamlining statewide housing development and policy functions.



### 2000s Authority Formation

**2005-06** State legislation restructured HCDCH and formally established the Hawaii Public Housing Authority (HPHA) as a standalone agency under HRS Chapter 356D, clarifying its mission and governance



### 2010s Preservation & Partnerships

**2012-14** HPHA entered its first major public-private partnership to redevelop the Kūhiō Park Terrace Towers, and the School Street Elderly Affordable Housing Project widely cited as one of Hawai'i's most significant public housing rehabilitation efforts and setting the stage for future redevelopment.



**2017** HPHA achieved a significant accountability milestone when independent auditors reported zero financial or compliance findings, reflecting sustained improvements in internal controls and program management.

**2019** The HPHA signed a Memorandum of Agreement with the University of Hawaii System to conduct research on its public housing programs. They collaborated with various departments such as the Community Design Center, School of Architecture, and Department of Urban and Regional Planning, among others.

*From top to bottom, a collection of photos showcases the diverse properties of Hawaii Public Housing Authority's history*

# CELEBRATING 90 YEARS OF DEDICATED SERVICE TO HAWAII'S FAMILIES

## HISTORICAL OVERVIEW

### 2020s Innovation & Resilience

**2020**

During the COVID-19 pandemic, HPHA played a critical role in emergency feeding, housing stability, implementing digital systems, supporting public health efforts, and continuing construction and unit rehabilitation to meet urgent community needs.

**2021**

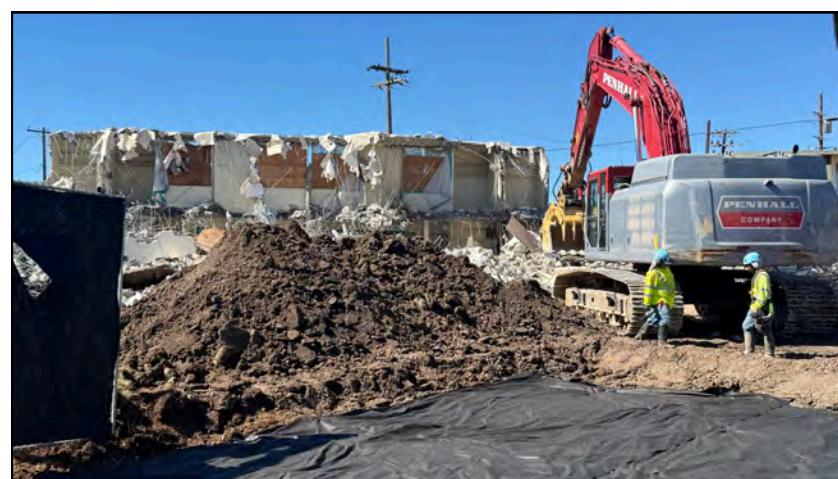
HPHA completed the Rental Assistance Demonstration (RAD) conversion at Kūhiō Park, securing long-term federal funding stability. The agency also expanded housing options for unsheltered residents and received HUD's Moving to Work (MTW) designation, gaining policy flexibility to improve program effectiveness.

**2023**

HPHA selected a development partner to deliver over 10,000 new affordable housing units across multiple properties statewide, representing one of the most ambitious public housing redevelopment efforts in Hawaii's history.

**2024**

Financing was secured and a ground blessing was held, and construction started for School Street elderly Phase 1 (250 Units), signaling a major acceleration in portfolio-wide renewal. HPHA also advanced many other Ka Lei Momi projects, digital equity initiatives, laying the foundation of expanding access to high-speed fiber internet across public housing communities statewide.



*Top photo: shows a Hawaii Public Housing Authority property on Hawaii Island.*

*Middle photo: shows a group photo featuring Governor Josh Green M.D., HPHA Executive Director Hakim Ouansafi alongside State legislature representatives from Highridge Costa Development Company and the Hawaii Public Housing Authority, celebrating the Ka Lei Momi Redevelopment Announcement.*

*Bottom photo: shows demolition from the first phase of Kūhiō Park Terrace Phase 1.*

# CELEBRATING 90 YEARS OF DEDICATED SERVICE TO HAWAII'S FAMILIES

## HISTORICAL OVERVIEW

2024

In January 2024, the HPHA held a groundbreaking ceremony for a new senior affordable housing complex on School Street, marking a major step in addressing housing needs for seniors. Attended by Governor Josh Green, Honolulu Mayor Rick Blangiardi, legislators, and community partners, the event signaled a collaborative effort to transform the site into a vibrant community. The first phase will include 250 units, with a total of 800 affordable units for seniors planned to ensure long-term housing stability.



2025

In June 2025, it was announced that over 45,000 residents in Hawaii's public housing would gain access to high-speed fiber internet through a \$6 million partnership with Hawaiian Telcom. The project includes infrastructure at 81 properties across four islands, discounted services for families, and free 1-gigabit internet at 41 community hubs for 10 years. Officials emphasized how this initiative supports digital equity, education, telehealth, and community connection as Hawaii moves toward becoming the first fully fiber-enabled state by 2026.

2025

In December 2025, Hawaii celebrated two milestones: progress on the Kā Lei Momi initiative, aiming for 10,000 housing units, and the 90th anniversary of the HPHA. The groundbreaking of Kūhiō Park's Phase 1 will create 304 modern, accessible units for low-income households while replacing outdated structures. The project will feature community amenities like playgrounds and gardens, fostering an inclusive neighborhood. Governor Josh Green declared December 2025 as "Hawaii Public Housing Authority Month" to honor HPHA's service.

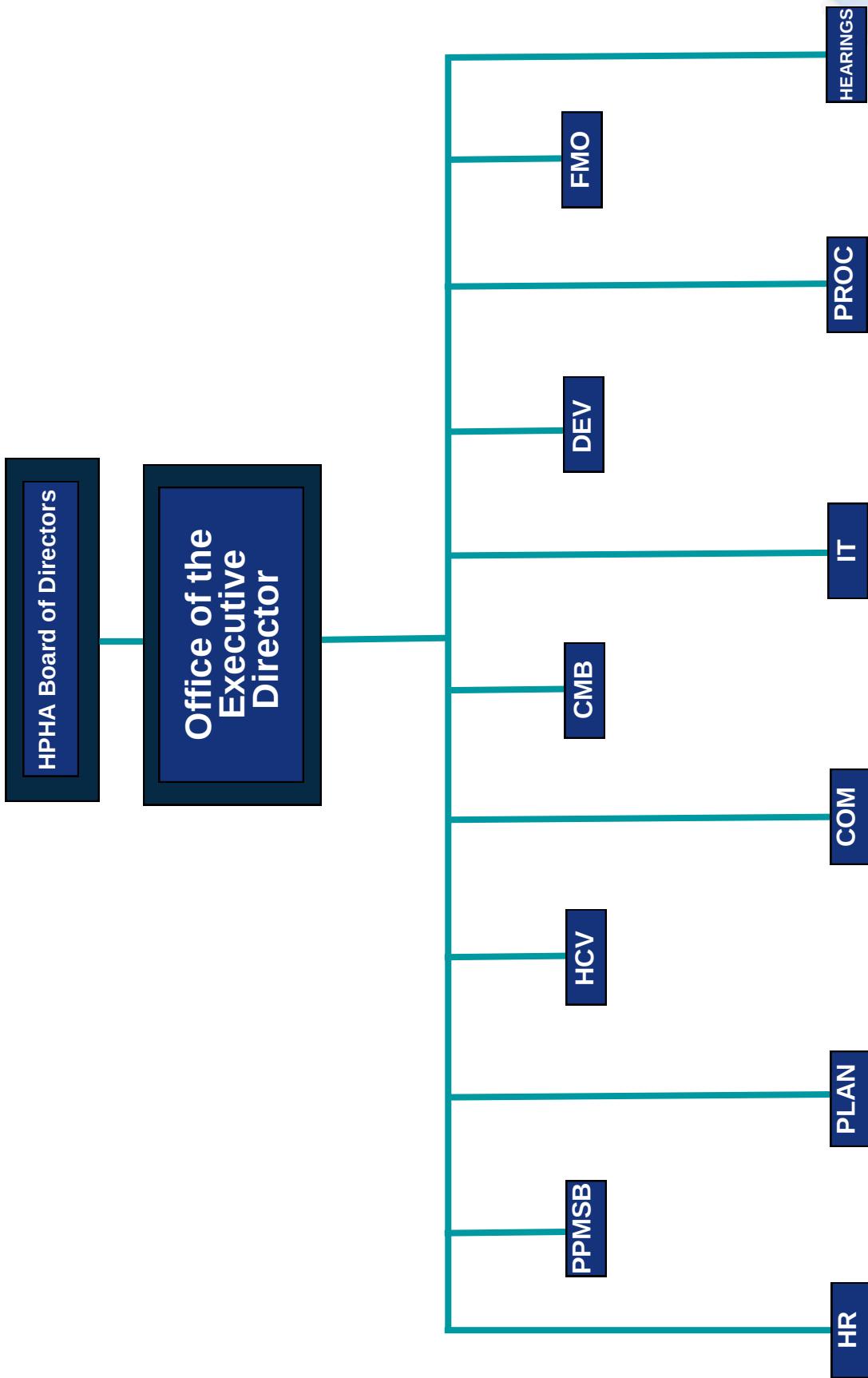


*Top photo: shows Governor Josh Green M.D., Honolulu Mayor Rick Blangiardi, and HPHA Executive Director, Hakim Ouansafi, at the groundbreaking ceremony for School Street Development.*

*Middle photo: shows a group photo featuring Lieutenant Governor Sylvia Luke alongside representatives from Hawaiian Telcom and the Hawaii Public Housing Authority, celebrating their partnership on the broadband agreement.*

*Bottom photo: Governor Josh Green M.D., Honolulu Mayor Rick Blangiardi, and HPHA Executive Director, Hakim Ouansafi presenting the Hawaii Public Housing Authority Proclamation on 90 years of service.*

# Organizational Chart



# HPHA Board of Directors

The HPHA is governed by an eleven-member Board of Directors.  
The members of the Board represent a cross section of public and private entities and interests and provide policy guidance.



**ROBERT HALL**  
CHAIR

OAHU MEMBER



**BETTY LOU LARSON**  
VICE CHAIR

PERSONS WITH  
DISABILITIES  
ADVOCATE



**ROY KATSUDA**  
SECRETARY  
LOW-INCOME/  
HOMELESS ADVOCATE



**CHRISTYL NAGAO**  
KAUAI MEMBER



**RYAN YAMANE**  
EX-OFFICIO  
DIRECTOR  
DEPARTMENT OF  
HUMAN SERVICES



**TODD TANIGUCHI**  
AT-LARGE MEMBER



**JOSEPH CAMPOS II**  
DESIGNEE  
DEPUTY DIRECTOR  
DEPARTMENT OF  
HUMAN SERVICES



**SCOTT GLENN**  
EX-OFFICIO,  
OFFICE OF THE  
GOVERNOR



**LISA DARCY**  
MAUI MEMBER



**SUSAN KUNZ**  
HAWAII MEMBER

# FEDERAL & STATE PUBLIC HOUSING PROGRAMS

Federal Public Housing is a U.S. Department of Housing and Urban Development (HUD) program first established in 1937 to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities.

HPHA is the sole provider of Federal Public Housing statewide.

HPHA also administers State Public Housing which operates similar to, but independent of the federal program. Both programs combine to serve approximately 5,200 families, or approximately 13,000 individuals.

## **HPHA serves Low-Income families earning 80% Area Median Income (AMI) or less:**

- 80% of AMI for the Honolulu Metropolitan Statistical Area in FFY 2025 is 121,600
- Not less than 40 percent of the families admitted to HPHA's public housing program during the fiscal year from the HPHA's waiting list qualify as extremely low-income families that earn 30% of the AMI or less.

## **5,583 dwelling units across 85 properties:**

- 4671 Federal Units (HUD subsidized)
- 912 State Units (no federal subsidy)

## **Properties are organized into 18 Asset Management Projects (AMP):**

- 8 AMPs managed by State employees
- 8 AMPs managed by private contractors

## **Number of Families Served in FY 25**

- Federal Elderly
  - **998 families**
- Federal Family
  - **3,129 families**
- State Elderly
  - **540 families**
- State Family
  - **262 families**
- **TOTAL**
  - **4,929 families**

## **Number of Individuals Served in FY 25**

- Federal Elderly
  - **1,108 individuals**
- Federal Family
  - **9,730 individuals**
- State Elderly
  - **668 individuals**
- State Family
  - **805 individuals**
- **TOTAL**
  - **12,311 individuals**

# HOUSING CHOICE VOUCHER-SECTION 8

The Housing Choice Voucher (HCV) Program, commonly known as "Section 8," is a HUD initiative that offers rental subsidies for tenant-selected private market units via tenant-based vouchers.

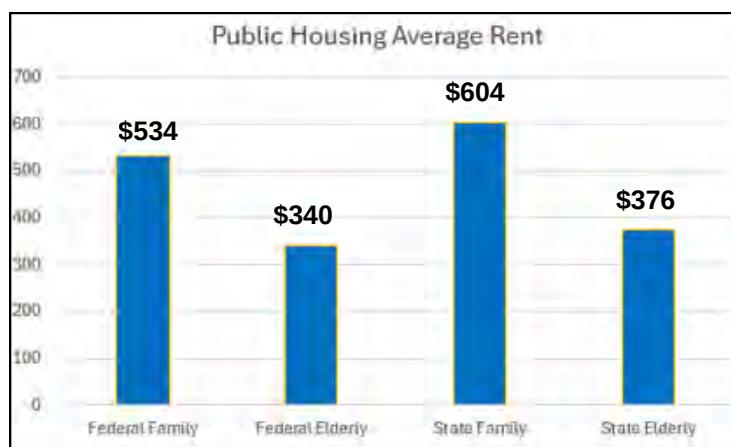
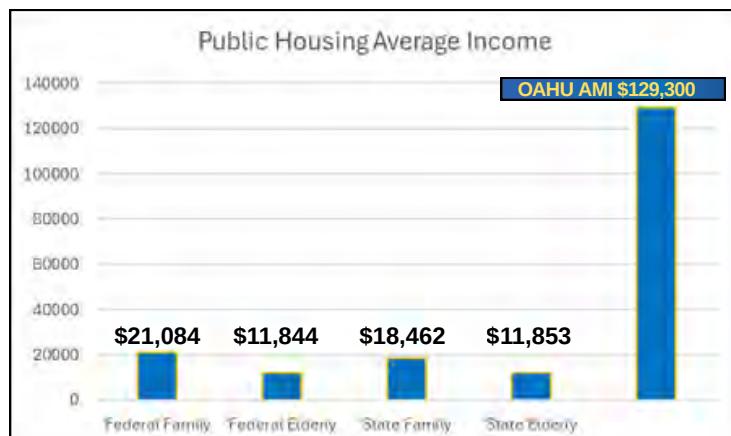
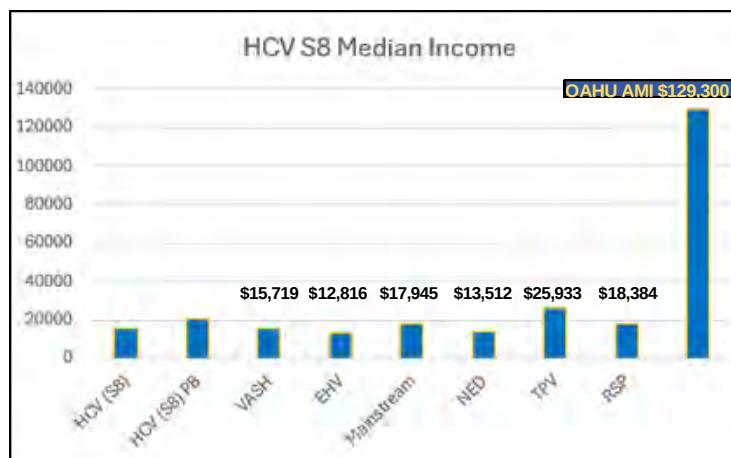
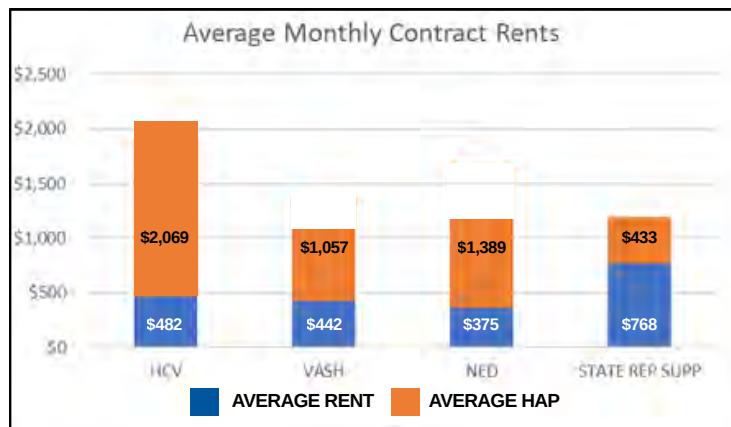
As the largest rental subsidy program administered HPHA, the HCV program operates exclusively on Oahu.

HPHA also oversees several Special-Purpose Vouchers, including Non-Elderly Disabled Vouchers (NED), Veteran's Affairs Supportive Housing Vouchers (VASH), Performance-Based Contract Administration (PBCA), Tenant Protection Vouchers (TPV), Foster Youth Initiative Vouchers (FYI), and Section 8 Project-Based Vouchers (PBV).

HCV vouchers are portable, allowing tenants to use their assistance anywhere on Oahu or across the country while maintaining the same level of support, regardless of location. The State of Hawaii also funds the Rent Supplement Program (RSP), which operates similarly to the HCV program and provides shallow rent subsidies for units statewide.

- **2,601 HCVs and Project Based Vouchers (PBV);**
  - Average HCV Housing Assistance Payment (HAP) is \$2,241 per month
- **361 Veterans Affairs Supportive Housing (VASH) Vouchers:**
  - Average HAP is \$1,495 per month
- **201 State Rent Supplement Program:**
  - Average HAP of \$433 per month
- **111 Non-Elderly Disabled (NED) Vouchers:**
  - Average HAP is \$1,764 per month
- **143 Emergency Housing Vouchers (EHV):**
  - Average HAP is \$1,835 per month
- **24 Tenant Protection Vouchers (TPV):**
  - Average HAP is \$2,332 per month





# CONSTRUCTION MANAGEMENT

This past fiscal year, HPHA made progress on multiple fronts, including efforts tied to the second anniversary of the Lahaina wildfire, which destroyed two HPHA properties. While the sites appear unchanged, significant behind-the-scenes progress has been made: the Environmental Assessment was completed and approved, the HUD Demolition and Disposition application is finalized, and a demolition contract is ready. HPHA has been coordinating closely with FEMA, Maui County, and the State's Risk Management Office throughout the process.

Under the Governor's Emergency Proclamation (EP), the HPHA repaired and reoccupied 172 units out of 230 placed under contract, with an additional 86 in progress. This achievement nearly equates to the number of units in a typical privately managed AMP, underscoring the impact of the EP repairs in returning housing to service quickly for families in need.

Current priorities include health, safety, accessibility, and occupancy. By addressing issues related to sewer and hazardous materials mitigation (such as asbestos, lead-based paint, and contaminated soil), implementing structural and system upgrades (including fire alarms, electrical systems, and gas lines), enhancing accessibility across units and common areas, and ensuring vacant units are safe, decent, and ready for occupancy. The Construction Management Branch remains committed to providing affordable housing, ensuring resident safety, and improving the quality of life for Hawaii's most vulnerable populations.

HPHA is actively working to ensure the safety and health of its residents through comprehensive infrastructure and safety upgrades. This includes removing lead-based paint from properties housing children under six, with priority given to relocating families to safer units once decontamination is complete. The agency is also conducting risk assessments at sites previously tested positive for lead, ensuring all properties meet safety standards. In addition, HPHA is upgrading aging infrastructure—such as electrical, plumbing, and sewer systems—and repairing deteriorating structures like spalling concrete. Security measures are being enhanced at several sites with new cameras, fencing, lighting, and electronic access systems. Fire safety is also a focus, with ongoing upgrades to fire alarms and sprinkler systems at multiple sites to comply with new fire codes. Many of these projects are prioritized based on health and safety needs, especially where funding is limited.



As of June 30, 2025, the HPHA remained on track with Federal and State funding deadlines, successfully obligating \$68.8M (59.8%) and expending \$51.1M (44.4%) of all open Federal Capital Fund Program (CFP) grants, with full obligation of 2018–2019 funds and near-full obligation of 2020–2021 funds, though more recent grants remain in early stages.

On the State side, HPHA encumbered \$84.6M (43%) and expended \$60.0M (40%) of all open CIP funds, with several appropriations nearing full expenditure while others remain at zero due to funds not yet being released.

Appropriations for FY23-24 and FY24-25 carry a deadline of June 30, 2026, and HPHA is actively working to meet these obligations.

Moving forward, HPHA will continue to closely monitor federal and state funding deadlines to ensure compliance and maximize the use of available resources.

Efforts will focus on accelerating expenditures for newer grants and appropriations, particularly those with approaching deadlines, while maintaining accountability and transparency.

By aligning project schedules with funding timelines, HPHA aims to preserve critical resources, support ongoing modernization efforts, and strengthen its ability to provide safe and affordable housing for Hawaii's most vulnerable residents.

FY 25 FUNDING (AS OF JUNE 30, 2025)		
<b><u>BUDGETED</u></b>		
\$115,177,987	FEDERAL CFP FUNDS (Appropriated and Budgeted)	
\$143,591,188	STATE CP FUNDS (Appropriated and Budgeted)	
<b>\$258,769,175</b>	<b>TOTAL BUDGETED</b>	
<b><u>IN CONTRACT</u></b>		
\$68,809,771	FEDERAL CFP FUNDS (Obligated)	
\$84,628,687	STATE CP FUNDS (Encumbered)	
<b>\$157,438,428</b>	<b>TOTAL IN CONTRACT</b>	
<b><u>EXPENDED</u></b>		
\$51,081,971	FEDERAL FUNDS, CONSTRUCTION	
\$60,039,181	STATE FUNDS	
<b>\$111,121,152</b>	<b>TOTAL EXPENDED</b>	
<b><u>BUDGET BALANCE</u></b>		
\$64,096,016	FEDERAL FUNDS, CFP 727-732	
\$83,552,007	STATE FUNDS, CP FY 16-22	
<b>\$132,190,223.</b>	<b>TOTAL BUDGET BALANCE</b>	
<b><u>NEW CONTRACTS</u></b>		
\$3,629,067	6 NEW CONSULTANT CONTRACTS	
\$9,579,022	7 NEW CONSTRUCTION CONTRACTS	
\$10,414,079	16 NEW SERVICE CONTRACTS	
<b>\$18,044,978</b>	<b>29 TOTAL NEW CONTRACTS</b>	

**A TOTAL OF \$949,881.75 IN COMBINED DESIGN AND CONSTRUCTION CAPITAL IMPROVEMENT PROJECTS WERE COMPLETED IN FY 2024-2025:**

**3 DESIGN & CONSTRUCTION PROJECTS WERE COMPLETED IN FY 2024-2025:**

**08/14/2024** – PAHALA – UTILITY IMPROVEMENTS AT PAHALA, KALIHI VALLEY HOMES STRUCTURAL ASSESSMENTS – DESIGN: ELECTECH HAWAII, INC., \$44,062.00 (CIP); CONST: HEARTWOOD PACIFIC LLC, \$426,548.00 (CIP)

**09/02/2024** – 2022 STATEWIDE LEAD ASSESSMENT – DESIGN: ENVIROSERVICES & TRAINING CENTER, LLC, \$177,252.29 (CFP) AND \$69,226.46 (CIP)

**12/19/2024** – KE KUMU ‘EKAHI, KEKUMU ‘ELUA, KEKUMU ‘EKOLU – IN-HOUSE DESIGN – CONST: ISEMOTO CONTRACTING CO., LTD., \$232,793.00 (CIP)

**A TOTAL OF \$5,282,738.40 IN MAINTENANCE EMERGENCY PROCLAMATION VACANT UNIT PROJECTS WERE COMPLETED IN FY 2024-2025 FOR A TOTAL OF 50 UNITS:**

**6 EMERGENCY PROCLAMATION VACANT UNITS PROJECTS COMPLETED IN FY 2024-2025:**

**07/09/2024** – MAKAMAE HOUSING – VACANT UNITS – CONST: MEI CORPORATION, \$819,613.00 (CFP) AND \$1,702,551.60 (CIP)

**07/26/2024** – LANAKILA I HOMES – VACANT UNITS – CONST: HEARTWOOD PACIFIC LLC, \$318,166.00

**09/13/2024** – PUNCHBOWL, KALANIHUIA, MAKAMAE, PUMEHANA, SPENCER HOUSE – VACANT UNITS - CONST: SOCIETY CONTRACTING, LLC, \$480,566.00 (CIP)

**09/25/2024** – KAHALE MUA – VACANT UNITS – CONST: SOCIETY CONTRACTING, LLC, \$426,596.00 (CIP)

**10/03/2024** – MAKUA ALI‘I, PAOAKALANI, KALĀKAUA – VACANT UNITS – CONST: T. IIDA CONTRACTING, LTD., \$847,000.00 (CIP)

**04/15/2025** – PU‘UWAI MOMI/WAIPAHU II – VACANT UNITS – CONST: T & C PLUMBING, LLC, \$688,865.25

# PLANNING AND EVALUATION

The Planning & Evaluation Office (PEO) performs planning, policy evaluation, and research activities for all HPHA programs and policies. PEO is also responsible for developing legislative proposals and reports, administering rule-making procedures, assisting with development efforts, and revising the agency's rules and bylaws.



## **COLLABORATION AND LONG-RANGE PLANNING**

HPHA works closely with its partnering agencies at every level of government. PEO staff regularly attend Housing Directors' meetings, Hawaii Interagency Council for Transit Oriented Development meetings, Neighborhood Board meetings, and policy meetings with legislators. PEO also coordinates the HPHA's short- and long-range functional plans (i.e., the Annual PHA Plan and the 5-Year PHA Plan) which describe the agency's objectives and how it will achieve various HUD programmatic requirements. These plans can be viewed online at:

<http://www.hpha.hawaii.gov/housingplans/index.htm>

## **MOVING TO WORK DEMONSTRATION PROGRAM**

HPHA joined the MTW Demonstration Program in January 2022 to expand housing options for low-income families by improving efficiency and increasing project-based vouchers for redevelopment projects to address rental shortages. The program utilizes waivers to enhance housing choice, including:

- Expanding the Project-Based Voucher (PBV) program
- Increasing payment standards up to 120% of SAFMR
- Allowing PBV caps up to 50% of total HCV units or 100% for a single project
- Raising PBV rent to the lower of 110% of SAFMR minus utilities or reasonable rent

These measures aim to make more assisted units available and support ongoing development.

For more information on these and other upcoming Moving to Work initiatives, please visit: <http://www.hpha.hawaii.gov/mtw>.



*Photo Above: Lieutenant Governor Sylvia Luke alongside representatives from Hawaiian Telcom and the Hawaii Public Housing Authority, celebrating their partnership on the broadband agreement.*

### **ADVANCING DIGITAL CONNECTIVITY IN HAWAII'S PUBLIC HOUSING**

In 2025, HPHA partnered with Hawaiian Telcom to improve residents' quality of life by providing over 45,000 residents across Hawaii with access to reliable, high-speed fiber internet through a \$6 million in-kind donation. This Connect Kākou initiative involved installing fiber optic cables at 81 properties, covering over 5,500 units, and offering discounted plans. Hawaiian Telcom also provided free 1 gigabit internet at 41 community hubs for ten years, supporting connectivity at no cost to taxpayers. Funded entirely by Hawaiian Telcom and awarded through a competitive bid, this project spans Oahu, Kauai, Maui, and Hawaii Island, bringing Hawaii closer to becoming the first fully fiber-enabled state by 2026. HPHA remains dedicated to modernizing communities and ensuring digital access for all residents.

### **Hawaii Police Department's Police Activities League Hosts Youth Engagement Event in Hilo**

In 2025, the Hawaii Police Department's Police Activities League (PAL) hosted a highly successful youth engagement event in Hilo. The event was designed to promote positive interactions between law enforcement officers and local youth, fostering trust and building stronger community relationships.



*Photos from left to right, shows Hawaii police officers playing activities with a group of children*

Attendees participated in a variety of activities, including educational workshops, recreational games, and team-building exercises, all aimed at empowering young people and encouraging their active involvement in the community.

This initiative reflected PAL's ongoing commitment to supporting youth development, providing a safe and supportive environment where young residents can learn, grow, and connect with positive role models. The event not only strengthened community bonds but also highlighted the importance of collaboration between law enforcement and residents in creating a safer, more inclusive Hawaii.

# DEVELOPMENT

THE FOLLOWING IS A BRIEF UPDATE OF HPHA'S MAJOR REDEVELOPMENT EFFORTS OVER THE LAST YEAR.

**SCHOOL STREET:** The HPHA is partnering with Highridge Costa Development Company (HCDC) to redevelop its administrative campus, located at 1002 N School Street.

The redevelopment will deliver 800 affordable housing units for our kupuna over the course of three phases. The HPHA anticipates all phases will be completed over an 8- to 10-year development horizon.

Construction of Phase 1 began in June 2024 and as of September 2025, it is nearly 40% complete with no anticipated delays. The project is on schedule and on budget.

Substantial completion of construction is anticipated in Q4 2026 with leasing to begin upon receipt of the Certificate of Occupancy. The unit lottery for prospective tenants will begin accepting application 90 days prior to construction completion.



*The photo to the right corner is of the School Street Affordable Housing Ground Breaking Ceremony featuring Governor Josh Green, HPHA Executive Director Hakim Ouansafi, Honolulu Mayor Rick Blangiardi, Moe Mohanna of Highridge Costa and members of the Green Administration, HPHA Board of Directors*

## KA LEI MOMI REDEVELOPMENT PROJECT:

In January 2023, the HPHA issued a request for qualifications (RFQ) for a master developer to play the lead role in transforming a portion of the HPHA's portfolio of public housing properties into modernized, energy-efficient, mixed-income communities.

This effort includes master planning and redevelopment of several sites across the State, starting with Mayor Wright Homes in Honolulu.

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 nine targeted sites:

Mayor Wright Homes, Puuwai Momi, Ka'ahumanu Homes, Kamehemeha Homes, Hale Laulima, Nanakuli Homes, Lanakila Homes, Kahekili Terrace, and Kapa'a.

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 net new 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, and the availability of HUD rental assistance and public financing.

The HPHA will play a supporting role in the redevelopment effort by lending support, when necessary, and will conduct normal monitoring activities as established by applicable regulations. Visit [ka-lei-momi.com](http://ka-lei-momi.com) for more information and updates.



Front row from left to right are Michael Costa and Moe Mohanna of Highridge Costa, Hakim Ouansafi of HPHA, and Hawaii Governor Josh Green, who are accompanied by HPHA staff and other elected officials in the Governor's Office.



**KUHIO PARK TERRACE LOW-RISES AND KUHIO HOMES:** The HPHA is redeveloping Kuhio Park Terrace Low-Rise and Kuhio Homes (KPLR) in Kalihi, Honolulu into approximately 650 affordable housing units across eight new buildings in three phases.

The first phase will create 304 units in four rise buildings. The HPHA was working with The Michaels Organization (TMO) as its development partner until March 2025 when HPHA approved a transfer and assignment of development rights from TMO to Highridge Costa Development Company (HCDC). 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 KPLR Phase 1. Also in July 2025, the City and County of Honolulu's Affordable Housing Fund awarded \$8 million to the project.

HCDC secured Royal Bank of Canada (RBC) 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 impacted residents by the beginning of August 2025. All building permits, traffic management, fire, public health, and environmental approvals have been secured.

The financial closing for Phase 1 of the project took place on October 23, 2025, with construction expected to begin shortly thereafter. Hawaiian Dredging Construction Company, the general contractor, is ready to begin construction immediately.



**MAYOR WRIGHT HOMES:** In 2023, Mayor Wright Homes was included in the Ka Lei Momi Initiative. In May 2024, the HPHA's Board of Directors approved a \$10M pre-development loan to HCDC for Phase I of the redevelopment of Mayor Wright Homes and substantial pre-development activities are underway.

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 was 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 \$56 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 NEPA-EA 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.



**KAPAA HOMES:** In 2023, Kapa'a was included in the Ka Lei Momi Initiative. Between 2023-2025, the project secured entitlements, and the design and due diligence have advanced.

In 2025, the Section 106 consultation period expired and HPHA received the 6E Historic Preservation determination from the State of Hawaii Historic Preservation Division (SHPD) and a Section 7 "No Adverse Effect" determination. Schematic design for the project was completed, and a design development progress set is anticipated to be completed at the end of Q3 2025, and the Section 18 application by the end of 2025.

HPHA submitted drawings for a third round of HUD architectural review, which is expected to be the final required submittal.

HPHA and HCDC are on track to complete the National Environmental Policy Act (NEPA) Environmental Assessment (EA), publishing the NEPA Finding of No Significant Impact (FONSI), applying for a building permit, finalizing the resident relocation plan (inclusive of resident interviews), determining the future location of the HPHA maintenance facility and yard, and submitting the Section 18 application to HUD by the end of 2025.



*Photo to the right: a group of people are sitting in chairs in a room for a redevelopment meeting at Kapaa Homes.*

**LANAKILA HOMES:** In 2023, Lanakila Homes was included in the Ka Lei Momi Initiative. Between 2023-2025, the project secured entitlements, and the design and due diligence have advanced.

In 2025, HPHA entered into a Master Development Agreement with HCDC for Lanakila Homes. HCDC received a \$4.2-million allocation for predevelopment funding in the 2025-2027 fiscal biennium budget from the State Legislature.

HCDC kicked off schematic design and completed the 6E Historic Preservation, Section 7 and Section 106 processes.

HCDC is currently revising the EA for the site under NEPA and expects to submit the completed EA to the Governor's Office for review in September 2025.



**KAAHUMANU HOMES:** In 2023, Ka'ahumanu Homes was included in the Ka Lei Momi Initiative. Between 2023-2025, the project secured entitlements, and the design and due diligence have advanced.

In 2025, HPHA entered into a Master Development Agreement with HCDC for Ka'ahumanu Homes. HCDC received a \$3.05-million allocation for predevelopment funding in the 2025-2027 fiscal biennium budget from the State Legislature.

In response to a pre-service request, HECO confirmed that there is electric service capacity for redevelopment. The project received Federal Aviation Administration approval on proposed building heights, and HPHA and HCDC kicked off schematic design.

HCDC completed the Section 7 and Section 106 processes and submitted the 6E Historic Preservation determination to SHPD in June 2025, pending concurrence.



*Photo to the right: a group of people are sitting in chairs in a room for a redevelopment meeting for Kaahumanu Homes.*

**Pursuant to Act 155**  
**Session Laws of Hawaii 2025**

	<b>Island</b>	<b>Name</b>	<b>Est. Total Units</b>	<b>Status</b>	<b>Committed Funding Sources</b>
1	Oahu	School Street Entire Master Plan Phase 1A	800 250	Phase 1 Under Construction	CIP, LIHTC, RHRF, HMMF
2	Oahu	Kuhio Park Low- Rises Entire Master Plan Phase 1	650 304	Phase 1 Under Construction	LIHTC, RHRF, City Bonds, HUD Vouchers
3	Oahu	Mayor Wright Homes Entire Master Plan Phase 1A Phase 1B	2,448	Phase 1A/B Permitting	CIP, LIHTC, RHRF, City Bonds, HUD Vouchers
4	Kauai	Kapaa Homes	124	Fully Entitled Designing	CIP
5	Hawaii	Lanakila Homes Entire Master Plan Phase 1 Phase 2	258 152 106	Fully Entitled Designing	CIP
6	Oahu	Kaahumanu Homes Entire Master Plan Phase 1A Phase 1B	1,550	Fully Entitled Designing	CIP
7	Oahu	Nanakuli Homes	100	Master Planning	CIP
8	Maui	Kahekili Terrace	200	Master Planning	CIP
9	Oahu	Puuwai Momi	2,168	Master Planning	CIP
10	Oahu	Hale Laulima	705	Master Planning	CIP
11	Oahu	Kamehameha Homes	2,950	Master Planning	CIP
12	Kauai	Hale Nana Kai O Kea	100	Master Planning	CIP

**Pursuant to Act 155**  
**Session Laws of Hawaii 2025**

	Name	Committed Funding Sources	Committed Funding Amounts	Expenditures to Date	Estimated Expenditures for Biennium
1	School Street	FY20 CIP	\$2,500,000	All Funds Spent^	None
		LIHTC	\$12,263,202	All Funds Spent	None
		RHRF	\$67,860,277	All Funds Spent	None
		HMMF	\$88,690,614	All Funds Spent	None
2	Kuhio Park Low-Rises	LIHTC	\$20,360,000	All Funds Spent	None
		RHRF	\$48,556,752	All Funds Spent	None
		City Bonds	\$107,710,000	All Funds Spent	None
		City Grant	\$8,000,000	All Funds Spent	None
3	Mayor Wright Homes	CIP	\$10,000,000	\$2,139,042.84	\$10,000,000
		LIHTC	\$24,774,834	Paid at Closing	\$24,774,834
		CIP/RHRF	\$56,000,000	Paid at Closing	\$56,000,000
		RHRF	\$24,000,000	Paid at Closing	\$24,000,000
		HMMF	\$126,256,367	Paid at Closing	\$126,256,367
4	Kapaa Homes	CIP	\$2,000,000	\$221,003	\$2,000,000
		FY26 CIP	\$4,000,000	**w/HHFDC	\$4,000,000
5	Lanakila Homes	*FY20 CIP	\$550,000	\$449,801.04	Closing Contract
		FY26 CIP	\$3,500,000	**w/HHFDC	\$3,500,000
		FY26 CIP	\$700,000	**w/HHFDC	\$700,000
6	Kaahumanu Homes	FY26 CIP	\$2,350,000	**w/HHFDC	\$2,350,000
		FY26 CIP	\$700,000	**w/HHFDC	\$700,000
7	Nanakuli Homes	FY26 CIP	\$750,000	**w/HHFDC	\$750,000
8	Kahekili Terrace	*FY21 CIP	\$225,000	No Funds Spent	\$225,000
9	Puuwai Momi	*FY21 CIP	\$400,000	No Funds Spent	\$400,000
10	Hale Laulima	*FY23 CIP	\$250,000	Awaiting Release of Funds from OPSD	\$250,000
11	Kamehameha & Kaahumanu Homes	*FY 22 CIP	\$350,000	All Funds Spent	None
12	Hale Nana Kai O Kea	*FY 23 CIP	\$350,000	No Funds Spent	\$350,000
13	Downtown Housing	FY 24 CIP	\$5,000,000	No Funds Spent	\$1,500,000

\*CIP TOD Grant Funds Received from OPSD. Date indicates the year the grant was received.

\*\*Funds were appropriated to HHFDC for HPHA, but HPHA is still awaiting receipt of funds.

^ Funds reimbursed at closing and are deposited in the Public Housing Special Fund with the state treasury.

# COMPLIANCE

The Compliance Office performs activities to ensure the HPHA manages and operates programs in accordance with federal and state requirements, and agency policies and directives. Specifically, the Compliance Office covers fair housing, accessibility, reasonable accommodations, language access, the Violence Against Women's Act, Declarations of Trust, the Uniform Relocation Act, and responded to over 750 tenant requests for reasonable accommodation requests.

The Compliance Office worked with EMG to address barriers to accessibility at HPHA properties. Site assessments for mobility and visual/hearing accessibility were completed at all HPHA federal and state public housing properties, management offices and administrative offices.

HPHA's DRAFT Title II Transition Plan was approved by the HPHA Board of Directors, and a public hearing was held. EMG has updated the estimated costs and the HPHA is in the process of finalizing the Section 504 Transition Plans. As of June 30, 2025, out of a total of 5,535 units, 368 units or 6.65% are accessible for mobility and 191 units or 3.45% are accessible for the visual/hearing impaired. With another 10 units for mobility and 15 units for the visual/hearing impaired currently under construction, when completed HPHA will be at 6.83% accessible for mobility and 3.72% accessible for the sensory impaired. With continued legislative support, HPHA will be achieve its goals of expanding housing accessibility for the most disadvantaged members of our community.

# HEARINGS

The Hearings Office manages the Federal Low Income Public Housing Evictions pursuant to Chapter 356D, HRS, and Chapter 17-2020, HAR. There are seven (7) Federal eviction boards, three (3) boards for the island of Oahu and one (1) board each for Kona, Hilo, Maui/Molokai and Kauai. There is one (1) State eviction board to hear and resolve State project lease violations.

For Fiscal Year 2025, the Hearings Office received 62 case referrals, 33 cases were related to non-payment of rent, and 29 cases were related to criminal activities, drug use, or misconduct.

For this period, there were 18 evictions.



# CONTRACT & PROCUREMENT

The HPHA receives federal and state funds for the procurement of a variety of goods, services, professional services and construction such as capital improvement projects, repair and maintenance services, security services, refuse collection and architectural/engineering services.

The Contract and Procurement Office (CPO) is responsible to oversee all HPHA procurement activities. **The CPO's objective is to:**

- 1) provide a procurement system of quality and integrity;
- 2) provide for the fair and equitable treatment of all persons or firms involved in purchasing by the HPHA;
- 3) assure that all purchases of goods, services and construction are procured efficiently, effectively, and at the best value to the HPHA;
- 4) promote competition in contracting; and
- 5) assure that the HPHA purchasing actions are in full compliance with applicable Federal standards, HUD regulations, and State and local laws.

During the fiscal year, the CPO processed 89 new/supplemental contracts and 2 change orders in the amount of \$20,031,808.06 (state funds) and \$35,265,261.51 (federal funds) for a sum total of \$55,297,069.57. The CPO also processed 5,592 individual small purchases via state procurement card (pCard) or purchase order. The CPO processed a little over \$12,500,000 in small purchases.

# INFORMATION TECHNOLOGY

Many initiatives were delivered in 2025 by ITO to support HPHA's core goals to maintain efficient operations. Some of the highlights is the migration from at-premise to a cloud-based environment for our core applications. This provided much needed security and redundancy and improved efficiency on administrative processes.

A positive consequence of this migration is the implementation of improvements on several network circuits spread around all islands, where speeds were upgraded to allow for better connectivity to remote areas such as Hawaii, Maui, Molokai and Oahu.

ITO upgraded its Active Directory system from 2012 to a more secure and compliant version, supporting critical operations. By 2026, the goal is to migrate from an analog phone system to a digital one, enhancing communication and operational efficiency. This technological progress is driven by strong support from executive leadership, who provide a clear roadmap for achieving these objectives



# HUMAN RESOURCES

The Human Resources (HR) Office provides personnel staff support and advisory services to the Executive Director, managers, and employees of the HPHA; and manages the personnel programs and activities for the agency. The HPHA currently employs over 340 Full-Time and Tenant Aides in various Civil Service and Exempt capacities statewide as of June 30, 2025. Pursuant to Section 356D-2 HRS, the HPHA provides the following on the employment of civil service positions.

Under the Governor's Emergency Proclamation on Affordable Housing, the agency was able to identify positions that are directly involved in construction, development or redevelopment of housing, filling public housing vacancies, processing Housing Choice Vouchers, or in the processing of development-related permits, licenses, or approvals. Since it would be impractical or untimely to hire an employee for these positions under the civil service system Chapter 76, Hawaii Revised Statutes, these positions were converted from civil service to exempt positions. In FY 2025, the agency converted over 25 positions from civil service to exempt positions. This year, six HPHA public servants celebrated 30 years of service, seventeen celebrated 20 years, and ten celebrated 10 years.

Alongside the service awards, the agency launched the "HPHA Ohana Outreach Team." Their first event featured baked goods and a white elephant gift sale, creating a festive atmosphere and bringing employees together to celebrate the new outreach team.

*Photo Above: Mario Tadeo honored with the Sustained Superior Performance award by the Department of Human Services.*



*HPHA employees at a Holiday gathering.*



*HPHA employees at a job fair at the Hawaii Convention Center*

# FINANCIAL MANAGEMENT

The Fiscal Management Office (FMO) serves as the financial backbone of the Hawaii Public Housing Authority (HPHA), overseeing all budgeting, accounting, and financial reporting functions. These responsibilities ensure compliance with federal and state regulations while supporting the efficient and transparent administration of public housing programs that serve thousands of Hawaii residents.

The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Agencies (PHAs) that administer 250 or more housing units to establish and maintain a budgeting and accounting system for each Asset Management Project (AMP). Such systems must provide detailed analyses of actual revenues and expenses for each property, thereby ensuring accountability and enabling informed decision-making.

In compliance with these federal requirements, HPHA utilizes a project-based budgeting and accounting model across all programs and revenue sources. This structure covers the Operating Fund, Capital Fund Program (CFP), and a Central Office Cost Center (COCC). The COCC accounts for non-project-specific costs and is supported primarily by property management fees, including asset management fees charged to each property and program. This approach ensures adequate funding for administrative and overhead expenses without placing undue burden on individual projects.

## Fund Accounting and Oversight

HPHA relies on fund accounting as the foundation of its financial system. Each program or project is designated as a separate fund, operating as an independent accounting entity with its own self-balancing accounts. This model provides:

- Clear segregation of financial transactions
- Assurance of compliance with legal and regulatory requirements
- Precise tracking of resources tied to specific functions or funding streams

In Fiscal Year 2025, HPHA managed 51 distinct funds within its accounting structure. Of these, 26 were dedicated to major housing projects and programs. Operating budgets for each project and program were developed, reviewed, and approved by the HPHA Board of Directors prior to the start of the fiscal year. This process ensures that financial plans align with organizational priorities and HUD/state fiscal management standards.



## Financial Reporting and Compliance

All financial statements are prepared in-house in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) requirements. HPHA has consistently demonstrated strong financial stewardship, achieving significant compliance milestones.

- For eight consecutive fiscal years, HPHA has received audit reports with no findings.
- Since FY 2019, HPHA has been recognized as a low-risk auditee.

These outcomes reflect the agency's strong internal controls, disciplined financial practices, and commitment to transparency and accountability.

## Continuous Improvement and Staff Development

To maintain high standards, the FMO invests in:

- Ongoing staff training and professional development
- Rigorous quality control reviews
- Standardized operational procedures across all financial functions

These initiatives improve efficiency, enhance regulatory compliance, and strengthen overall financial management. Collectively, they reinforce HPHA's mission to responsibly manage public resources while expanding access to safe and affordable housing for Hawaii's residents.



## FINANCIAL DATA AND UNAUDITED FINANCIAL REPORTS

### HA WAII PUBLIC HOUSING AUTHORITY

#### Condensed Statements of Net Position

June 30, 2025 and June 30, 2024

(In thousands of dollars)

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

## FINANCIAL DATA AND UNAUDITED FINANCIAL REPORTS

HAWAII PUBLIC HOUSING AUTHORITY  
Government-Wide Statements of Activities  
June 30, 2025 and June 30, 2024  
(In thousands of dollars)

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

## FINANCIAL DATA AND UNAUDITED FINANCIAL REPORTS

Pursuant to section 37-52.5 Hawaii Revised Statutes, this unaudited report on non-general funds is being submitted listing all administratively established funds or accounts along with a statement of the revenues, expenditures, encumbrances, and ending balance for each fund or account. Copies of the HPHA's full audited financial statements can be found at [www.hpha.hawaii.gov](http://www.hpha.hawaii.gov).

Fund Name	Cite of Law	Intended purpose	Current program activities
HPHA Administrative Fund	356D-13, HRS	The fund supports developing and administering public housing projects and rental assistance programs	Serving administrative functions of public housing projects and rental assistance programs
State Low-income Housing Revolving Fund	356D-45, HRS	The fund supports developing and administering public housing for low income families	Serving the housing needs for low income families
Public Housing Special Fund	356D-28, HRS	The fund supports development and administration of public housing for low-to-moderate income families	Serving the housing needs for low-to-moderate income families
Vehicle Rental Revolving Fund	Administratively Established	The fund collects vehicle rental fees to purchase re-placement vehicles for HPHA administrative and area offices	Purchasing and renting vehicles
Equipment Rental Revolving Fund	Administratively Established	The fund purchases equipment by its administrative office and rents to various programs administered by HPHA	Purchasing and renting equipment
Housing for Elders Revolving Fund	356D-72, HRS	The fund supports the management, operation and maintenance of housing for the elderly and the disabled.	Serving the housing needs for the elderly and the disabled
Payroll Clearing Trust Account	356D-14, HRS	The account is used as overdraft account to support the payroll activities of HPHA	Whenever there is a balance due, HPHA clears it promptly.

Below is the financial activity report on all administratively established funds or accounts, which includes a statement of the revenues, expenditures, encumbrances, and ending balance for each fund or account.

### NON-GENERAL FUND REPORT FOR FY25 ENDED JUNE 30, 2025 (IN \$1,000)

Fund Number	Fund Name	Beginning Balance	Expenditure	Revenue	Transfer in	Encumbrance	Ending Balance
		06/30/24	FY24-25	FY24-25	FY24-25	06/30/25	06/30/25
304	Administrative Account	0	0	0	0	0	0
308	State Low-income Housing Revolving Fund	1,013	1,636	1,256	0	282	633
332	Public Housing Revolving Fund	4,167	36,494	37,460	0	0	5,133
335	Vehicle Rental Revolving Fund	342	0	107	0	0	448
336	Equipment Rental Revolving Fund	838	10	27	0	0	855
337	Housing for Elderly Revolving Fund	1,328	2,028	2,115	0	920	1,415
912	Payroll Clearing Trust Account	0	31,493	31,493	0	0	0

# ACTS AND LEGISLATIVE PROPOSALS

## 2025 ACTS

During the 2025 legislative session, the following bills were enacted which will positively impact the HPHA and its residents:

Title	Description	Bill No.	Act No.
RELATING TO THE STATE BUDGET	Appropriates funds for the operating and capital improvement budget of the Executive Branch for fiscal years 2025-2026 and 2026-2027.	HB300	Act 250
RELATING TO HOUSING	Appropriates funds to the Hawaii Public Housing Authority for the rehabilitation, remodeling, renovation, and repair of housing units.	SB65	Act 182
RELATING TO FINANCIAL ADMINISTRATION	Amends the required contents of legislative reports to be submitted by the Hawaii Housing Finance and Development Corporation and Hawaii Public Housing Authority. Amends the scope of moneys to be deposited into and the allowable uses of moneys expended from the Public Housing Special Fund.	SB576	Act 155
RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY	Includes any parcels owned by the Hawaii Public Housing Authority as areas that may be closed to the public. Specifies required signage.	SB602	Act 27
RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY	Authorizes the Hawaii Public Housing Authority to sell, donate, or otherwise dispose of property abandoned or seized in federal public housing projects. Requires the Hawaii Public Housing Authority to notify the known owner of the abandoned or seized property. Establishes procedures for persons entitled to the abandoned or seized property.	SB1413	Act 117
RELATING TO SCHOOL IMPACT FEES	Repeals the construction cost component of school impact fees. Exempts government housing developments, affordable housing units and projects, and Hawaiian home lands housing from school impact fees. Requires the School Facilities Authority to adopt rules governing fee collection. Increases the minimum number of units in a development to trigger land dedication provisions of the land component impact fee. Requires a report to the Legislature on program efficacy. Sunsets 7/1/2029.	HB422	Act 268
RELATING TO KUPUNA HOUSING	Extends the sunset date for the State Rent Supplement Program for Kupuna to 6/30/28.	HB703	Act 282
RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY	Clarifies the Hawaii Public Housing Authority's powers relating to housing projects.	HB1093	Act 89

## 2026 BILL PROPOSALS

The HPHA will not submit legislative proposals during 2026 legislative session. This section of the report is required under Section 356D-20(3)(B), Hawaii Revised Statutes.



**Hawaii Public Housing Authority**

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