

<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: 03/31/2024</b>
--	---	--

**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.

**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.

<b>A.</b>	<b>PHA Information.</b>
-----------	-------------------------

A.1 PHA Name: Hawaii Public Housing Authority PHA Code: HI001, HI901  
 PHA Type:  Standard PHA  Troubled PHA  
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025  
 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  
 Number of Public Housing (PH) Units 4,731  
 Number of Housing Choice Vouchers (HCVs) 4,397  
 Total Combined Units/Vouchers 9,128  
 PHA Plan Submission Type:  Annual Submission  Revised Annual Submission

**Availability of Information.** 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.

The Hawaii Public Housing Authority's (HPHA) Annual PHA Plan and all supporting documents are available online at: <https://www.hpha.hawaii.gov/plans-reports>.

Hard copies of the Annual PHA Plan will be made available at all Asset Management Project (AMP) offices. Please see **Attachment A** for each AMP office address.

**PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

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:					

**B. Plan Elements.**

**B.1 Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

- | Y                                   | N                                   |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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  |

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

**Plan Element I: 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)).*

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)).

**A. Jurisdictional Housing Needs**

The data and information contained herein was gathered from the latest Hawaii Housing Planning Study (HGPS) produced in 2019, which was prepared by SMS Research, Inc. on behalf of the Hawaii Housing Finance and Development Corporation (HHFDC), the HPHA, and other state and local agencies; the State of Hawaii Consolidated Plan for PYs 2020-2024; and publicly available data collected by the U.S. Census Bureau's American Community Survey; the Hawaii Department of Business, Economic Development, and Tourism (DBEDT); the National Low Income Housing Coalition; and the Hawaii Appleseed Center for Law & Economic Justice.

According to the U.S. Census Bureau, there were 535,543 housing units in Hawaii in 2017. This number is up 2.0 percent from 524,852 units in 2014. Among the 2017 total, 482,864 housing units were available to the

residential housing market (455,502 were occupied units and 27,362 were available, vacant units). It was estimated that 50,156 additional housing units were needed by 2025. That number included a backlog of approximately 28,459 housing units which were needed to meet the demand in 2017; a projected demand of 18,078 new housing units to accommodate population growth; and 3,619 units to accommodate households experiencing homelessness.

The demand for housing is greatest among families with the lowest income levels, according to the 2019 HHPS. This finding suggests the state’s housing market has been more effective at producing high-end versus low-end units. The HHPS states that market inefficiencies are exacerbated during periods of rapid economic expansion when fewer low-end units are built; more middle-market and low-end units are built during periods of market adjustment. The 2019 HHPS also found that the current housing market produces units for sale more efficiently than units for rent.

**A.1. Extremely Low-Income Families**

As of 2019, roughly 14 percent (roughly 74,976) of housing units were priced affordably<sup>1</sup> for households earning less than 30 percent of the statewide area median income (AMI). Of the 50,156 housing units needed by 2025, about 20 percent or 10,457 units would be needed for extremely low-income families.

In 2021, there were approximately 41,207 renter households that fell below 30 percent of the statewide AMI<sup>2</sup>. According to the HHFDC, the annual income of a 4-person, extremely low-income family on Oahu in 2023 was \$39,300<sup>3</sup>. At that same time, the annual income required to afford a two-bedroom rental home at HUD’s Fair Market Rent was roughly \$87,013<sup>4</sup>.

<b>Units Needed for Extremely Low-Income Families by 2025</b>	
<b>Jurisdiction</b>	<b>Units Needed</b>
State of Hawaii	10,457
City and County of Honolulu	4,200
County of Maui	1,721
County of Hawaii	3,475
County of Kauai	1,060

Source: HHPS, 2019, pg. 40.

**A.2. Elderly Families**

The 2019 HHPS defines elderly households as those with one or more persons 60 years of age or older, no children under the age of 18, and no persons other than immediate family. Of the 50,156 new housing units needed by 2025, 13 percent or 6,714 units would be needed for elderly households. This number is up 9 percent from the last HHPS conducted in 2016.

<b>Jurisdiction</b>	<b>Units Needed for Elderly Families<sup>5</sup> by 2025 (AMI)</b>			
	<b>&lt; 30%</b>	<b>30% to 50%</b>	<b>50% to 60%</b>	<b>60% to 80%</b>
State of Hawaii	400	751	113	704
City and County of Honolulu	288	714	72	538
County of Maui	62	6	16	21
County of Hawaii	49	22	15	132
County of Kauai	0	9	11	13

Source: HHPS, 2019, pg. 46.

<sup>1</sup> The 2019 HHPS defines a housing unit as affordable if it does not require a monthly mortgage or rent payment greater than 30 percent of monthly household income.

<sup>2</sup> [National Low Income Housing Coalition, 2023 Hawaii Housing Profile](#)

<sup>3</sup> [HHFDC Income Schedule for 2023](#)

<sup>4</sup> [National Low Income Housing Coalition, 2023 Hawaii Housing Profile](#)

<sup>5</sup> Number of units reflects the sum of ownership and rental units needed for each category.

Considering only elderly households, about 29 percent or 1,967 units are needed for low- and moderate-income households making 80 percent of the statewide AMI or less. The demand for single-family versus multi-family units was almost evenly distributed among elderly households. Of the 6,714 needed elderly units, the 2019 HHPS projected a demand for 3,129 (47%) single-family dwellings.

The largest special needs group identified by the 2019 HHPS was the elderly. With only 4.5 percent of seniors residing in a nursing home or senior living facility, there is a significant need for at-home care. For seniors who choose to or must remain in their unit or with family, their homes will require retrofitting with grab bars, ramps, emergency call systems, special telephones for the blind, etc.

**A.3. Households with Individuals with Disabilities**

Although public housing, Section 8, and similar federal housing assistance programs provide disabled families with greater access to affordable housing, there is still a significant need for additional support and/or treatment services which can be delivered at or near home. According to the 2019 HHPS, about 81,018 of survey respondents stated someone in their household had a “physical, mental, or emotional condition that made it difficult to walk or climb stairs.” Roughly 27,575 households included at least one member who had difficulty bathing or dressing themselves. In 42,688 households statewide, at least one member had a physical, mental, or emotional condition that requires assistance with activities of daily living.

The 2019 HHPS found that 26 percent of disabled families were single-person households. Very often, these are people who are frail and elderly, suffering from an advanced terminal illness, or struggling with severe mental or physical disabilities. Without access to a shelter, clinic, or other living arrangement where daily living support and medical treatment can be provided, these households will require in-home care. Additional accessibility retrofitting may also be required.

**A.4. Housing Needs by Race & Ethnicity**

A 2018 report<sup>6</sup> published by DBEDT’s Research and Economic Analysis Division, found that Hawaii ranks 47<sup>th</sup> among the fifty states and District of Columbia in homeownership rates for occupied housing units. Although homeownership rates were low for all racial groups except Japanese and Okinawan, it was particularly low among those of a younger age. The median age of six of the seven racial groups with homeownership rates under 50% was under 28 years old.

DBEDT’s report uses the U.S. Census Bureau’s definition of gross rent as “the contract rent plus the estimated cost of utilities and fuels, if... costs are paid for by the renter. It is a measure of average monthly housing cost expenses for renters.” DBEDT found that African-Americans and Guamanians or Chamorro had the highest median gross rents, at \$1,945 and \$1,940, respectively. This was about 16% - over \$300 a month – more than the third highest median gross rent, \$1,636 paid by Whites. Only Marshallese had a gross rent less than \$1,000; however, 92.3% of Marshallese rent rather than own.

<b>Median Gross Rent by Household Rent</b>	
<b>Race Alone or in Combination</b>	<b>Median Gross Rent</b>
Total Population	\$1,438
White	\$1,636
Filipino	\$1,313
Japanese	\$1,245
Native Hawaiian	\$1,252
Chinese	\$1,211
Black or African American	\$1,945
Korean	\$1,299
Samoan	\$1,274
American Indian/Alaska Native	\$1,441

<sup>6</sup> [Demographic, Social, Economic and Housing Characteristics for Selected Race Groups in Hawaii; 2018](#)

Vietnamese	\$1,150
Okinawan	\$987
Marshallese	\$1,054
Guamanian or Chamorro	\$1,940
Tongan	\$1,175

Source: DBEDT, 2018, pg. 15.

In 2017, HUD's Office of Policy Development published the results of its study on the housing needs of Native Hawaiians<sup>7</sup>. The report compared the housing conditions of Native Hawaiians to those of other residents of Hawaii and examined specific subgroups of Native Hawaiians in the context of federal policy.

HUD found that Native Hawaiians were overrepresented among Hawaii's homeless population. In 2015, Native Hawaiians and Other Pacific Islanders accounted for only 10 percent of the state's population but were 39 percent of the 7,620 people experiencing homelessness in Hawaii. Data from 2016 showed that 42 percent of 7,921 homeless individuals in Hawaii identified as Native Hawaiian or Other Pacific Islander.

The study also provided greater insight into the types of housing Native Hawaiian households need. Large households (i.e., those with five or more members) accounted for 27 percent of Native Hawaiian households statewide and nearly 40 percent of households on the Hawaii Department of Hawaiian Homelands (DHHL) waiting list. Additionally, Native Hawaiian households were more likely to be working and more likely to include children than were non-Native Hawaiian households in Hawaii. According to the report, these findings demonstrate a need for housing that can accommodate larger households and is located close to employment centers and transportation networks.

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

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

As of September 23, 2024, there are **3,062 families** on the HPHA's federal public housing waiting lists. Their housing needs are broken down as follows:

<b>Income Levels</b>		
<b>Family Type</b>	<b># of Families</b>	<b>% of Total Families</b>
Extremely Low-Income ( $\leq$ 30% AMI)	2,819	92.06%
Very Low-Income ( $>$ 30%, but $\leq$ 50% AMI)	188	6.14%
Low-Income ( $>$ 50%, but $\leq$ 80% AMI)	55	1.80%
Families with Children	1,554	50.75%
Elderly Families	687	22.44%
Families with Disabilities	579	18.91%
<b>Racial Distribution</b>		
<b>Race</b>	<b># of Families</b>	<b>% of Total Families</b>
Asian/Pacific Islander/Other	2,497	81.55%
White	859	28.05%
Hispanic	450	14.70%
Black	184	6.01%
American Indian	125	4.08%
<b>Bedrooms Needed</b>		
<b>Unit Size</b>	<b># of Families</b>	<b>% of Total Families</b>
1 Bedroom and Studio	1,294	42.26%
2 Bedrooms	1,064	34.75%
3 Bedrooms	563	18.39%

<sup>7</sup> [Housing Needs of Native Hawaiians; 2017](#)

4 Bedrooms	126	4.11%
5 Bedrooms	15	0.49%

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

As of September 23, 2024, there are **1,981 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)	1,709	86.27%
Very Low-Income ( $>$ 30%, but $\leq$ 50% AMI)	205	10.35%
Low-Income ( $>$ 50%, but $\leq$ 80% AMI)	67	3.38%
Families with Children	850	42.91%
Elderly Families	284	14.34%
Families with Disabilities	682	34.43%
Racial Distribution		
Race	# of Families	% of Total Families
Asian/Pacific Islander/Other	1,017	62.39%
White	439	17.58%
Hispanic	277	11.09%
Black	261	10.45%
American Indian	46	1.84%
Bedrooms Needed		
Unit Size	# of Families	% of Total Families
1 Bedroom and Studio	1,014	51.19%
2 Bedrooms	416	21.00%
3 Bedrooms	430	21.71%
4 Bedrooms	85	4.29%
5 Bedrooms	34	1.72%
6 Bedrooms or more	2	0.10%

**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 housing assistance the HPHA provides through its public housing and voucher programs already targets families at or below 30% to 50% of the AMI, elderly families, and disabled families.

The HPHA always maximized the number of affordable public units it can offer to low-income households given its current resources. Through Capital Fund Program appropriations and asset preservation strategies, the HPHA has planned for \$27 million in capital work over the five-year period of FY 23 to FY 27. Given the average age of the agency's housing inventory is over 50 years old, projects which address health and safety issues, site improvements, ADA compliance, structural repairs, and general infrastructure upgrades are prioritized. Aging properties and reductions in funding levels 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 will allow it to simplify and streamline the operation of 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 also seeking innovative approaches in redeveloping aging and obsolete properties through public-private partnerships. All of the agency's redevelopment projects seek to create mixed-income, mixed-use neighborhoods which make greater use of valuable State land assets through higher density. The HPHA intends to use mixed-finance strategies and federal programs like Rental Assistance Demonstration (RAD) in accomplish this goal.

In 2023, the HPHA launched its Ka Lei Momi Program to redevelop 10 low-income public housing projects identified in its portfolio. Most of these projects are located near planned stations of the Honolulu light rail system currently being developed by the Honolulu Authority for Rapid Transportation. The redevelopment of these projects will involve the rehabilitation of functionally obsolete public housing units as well as a significantly expansion of the State's affordable housing inventory.

## 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. Public Housing Deconcentration Policy**

In accordance with 24 CFR §903.7(b)(1), a copy of the HPHA's public housing deconcentration policy is attached as **Attachment B: Deconcentration Policy**.

### **B. 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.

#### **B.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.

**B.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.

**B.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:

<b>Voucher Size</b>	<b>Persons in Household (Minimum – Maximum)</b>
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.

### **C. 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.

#### **C.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).

#### **C.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.

#### **C.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)**

**B. HCV Program Policies**

B.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, 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, Completed in FY 25)

B.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, Completed in FY 25)

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

**B. HCV Program Policies**

B.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)

**B.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)

**B.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)
- 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)

### **C. Public Housing Program Policies**

#### **C.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)
- Amend §17-2028-34(c), HAR, to remove the following preference from the public housing program's selection and admission policy: "A single applicant who is elderly, disabled, or displaced shall be given preference over all other single applicants, regardless of the other single applicant's local preference."
- 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."

#### **C.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)

- 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)
- 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 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))*

	Sources	Anticipated Financial Resources for HPHA FY 26	Planned Uses
<b>Federal Grants</b>	Public Housing Operating Fund*	\$36,190,000	Operations and maintenance of public housing
	Public Housing Capital Fund*	\$15,347,000	Capital repairs, management improvements, operations, administrative costs
	Section 8 Tenant-Based Assistance*	\$67,127,000	Housing Assistance Payments and Administrative costs
	Family Self Sufficiency Program	\$90,000	FSS Coordinator expenses
	Public Housing Dwelling Rental Income	\$25,389,000	Operations and maintenance of public housing
	State Capital Improvement Program	\$25,800,000	Capital repairs and associated administrative costs
	State General Fund	\$17,525,000	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>\$187,468,000</b>	*MTW funding fungibility applies (i.e., collectively referred to as “MTW Funds”).
	Other Project-Based Resources: Performance Based Contract Administration	\$50,292,000	PBCA payments to landlords; administrative costs
	Public Housing Non-Rental Income – including	\$386,000	Management improvements, operations for site location

## 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.

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.

#### Payment Standards Based on SAFMR Effective January 1, 2025

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	96706	\$2,210	\$2,403	\$3,145	\$4,405	\$5,283	\$6,075	\$6,867	\$7,660	\$8,452
	96707									
	96815									
	96762									
4	96786	\$2,120	\$2,300	\$3,015	\$4,225	\$5,060	\$5,819	\$6,578	\$7,337	\$8,096
	96791									
5	96759	\$1,975	\$2,147	\$2,812	\$3,942	\$4,720	\$5,428	\$6,136	\$6,844	\$7,552
	96744									
	96717									
	96782									

	96814									
	96789									
<b>6</b>	96712	\$1,796	\$1,950	\$2,556	\$3,582	\$4,292	\$4,936	\$5,580	\$6,223	\$6,867
	96701									
	96822									
	96816									
	96826									
<b>7</b>	96797	\$1,670	\$1,817	\$2,380	\$3,337	\$3,997	\$4,596	\$5,196	\$5,795	\$6,395
	96731									
	96813									
<b>8</b>	96792	\$1,640	\$1,780	\$2,330	\$3,265	\$3,910	\$4,497	\$5,083	\$5,670	\$6,256
	96819									
<b>9</b>	96817	\$1,480	\$1,610	\$2,107	\$2,950	\$3,540	\$4,071	\$4,602	\$5,133	\$5,664
	96730									
	96795									

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 received HUD approval of MTW Waiver 2.a. to allow for the setting the payment standard for a zip code between 90% to 120% of the SAFMR. (Added in FY 25)
- 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. (Added in 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)
- 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, Revised in FY 26)
- 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)

- 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)

### **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, Revised in FY 26)

## **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.

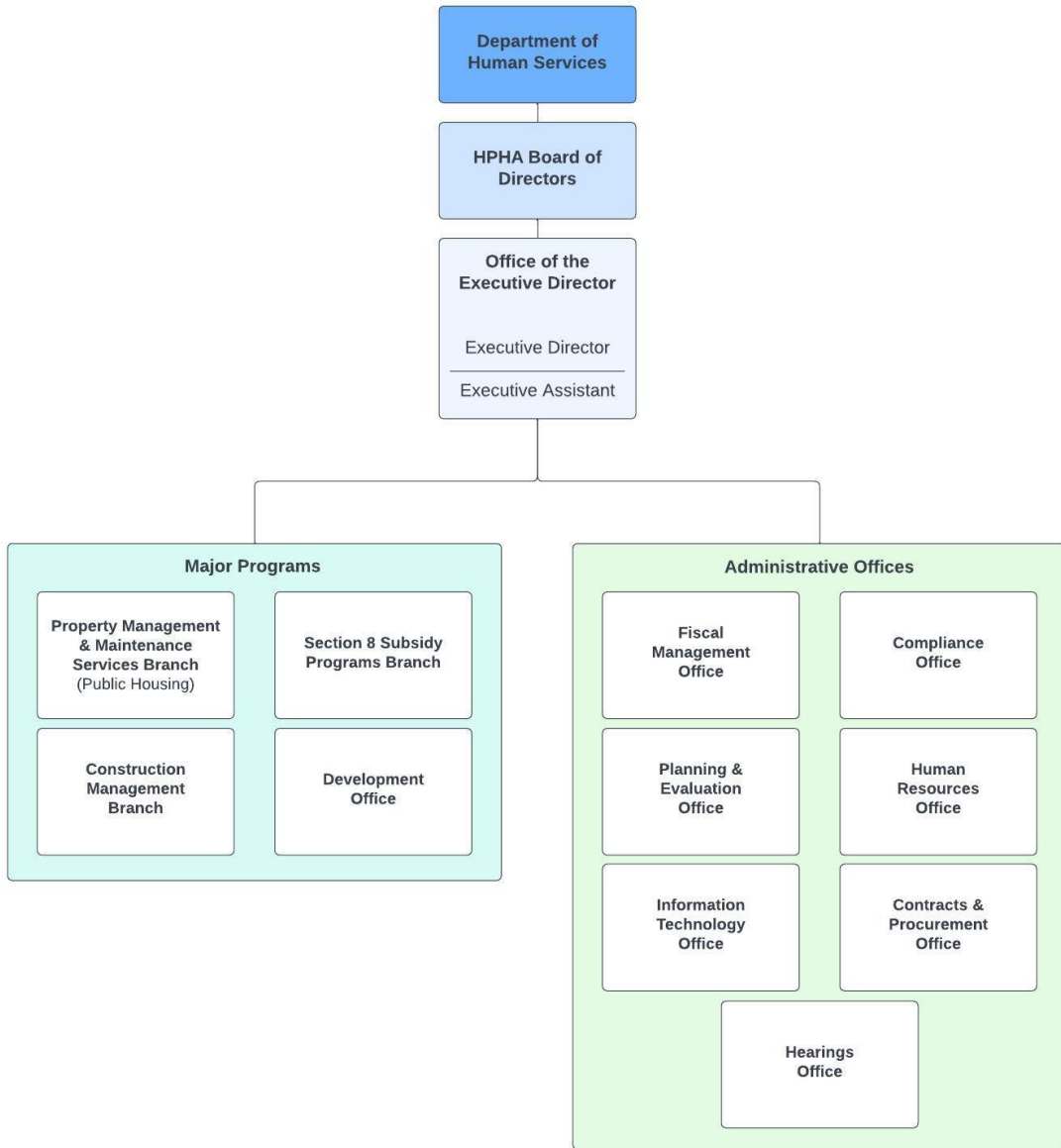
#### **C.1. HPHA Organizational Chart**

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.

<b>Property Management and Maintenance Services Branch Major Programs</b>
<ul style="list-style-type: none"><li>• Federal Low-Income Public Housing</li><li>• State Low-Income Public Housing</li></ul>

<b>Section 8 Subsidy Programs Branch Major Programs</b>
<ul style="list-style-type: none"><li>• Tenant-Based Voucher (TBV) Programs, including:<ul style="list-style-type: none"><li>• Housing Choice Vouchers (HCV)</li><li>• Non-Elderly Disabled (NED) Vouchers</li><li>• Veterans Affairs Supportive Housing (VASH) Vouchers</li><li>• Foster Youth Initiative (FYI) Vouchers</li></ul></li></ul>

- 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

*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))*

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)**

N/A.

**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.

Program Name & Description	Size (est.)	Allocation Method	Service Locations
<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)**

N/A.

**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)

**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.

<b>Plan Element X:</b>	<b>Recent Revision(s)</b>
------------------------	---------------------------

N/A.

<b>Plan Element X:</b>	<b>Proposed Revision(s)</b>
------------------------	-----------------------------

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\(g\)](#))

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.

**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

- Hope VI or Choice Neighborhoods
- Mixed Finance Modernization or Development
- Demolition and/or Disposition
- Designated Housing for Elderly and/or Disabled Families
- Conversion of Public Housing to Tenant-Based Assistance
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD
- Occupancy by Over-Income Families
- Occupancy by Police Officers
- Non-Smoking Policies
- Project-Based Vouchers
- Units with Approved Vacancies for Modernization
- 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 October 1, 2024)**

The HPHA's Board of Directors approved the Kuhio Homes and Kuhio Low-Rises (KPLR) pre-development budget in May 2024. An updated budget will be submitted to the Board for its approval during its October 2024 meeting. The HPHA anticipates financial closing for Phase 1 of the project to take place in Q1 of CY 2025, with construction is expected to begin shortly thereafter in Q2-Q3 of CY 2025.

The building permit set continues to advance through external agencies and other third-party review processes. The HPHA received third-party plan approval on the structural, building, electrical, and mechanical code reviews. As of July 2024, the City Department of Planning and Permitting's (DPP) Traffic Review Branch approved the traffic management plans for the redevelopment. The Honolulu Fire Department and Hawaii Department of Health (DOH) also completed their reviews of the project drawings. The HPHA received comments from DOH relating to the environmental site assessment and proposed soil sampling plan.

The HPHA and its development partner The Michaels Organization (TMO) have letters of intent from all participating lenders and investors. The letters were received from Redstone for the federal tax credit equity, Berkadia for the state tax credit equity, and from Bank of Hawaii for construction and permanent debt. Albert C. Kobayashi, Inc., the general contractor, completed an updated round of pricing based on the 100% construction set and is currently working through the value engineering process.

The HPHA and TMO held its latest community update meeting on July 11, 2024, for all KPLR residents. TMO is also working with its consultant, Seneca, on the project's relocation plan. The HPHA received approval of its Section 18 application from the HUD Special Applications Center (SAC) in August 2024. The HPHA anticipates the 90-day relocation notice to be sent to all KPLR residents during October 2024. The HPHA applied for 60 Tenant Protection Vouchers and anticipates receipt in October 2024. The project's 201H application has been executed by the HPHA and TMO and was submitted to the City DPP for final approval. The HPHA anticipates the 201H application will be approved in October 2024.

**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 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 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. Execution of the loan is pending.

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 Master Plan has 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 Faircloth-to-RAD, PBVs, TPVs, and LIHTC at the project site. For-sale units up to 120% of AMI and 501(c)(3) rentals up to 100% of AMI are also being considered.

As of August 2024, the architectural and engineering teams were selected, and drafting of the working drawings and permit sets underway.

The SAC Section 18 application has been started, and the boundary areas for Phases 1A and 1B have been determined. The HPHA is awaiting receipt of a full boundary area survey report with metes and bounds descriptions. A Section 18 community meeting was held in September 2024 with all affected residents and neighboring community members. Future meetings with residents and the Resident Advisory Board are also being scheduled.

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 October 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  
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 October 1, 2024)**

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.

The HPHA and HCDC are currently working on Master Plan refinement, associated technical studies, and entitlements work. The development team continues to work on its 201H entitlement application, which includes the preliminary Master Plan, with the goal of submission to the City DPP in Q4 of CY 2024. The HPHA and HCDC continue to weigh the use of Faircloth-to-RAD, PBVs, TPVs, and LIHTC at the project site.

Throughout the current and next fiscal year, the HPHA will continue discussions with Hawaiian Electric Company (HECO) and the City Board of Water Supply as each party determines required infrastructure upgrades and requirements. Although a preliminary HECO will-serve letter has been received, HECO's response to the pre-service request is still pending.

In August 2024, the HPHA held two town hall meetings with existing residents and surrounding community members.

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 October 1, 2024)**

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 October 1, 2024)**

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 October 1, 2024)**

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 October 1, 2024)**

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.

In June 2024, the HPHA and HCDC submitted a revised Long-Term Environmental Hazardous Management Plan to the Hawaii Department of Health, Hazardous Evaluation and Emergency Response Division in response to the agency’s comments. The geotechnical fieldwork study has been completed and concept design refinement has commenced.

In September 2024, the HPHA and HCDC held a town hall meeting with residents and neighboring community members to discuss the upcoming development.

**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 October 1, 2024)**

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 October 1, 2024)**

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.

In 2024, the HPHA’s Board of Directors approved the project’s budget, schedule, and predevelopment loan. The subcontractor list for design work has also been finalized. Development of the working drawings will likely begin in Q3 of CY 2024.

The project’s 201H entitlement application was approved in early 2024 by HHFDC. A LIHTC application was submitted also in early 2024 and pending approval in Q4 of CY 2024. The HPHA anticipates building permits submittal in Q4 of CY 2024 or Q1 of CY 2025. The HPHA and HCDC are considering use of Faircloth-to-RAD, PBVs, and TPVs at the project site. The County of Kauai is also considering use of PBVs at the project.

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.

**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:	SAC application has been created. As of October 1, 2024, SAC also received letter from Governor regarding emergency declaration and approved demolition prior to completed application.

Development Name: Piilani Homes

AMP Number: 39  
 Project Address: 1028 Wainee Street  
 Lahaina, Hawaii 96761  
 Total Units: 42 Total Units (32 Studios, 10 One-Bedroom Units)  
 Accessibility Features: N/A  
 SAC Application Status: SAC application has been created. As of October 1, 2024, SAC also received letter from Governor regarding emergency declaration and approved demolition prior to completed application.

**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 Waiialua 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 Waiialua  
 AMP Number: 49  
 Project Address: 67-088 Goodale Avenue  
 Waiialua, 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 October 1, 2024)**

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. 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\(j\)](#))

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 **October 1, 2024**:

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	Punahale 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 **October 1, 2024** are (1) currently undergoing modernization (i.e., the modernization contract has been awarded or force account work has started); or (2) 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.

## 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. UH is currently in negotiations with the two respondents.

### 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.

	<p><b>Objective 3.b.</b> Explore partnerships with other state/local agencies and community-based organizations to provide additional services and/or housing assistance.</p> <p><b>Goal 4: Develop and Increase Affordable Housing Opportunities</b></p> <p><b>Description</b> 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 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.4	<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.5	<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 type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe.</p>

<b>C. Other Document and/or Certification Requirements.</b>	
C.1	<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>
C.2	<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: Certification by State or Local Official.</b></p>
C.3	<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: Civil Rights Certification.</b></p> <p>Please see <b>Attachment L: Certifications of Compliance with PHA Plan and Related Regulations.</b></p>
C.4	<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 checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> <p>Please see <b>Attachment M: Public Testimony.</b></p>
C.5	<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>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing.</b> (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>
<b>Fair Housing Goal:</b>	
<i>Describe fair housing strategies and actions to achieve the goal.</i>	
<b>Fair Housing Goal:</b>	
<i>Describe fair housing strategies and actions to achieve the goal.</i>	
<b>Fair Housing Goal:</b>	
<i>Describe fair housing strategies and actions to achieve the goal.</i>	

# 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](#))

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ...” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

---

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.

# Annual PHA Plan for FY 26

## Attachment A

### AMP Office Address List

**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

# Annual PHA Plan for FY 26

## Attachment B

### Deconcentration Policy

## **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 income of all families residing in all covered developments.

**\$17,169.73**

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

<b>AMP</b>	<b>Average Income</b>
30	\$20,446.45
31	\$20,873.68
32	\$17,721.79
33	\$18,133.28
34	\$12,475.36
35	\$12,034.74
37	\$15,476.56
38	\$16,091.32
39	\$18,016.43
40	\$22,043.94
43	\$14,017.28
44	\$17,274.68
45	\$21,174.75
46	\$14,442.20
49	\$15,376.18
50	\$19,117.00
<b>Total Average</b>	<b>\$17,169.73</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 \$17,169.73. The established income range is \$14,594.27 to \$19,745.19.

AMP	Average Income	Established Income Range
30	\$20,446.45	Above
31	\$20,873.68	Above
32	\$17,721.79	Within
33	\$18,133.28	Within
34	\$12,475.36	Below
35	\$12,034.74	Below
37	\$15,476.56	Within
38	\$16,091.32	Within
39	\$18,016.43	Within
40	\$22,043.94	Above
43	\$14,017.28	Below
44	\$17,274.68	Within
45	\$21,174.75	Above
46	\$14,442.20	Below
49	\$15,376.18	Within
50	\$19,117.00	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.*

# Annual PHA Plan for FY 26

## Attachment C

### Moving to Work Supplement for FY 26

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

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

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

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

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

<b>A.</b>	<b>PHA Information.</b>
<p><b>PHA Name:</b> <u>Hawaii Public Housing Authority</u>  <b>PHA Code:</b> <u>HI001</u>  <b>MTW Supplement for PHA Fiscal Year Beginning:</b> (MM/DD/YYYY): <u>07/01/2025</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 this MTW Supplement for FY 26, the HPHA is requesting 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) or PBV units. This waiver will further enable the HPHA to increase housing choice for low-income families through its ongoing redevelopment and repositioning efforts.

### **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.);

---

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

- **HPHA Activity 23-04:** Signing Bonus Payments (MTW Waiver 4.c.);
- **HPHA Activity 25-06:** Damage Reimbursement Payments (MTW Waiver 4.b.); and
- **HPHA Activity 25-08:** Increased Payment Standards (MTW Waiver 2.a.).

**Activities Pending Implementation**

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

**Waivers Requested for FY 26**

- **HPHA Activity 26-12:** Housing Development Programs (MTW Waiver 17.c.).

C.	MTW Waivers and Associated Activities.
----	--

**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> <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>

	<input type="checkbox"/> Decreased expenditures
<b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	<input type="checkbox"/> The MTW activity applies to all assisted households <input checked="" type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types <input type="checkbox"/> Other – another specifically defined target population or populations
<b>Location.</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	<b>For HCV activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units <input type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	The HPHA has paused this incentive payment because of a staffing shortage. The HPHA will begin offering it again once the agency has the necessary administrative capacity.
<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
---	-----

**HPHA Activity 23-04: Signing Bonus Payments (MTW Waiver 4.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 provides a signing bonus payment to a landlord who rents a dwelling unit to a voucher holder for the first time. This activity was approved as part of the HPHA’s MTW Supplement for FY 23.</p> <p>Signing bonus payments are equal to one month’s rent for each given dwelling unit. Payment is only made after the landlord enters into a new HAP contract with the HPHA. The dwelling unit must be located in a “high opportunity area” or in “areas located where vouchers are difficult to use” to qualify. Both terms as currently defined in the program’s Administrative Rules include the HPHA’s entire HCV jurisdiction.</p> <p>Landlords may only receive one signing bonus per dwelling unit. If there is a change in the ownership of an assisted dwelling unit, the new owner may qualify for a signing bonus.</p> <p>The goal of this activity is to increase landlord participation in the HCV Program, thereby increasing housing choice for low-income families and decreasing the average dwelling unit search time for voucher holders.</p>
---	---

<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<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>
---	--

<b>Location.</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	<b>For HCV activities:</b> <input checked="" type="checkbox"/> The MTW activity applies to all tenant-based units <input type="checkbox"/> The MTW activity applies to all properties with project-based vouchers <input type="checkbox"/> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this MTW activity require a hardship policy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	The HPHA has paused this incentive payment because of a staffing shortage. The HPHA will begin offering it again once the agency has the necessary administrative capacity.
<b>Custom Questions:</b>	
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?)	<input type="checkbox"/> To all units <input checked="" type="checkbox"/> Certain types of units only  What type of units does this policy apply to? <input type="checkbox"/> Accessible units <input checked="" type="checkbox"/> Units in particular types of areas or neighborhoods. Please describe these areas briefly:  Signing bonus payments are available to new landlords with dwelling units in "high opportunity areas" or in "areas located where vouchers are difficult to use" (§§8-10, HAR). Currently, both terms are defined as "the island of Oahu."  <input type="checkbox"/> Units/landlords new to the HCV program <input type="checkbox"/> Other. Please describe briefly:
What is the maximum payment that can be made to a landlord under this policy?	Up to one month's rent. A landlord may qualify for this payment only once for each newly enrolled dwelling unit.
How many payments were issued under this policy in the most recently completed PHA fiscal year?	20
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?	\$55,716

<b>HPHA Activity 25-06:</b>	<b>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</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 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 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>

	<input type="checkbox"/> Already provided
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	The HPHA has paused this incentive payment because of a staffing shortage. The HPHA will begin offering it again once the agency has the necessary administrative capacity.
<b>Custom Questions:</b>	
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program)?	<input 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>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>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  The Impact Analysis also applies to HPHA Activity 24-05 (MTW Waiver 3.b.).

Based on the Fiscal Year goals listed in the activity’s previous Fiscal Year’s narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. The HPHA did not exercise this flexibility when creating the Payment Standards for CY 2025.
<b>Custom Questions:</b>	
Please explain the payment standards by ZIP or “grouped” ZIP codes.	After publication of the updated SAFMRs each year, zip codes are arranged in ascending order by median rent value from most to least expensive. The allowable range is then calculated for each bedroom size in each zip code. Under this activity, the lower bound will always be set at 90% of SAFMR. The upper bound will be set at 110% of SAFMR; the HPHA will only use an upper bound of 120% of SAFMR if there are a significant number of assisted families residing in the zip code who are rent burdened. Zip codes are generally separated into 10 to 15 payment standard tiers. Each payment standard tier is comprised of zip codes with similar average rent values. Groupings may be further refined by merging one tier with few zip codes and a neighboring tier with a similar average rent range. Alternatively, a tier with ranges that widely vary may be split based on the median rent value within the group. Additional factors are taken into consideration, such as local submarket conditions, trends, and projections, as well as current voucher utilization within each zip code. Once tiers are set, a proposed payment standard is used to calculate the percentage of SAFMR for each bedroom size in each zip code. The proposed payment standard is then adjusted upward or downward to ensure it fits within the allowable range for each zip code in the tier.

**Pending Implementation:**

<b>HPHA Activity 24-05:                      Biennial Reexaminations for HCV (MTW Waiver 3.b.)</b>	
<b>Core Questions:</b>	
<b>Narrative.</b> Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	<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</p>

	income between biennial reexaminations, thereby increasing self-sufficiency.
<b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?	(Check at least one) <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 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 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

<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>The HPHA's Board of Directors approved amendments to the Administrative Plan to allow for biennial reexaminations in April 2024. Similar provisions were included in Chapter 17-2031, Hawaii Administrative Rules (HAR), which governs the HPHA's voucher programs. These changes were made effective in June 2024 following approval by the Governor and their filing with the Lieutenant Governor's Office. The HPHA is currently working with Emphasys (software vendor) to update the software used to process reexaminations.</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 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>

<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.</p>

	<p>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</p>

	<input checked="" type="checkbox"/> Already provided
Does the hardship policy apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year?	0
Does the MTW activity require an impact analysis?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Already provided
Does the impact analysis apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload impact analysis once when said impact analysis applies to multiple MTW activities.)	<input 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>As of October 1, 2024, the Tool of Tools Program Analysis reports 499 of the HPHA’s vouchers are project-based (excluding RAD PBVs) out of 4,397 total authorized units, or about 11.35%.</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>

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

<b>HPHA Activity 25-10: Increase PBV Project Cap (MTW Waiver 9.b.)</b>	
<b>Core Questions:</b>	
<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>	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households

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

<b>HPHA Activity 25-11: Increase PBV Rent to Owner (MTW Waiver 9.g.)</b>	
<b>Core Questions:</b>	
<b>Narrative.</b> Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	<p>The HPHA may set the contract rent for a PBV-assisted unit up to the lowest of (a) 120% of SAFMR minus any utility allowances, (b) rent requested by an owner, or (c) the reasonable rent. The HPHA has not modified its rent reasonableness policy under waiver 2.c. or 2.d. The waiver request for this activity was submitted to HUD as part of the HPHA's Amended MTW Supplement for FY 25.</p> <p>To establish the reasonable rent amount, the HPHA will test the lower of rent requested by owner or 120% of SAFMR minus any utility allowance. Only three comparable units will be used, of which two must have a gross rent which exceeds the subject gross rent. The third comparable unit must be less than the subject gross rent. The reasonable rent amount will be determined by averaging the gross rent of three comparable units.</p> <p>By allowing the HPHA greater flexibility in the setting and adjusting of rents, the agency can ensure that rents paid under the PBV Program are appropriate for the specific housing market. This waiver will help the HPHA with offering competitive rents that attract property owners while still maintaining affordability for low-income families. It will also improve housing standards by allowing owners greater</p>

	cash flow to improve and maintain the physical condition of their properties.
<b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?	<input type="checkbox"/> Cost effectiveness <input type="checkbox"/> Self-sufficiency <input checked="" type="checkbox"/> Housing choice
<b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	<input type="checkbox"/> Neutral (no cost implications) <input type="checkbox"/> Increased revenue <input type="checkbox"/> Decreased revenue <input checked="" type="checkbox"/> Increased expenditures <input type="checkbox"/> Decreased expenditures
<b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	<input checked="" type="checkbox"/> The MTW activity applies to all assisted households <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households
<b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	<input type="checkbox"/> New admissions (i.e., applicants) only <input type="checkbox"/> Currently assisted households only <input checked="" type="checkbox"/> New admissions and currently assisted households
<b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?	<input checked="" type="checkbox"/> The MTW activity applies to all family types <input type="checkbox"/> The MTW activity applies only to selected family types
<b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.  <b>For HCV activities:</b> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	<b>For HCV activities:</b> <input 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.

**Requested Waivers for FY 26:**

<b>HPHA Activity 26-12:</b>	<b>Housing Development Programs (MTW Waiver 17.c.)</b>
<b>Core Questions:</b>	

<p><b>Narrative.</b> Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.</p>	<p>The HPHA may 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 will look to provide gap financing (i.e., grants or loans) to affordable housing development projects which may include PBV developments, Low-Income Housing Tax Credit developments, and other eligible development activities subject to approval by the Board of Directors. The goal of this activity is to increase housing choices for low-income households through the funding of affordable housing development.</p> <p>Gap financing will support the HPHA’s owned or substantially controlled development projects by allowing the agency to better leverage third-party debt in the form of tax-exempt bond financing, LIHTC equity, and other local sources. The HPHA will not expend MTW block grant funding in excess of 10% of its Housing Assistance Payments budget on this activity. In implementing this activity, the HPHA shall ensure all families assisted meet HUD’s definition of “low-income” and comply with Notice PIH 2011-45 and Section 30 of the U.S. Housing Act of 1937, as applicable.</p> <p>In FY 26, the HPHA may commit/spend funds on the ongoing redevelopment of two public housing projects: Kapaa and Kuhio Park Low Rises (KPLR) Phase I. For the Kapaa project, the HPHA will be disposing of 36 public housing units and constructing 124 new LIHTC units (60% AMI affordability requirement). For KPLR Phase I, the HPHA will be disposing of 60 public housing units and constructing 304 total units (65 PBV-assisted/LIHTC; 242 LIHTC-only; and 2 manager units). The final unit counts may change prior to the financial closing of each project. The HPHA will report any such changes in the MTW Supplement in the following fiscal year.</p>
<p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>	<p><input type="checkbox"/> Cost effectiveness  <input type="checkbox"/> Self-sufficiency  <input checked="" type="checkbox"/> Housing choice</p>
<p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>	<p><input type="checkbox"/> Neutral (no cost implications)  <input type="checkbox"/> Increased revenue  <input type="checkbox"/> Decreased revenue  <input checked="" type="checkbox"/> Increased expenditures  <input type="checkbox"/> Decreased expenditures</p>
<p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>	<p><input checked="" type="checkbox"/> The MTW activity applies to all assisted households  <input type="checkbox"/> The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>	<p><input type="checkbox"/> New admissions (i.e., applicants) only  <input type="checkbox"/> Currently assisted households only  <input checked="" type="checkbox"/> New admissions and currently assisted households</p>

<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
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 will be implemented during FY 26.

**Custom Questions:**

**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	124	0	0	0
Kuhio Park Low Rises, Phase I	New Construction	Gap Financing, Tax Credit Partnership, Other	302	304	237	65	0	0

**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
Kapaa	New Construction	Gap Financing, Tax Credit Partnership	124	124	124	0	0	0
Kuhio Park Low Rises, Phase I	New Construction	Gap Financing, Tax Credit Partnership, Other	302	304	237	65	0	0

**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
Kapaa	New Construction	Gap Financing, Tax Credit Partnership	124	124	124	0	0	0
Kuhio Park Low Rises, Phase I	New Construction	Gap Financing, Tax Credit Partnership, Other	302	304	237	65	0	0

**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
Kapaa	New Construction	Gap Financing, Tax Credit Partnership	124	124	124	0	0	0
Kuhio Park Low Rises, Phase I	New Construction	Gap Financing, Tax Credit Partnership, Other	302	304	237	65	0	0

**D. Safe Harbor Waivers.**

**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 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.

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
2021	\$29,585,170	\$29,585,170	\$0	9/30/2029
2022	\$27,406,287	\$27,406,287	\$0	9/30/2030
2023	\$34,131,336	\$34,131,336	\$0	9/30/2031
2024	\$32,611,485	\$24,161,185	\$8,450,300	9/30/2032

<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>
Question	Input options and instructions
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>
Questions	Input options and instructions
Please provide the total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	<u>0</u> # of unit months

Please provide the total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	<u>0</u> # of unit months
How many units, developed under the local, non-traditional housing development activity, were available for occupancy during the prior full calendar year (by bedroom size)?	Please include only those units that serve households <b>at or below 80% of AMI</b> in the table provided.

PROPERTY NAME/ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
Name/Address	#	#	#	#	#	#	#	Type (below)	#	#	Y/N	\$
Name/Address	#	#	#	#	#	#	#	Type (below)	#	#	Y/N	\$
Name/Address	#	#	#	#	#	#	#	Type (below)	#	#	Y/N	\$
<b>Totals</b>	#	#	#	#	#	#	#		#	#		

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

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

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

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

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
<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>
<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>	

<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**

*Robert J Hall*

Mar 27, 2025

**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.

---

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 26 to the Resident Advisory Board for review and comments on November 12, 2024, January 14, 2025, and March 11, 2025.

- 1. Proposed MTW Supplement Revision:** The HPHA is requesting MTW Activity Waiver 17.c. in order to implement a housing development local, non-traditional activity. If approved, the HPHA will use MTW funding to acquire, renovate, and/or develop affordable units for low-income families that are not public housing units. The HPHA will not exceed and is not requesting a waiver of the HUD safe harbor of 10% of HAP budget on this activity.

### RAB Comments

A member of the RAB asked how this might affect the ongoing redevelopment of Mayor Wright Homes.

### HPHA Response

The implementation of this waiver will not affect Phase 1 of the Mayor Wright Homes redevelopment project. If HUD approves this waiver, the HPHA may explore the use of this funding flexibility during future redevelopment phases at Mayor Wright, Kuhio Park Low-Rises, and Kapaa. The HPHA anticipates the use of this waiver will have no effect on day-to-day public housing operations nor be detrimental to the financial viability of the public housing or Section 8 programs.

### **Public Testimony**

On November 24, 2025, the HPHA published a public hearing notice in the Honolulu Star-Advertiser, The Garden Island, The Maui News, West Hawaii Today, and Hawaii Tribune Herald. A draft of the MTW Supplement for FY 26 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 10, 2025.

The HPHA received no public testimony or comments on the MTW Supplement for FY 26.

# Annual PHA Plan for FY 26

## Attachment D

### Federal Public Housing Projects Address List

### **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	364	0	24	114	168	50	8
<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>										
Kalanihua (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	134	0	20	32	37	37	8
Kuhio Park Terrace Lowrise	Ahonui St & Linapuni St	Honolulu	96819	40	0	0	0	0	40	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

# Annual PHA Plan for FY 26

## Attachment E

Notice PIH 2019-23

**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).

# Annual PHA Plan for FY 26

## Attachment F

Notice PIH 2016-17

**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).

# Annual PHA Plan for FY 26

## Attachment G

Notice PIH 2014-17

**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>.

# Annual PHA Plan for FY 26

## Attachment H

### CFP 5-Year Action Plan for FYs 23 to 27

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 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>
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



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2024</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)			\$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



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2025</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)			\$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		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

# Annual PHA Plan for FY 26

## Attachment I

### RAB Comments

## RAB Comments

The HPHA presented the draft Annual PHA Plan for FY 26 to the Resident Advisory Board for review and comments on November 12, 2024, January 14, 2025, and March 11, 2025.

1. **Proposed Plan Revision:** The HPHA will 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.

### RAB Comments

A RAB member asked whether this would prevent young adults who temporarily leave the household for school from rejoining the household.

### HPHA Response

No, if an adult family member temporarily leaves to pursue higher education and intends to rejoin the household after graduating, this policy would not prevent the adult family member from doing so. The HPHA's Administrative Plan already allows for this exception in section 3-I.L.

2. **Proposed Plan Revision:** The HPHA is updating its rent reasonableness procedures described in Chapter 8 of the Administrative Plan. The HPHA will remove the requirement of that two of the unassisted, comparable units have gross rents higher than the subject unit, and one being lower than the subject unit.

### RAB Comments

The RAB asked what the purpose of this amendment is.

### HPHA Response

This amendment is meant to simplify the process of performing the rent reasonableness test for the HPHA's Section 8 programs. The HPHA believes that the "two high, one low" requirement may unintentionally skew the results of each test towards approving a higher subject unit rent. For instance, if the HPHA cannot find two units in close proximity to the subject unit with higher gross rents, it must search further and further away until units are found. These units may not be the most comparable in terms of neighborhood amenities, features, poverty rates, etc. The HPHA currently contracts for a rental comparison software to

perform its rent reasonableness tests. Rather than continuing to choose comparable units manually, the HPHA is proposing to use the rent comparison function already programmed into the software. This function algorithmically selects the most comparable units, regardless of their gross rents, based on how similar they are to the subject unit.

# Annual PHA Plan for FY 26

## Attachment J

### Certification by State or Local Official

**JOSH GREEN, MD**  
GOVERNOR  
KE KIA'ĀINA



**HAKIM OUANSAFI**  
EXECUTIVE DIRECTOR

2503031

STATE OF HAWAII  
KA MOKU'ĀINA O HAWAI'I  
**HAWAII PUBLIC HOUSING AUTHORITY**  
1002 NORTH SCHOOL STREET  
POST OFFICE BOX 17907  
HONOLULU, HAWAII 96817

**BARBARA E. ARASHIRO**  
EXECUTIVE ASSISTANT


IN REPLY, PLEASE REFER TO:


25.01.HPHA.OED.01

March 3, 2025

**MEMORANDUM**

TO: The Honorable Josh Green, MD, Governor  
State of Hawaii

THROUGH: Ryan Yamane, Director   
Department of Human Services

FROM: Hakim Ouansafi, Executive Director   
Hawaii Public Housing Authority

SUBJECT: Certification of Consistency with the State Consolidated Plan

On March 20, 2025, the Hawaii Public Housing Authority's (HPHA) Board of Directors is anticipated to approve the final draft of the HPHA's Annual Public Housing Agency (PHA) Plan for Fiscal Year 2026. The Board will also authorize the Executive Director to submit the Annual PHA Plan to the U.S. Department of Housing and Urban Development (HUD). HUD requires each PHA to receive certification from a state or local official that a PHA Plan is consistent with its state's Consolidated Plan.

The goals and the objectives included in the Annual PHA Plan are based upon the latest Hawaii Housing Policy Study which also informs the strategies described in the State Consolidated Plan. These housing strategies are carried out by various State agencies (e.g., HPHA, HHFDC, DHHL) and seek to address Hawaii's local housing needs. The Annual PHA Plan is the culmination of approximately seven months of planning meetings with public housing residents, Section 8 participants, the HPHA's Resident Advisory Board, and the general public.

Enclosed, please find for your review and approval the Certification of Consistency with the Consolidated Plan (Form HUD-50077-SL) which will be submitted to HUD as an attachment to the Annual PHA Plan.

If you have any questions, please feel free to contact our office at (808) 832-4682. Thank you very much for your continued support.

Enclosure



**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 3/31/2024**

**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Josh Green, M.D., the Governor of the State of Hawaii,  
*Official's Name Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025 to 2029 and/or Annual PHA Plan for fiscal  
 year 2026 of the Hawaii Public Housing Authority is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
 Housing Choice or Assessment of Fair Housing (AFH) as applicable to the


State of Hawaii  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §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 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: Josh Green, M.D.	Title: Governor of the State of Hawaii
Signature: 	Date: MAR 10 2025

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. 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.  
 HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control  
 Number.

# Annual PHA Plan for FY 26

## Attachment K

### Civil Rights Certification

**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 3/31/2024

**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 2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency 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.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintains records reflecting these analyses and actions.

Hawaii Public Housing Authority  
PHA Name

HI001  
PHA Number/HA Code

I hereby certify that all the statement above, 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 Executive Director:  Hakim Ouansafi  Signature  Date Mar 10, 2025	Name of Board Chairperson:  Robert J. Hall  Signature  Date Mar 10, 2025
--	--

The United States Department of Housing and Urban Development is authorized to collect 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. 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

# Annual PHA Plan for FY 26

## Attachment L

### Certifications of Compliance with PHA Plan and Related Regulations

**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 3/31/2024**

**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 X 5-Year and/or X 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 2025, 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 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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which 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 RAB (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 manner in which 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.
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.
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.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
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 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 on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the 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.
  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.
  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 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.
  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 200.333 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 be available at all times and 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.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Hawaii Public Housing Authority  
 PHA Name

HI001, HI901  
 PHA Number/HA Code

X  Annual PHA Plan for Fiscal Year 2026  
 \_\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

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 Executive Director	Name Board Chairman
Hakim Ouansafi	Robert J. Hall
Signature  Date <u>Mar 10, 2025</u>	Signature <u>Robert J Hall</u> Date <u>Mar 10, 2025</u>

---

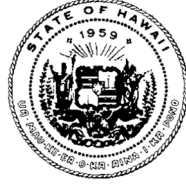
The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

# Annual PHA Plan for FY 26

## Attachment M

### Public Testimony



## 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 2026 and **(2)** the Moving to Work (MTW) Supplement for Fiscal Year 2026.

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 2026 as an attachment to the Annual PHA Plan for Fiscal Year 2026. 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 2026 and **(2)** the MTW Supplement for Fiscal Year 2026 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: Kalanihuia Office, 1220 Aala Street, Honolulu  
Oahu: Hale Poai Office, 1001 North School Street, Honolulu  
Oahu: Waimaha Sunflower Office: 85-186 McArthur Street, Waianae  
Oahu: Koolau Village Office: 45-1027 Kamau Place, Kaneohe  
Oahu: Kauhale Nani Office: 310 North Cane Street, Wahiawa  
Oahu: Palolo Valley Homes Office: 2107 Ahe Street, Honolulu  
Oahu: Kuhio Homes Office: 1475 Linapuni Street, Honolulu  
Hawaii: Lanakila Homes Office, 600 Wailoa Street, Hilo  
Hawaii: Ka Hale Kahaluu Office, 78-6725 Makolea Street, Kailua-Kona  
Hawaii: Noelani II Office, 65-1191 Opelo Road, Kamuela  
Kauai: Kapaa Office, 4726 Malu Road, Kapaa  
Maui: 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/86961546983](https://zoom.us/j/86961546983). When prompted, enter the **Password: 3Wt7Jd**. The HPHA requests that meeting participants display their first and last names.

Alternatively, the public may participate via telephone by calling **1-253-215-8782**. When prompted, callers should enter the **Meeting ID: 869 6154 6983** and the **Password: 011362**.

The public hearing will take place at:

**5:00 p.m. on Monday, March 10, 2025**

**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 10, 2025.

If you need an auxiliary aid/service or other accommodation due to a disability, contact Benjamin Park at (808) 436-7183 as soon as possible, preferably by Monday, March 3, 2025. If a response is received after Monday, March 3, 2025, the HPHA will attempt to obtain the auxiliary aid/service or accommodation, but cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate forms such as large print, Braille, or electronic copy.

HAKIM OUANSAFI  
Executive Director  
Hawaii Public Housing Authority

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.



Attendance Sheet

**PUBLIC HEARING**  
Date: 3/10/25

5:00 p.m. Annual PHA Plan for FY 26, MTW Supplement for FY 26

Location HPHA Admin Offices, Bldg A

Name	Organization	Address	Telephone No.	Check here if testifying
Nicolas Ayabe	HPHA PEO			
Ben Park	HPHA PEO			
Sarah Beamer				
Andrew Nakoa		Mayor Wright Homes		

3/10/25 PHA Plan Comments

- B.3. 17-2031-33 / 11-11B

I like the proposal to prohibit returning Household members after they leave. This is a longstanding policy under the public housing program. The policy prevents family members from hopping on and off when they have higher income. It ~~also does~~ <sup>should</sup> reduce staff burden and would not prevent the individual to assist as a LIA or to enter the program on their own off of the WL.

- B.3. 17-2031 / Ch. 17

• I don't agree with this policy. I understand the purpose/intent of the rule change, but don't believe it will largely assist the filling of vacant PBU units. Families currently ~~must~~ are permitted to sign up for both the HCU + PBU waitlists, ~~if both are open~~ when open. ~~By allowing~~ while utilizing this amended process may reduce the amount of times the PBU WL would need to be opened, it unfairly provides families an opportunity to get onto the PBU waitlist twice once as a PBU WL holder, then as an HCU WL holder. ~~From~~ The proposal, as written, does not address if families offered a PBU unit from the HCU waitlist would ~~be required~~ ~~not~~ be able to return to the HCU waitlist if they were not

accepted into the PBU unit. This would negatively impact the applicant. It would also add to admin burden on the PHS.

## Public Testimony

On January 24, 2025, the HPHA published a public hearing notice in the Honolulu Star-Advertiser, The Garden Island, The Maui News, West Hawaii Today, and Hawaii Tribune Herald. A draft of the Annual PHA Plan for FY 26 was made available at all HPHA AMP Offices and on the HPHA's website. A public hearing was held in-person and online on March 10, 2025.

1. **Proposed Plan Revision:** The HPHA is proposing to adopt a policy regarding 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.

### Public Testimony

The HPHA received written testimony in support of the proposal. The testifier stated that this is a longstanding policy in the HPHA's public housing program, and it will prevent family members from hopping on and off the program when income changes.

### HPHA Response

The HPHA thanked the testifier for their comments. This proposal is part of a larger effort to further align operating policies in its public housing and Section 8 programs. The HPHA believes this change will reduce staff administrative burden and not negatively impact older tenants as former household members can return as live-in aides.

2. **Proposed Plan Revision:** The HPHA will specify in its Administrative Plan that it may use the tenant-based HCV waiting list to fill a vacant PBV-assisted unit if there are no families on the associated PBV waiting list for whom it would be appropriate to house in the vacant unit.

### Public Testimony

The HPHA received written testimony in opposition of the proposal. The testifier believes this policy would reduce the amount of times the PBV waiting list would need to be opened and would unfairly provide families the opportunity to get onto the PBV waitlist twice. Testifier points out that the proposal, as written, does not address if families who are offered a PBV unit will be able to return to the HCV waiting list.

HPHA Response

The purpose of this proposal is to improve the agency's ability to fill vacant PBV units. Although it is not specifically addressed in section B.3. (pg. 11), the HPHA does not intend to remove a family from the HCV waiting list if they refuse an offer of a PBV unit or are determined ineligible by the PBV Owner. Additionally, the offer of a PBV unit to a family on the HCV waiting list will not put them onto a PBV waiting list. The HPHA does not believe this policy will add to administrative burden as it will only be used in the rare instance when a PBV waiting list is nearly exhausted and a vacant unit is unsuitable for all remaining families (e.g., a unit has internal stairs and all remaining families on the PBV waiting list require a single-story unit).

# Annual PHA Plan for FY 26

## Attachment N

### Certification for a Drug-Free Workplace

# 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/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** for the addresses of all federal public housing projects.

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

Mar 10, 2025

X

form HUD-50070 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

# Annual PHA Plan for FY 26

## Attachment O

### Certification of Payments to Influence Federal Transactions

# 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

Hakim Ouansafi

Title

Executive Director

Signature



Date (mm/dd/yyyy)

Mar 10, 2025

# Annual PHA Plan for FY 26

## Attachment P

## Board Resolution

RESOLUTION NO. 25-01

HAWAII PUBLIC HOUSING AUTHORITY  
STATE OF HAWAII

RESOLUTION APPROVING THE HAWAII PUBLIC HOUSING AUTHORITY'S ANNUAL  
PUBLIC HOUSING AGENCY PLAN FOR FISCAL YEAR 2025-2026 AND MOVING TO  
WORK SUPPLEMENT FOR FISCAL YEAR 2025-2026

**WHEREAS** the Hawaii Public Housing Authority (HPHA) is required to submit an Annual Public Housing Agency (PHA) Plan to the U.S. Department of Housing and Urban Development (HUD) to be eligible to receive public housing operating and capital funds and Section 8 Housing Assistance Payments funds and administrative fees.

**WHEREAS** the Annual PHA Plan serves as a comprehensive guide to the HPHA's mission and the policies, programs, operations, and strategies it will use to meet local housing needs and other goals.

**WHEREAS** the HPHA was admitted as a participant in HUD's Moving to Work (MTW) Demonstration Program Expansion in 2021 as part of the Landlord Incentive Cohort, and is required to submit an MTW Supplement as an addendum to its Annual PHA Plans.

**WHEREAS** the HPHA's MTW Supplements provide HUD, program participants, and the public with updated information on all planned and ongoing MTW activities over each fiscal year.

**WHEREAS**, on January 16, 2025, the HPHA Board of Directors authorized the Executive Director to hold a public hearing on the draft Annual PHA Plan for Fiscal Year 2025-2026 and the draft MTW Supplement for Fiscal Year 2025-2026, and undertake all actions necessary to accept and respond to comments received from the public and the Resident Advisory Board.

**WHEREAS** the HPHA posted the draft Annual PHA Plan for Fiscal Year 2025-2026 and the draft MTW Supplement for Fiscal Year 2025-2026 on its website for a 45-day public comment period, made the drafts available at its administrative office and all Asset Management Project offices, and published a public hearing notice in a major newspaper on each island.

**WHEREAS**, on March 10, 2025, the HPHA held a public hearing to receive and consider feedback from the community regarding the Annual PHA Plan for Fiscal Year 2025-2026 and MTW Supplement for Fiscal Year 2025-2026.

**WHEREAS**, on November 12, 2024; January 14, 2025; and March 11, 2025, the HPHA met with the Resident Advisory Board to present all proposed changes to the draft Annual PHA Plan for Fiscal Year 2025-2026 and the draft MTW Supplement Fiscal Year 2025-2026.

**NOW, THEREFORE, BE IT RESOLVED** by the HPHA Board of Directors that:

1. The HPHA Board of Directors approves the Annual PHA Plan for Fiscal Year 2025-2026 and the MTW Supplement for Fiscal Year 2025-2026; and
2. The Executive Director is hereby authorized to take the required actions needed to submit the Annual PHA Plan for Fiscal Year 2025-2026 and the MTW Supplement for Fiscal Year 2025-2026 to HUD.

The UNDERSIGNED hereby certifies that the foregoing Resolution No. 25-01 was duly approved by the Directors of the Hawaii Public Housing Authority on March 20, 2025.

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

*Robert J Hall*

---

Robert J. Hall  
Chairperson