

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF
BOARD OF DIRECTORS MEETING
1002 North School Street, Building L
Honolulu, Hawaii 96817
Thursday, February 16, 2023
9:00 a.m.**

AGENDA

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

Viewing/Participating in the Meeting:

Zoom: The public may participate in the Board meeting as it happens via Zoom (a free video conferencing service to hold virtual meetings online) by clicking on this link: <https://us06web.zoom.us/j/82507915216?pwd=U0RGdExza1VTeE1mMEdCMzVLTVJ6QT09>. When prompted, enter the Meeting ID: 825 0791 5216 and the Password: XeX5Th.

Alternatively, the public may also participate via telephone by calling: 1-669-900-6833. When prompted, callers should enter the Meeting ID: 825 0791 5216 and the Password: 274047. We request that meeting participants change the display on their device to show their first and last name to expedite rollcall. Please keep in mind that many devices will display your cellphone number if not changed.

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

Physical Meeting Location:

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

Providing/Submitting Testimony – Written, Oral, Audiovisual:

Interested persons can submit written testimony in advance of each meeting that will be distributed to the Board members prior to the meeting. Submit written testimony via email to lindsey.n.ramolete@hawaii.gov or via postal mail to the Hawaii Public Housing Authority at P.O. Box 17907, Honolulu, HI 96817. We request written testimony be submitted no later than 24 hours prior to the scheduled meeting to ensure time for Board review. Late written testimony will be retained as part of the record and distributed to the Board members as soon as practicable, but we cannot ensure they will receive it with sufficient time for review prior to decision-making on the agenda item in question.

The Board will also consider public testimony given at the meeting on any item relevant to this agenda. Pursuant to section 92-3, Hawaii Revised Statutes, and section 17-2000-18, Hawaii Administrative Rules, the Board may limit public testimony to three minutes per agenda item.

Individuals may submit oral testimony during the meeting by sending an email request to lindsey.n.ramolete@hawaii.gov no later than Tuesday, February 14, 2023, or by using the “Raise Hand” feature in Zoom, or by simply announcing/identifying themselves and the item they want to testify about during the public testimony portion of the meeting. Individuals may also provide audiovisual oral testimony by using the “Raise Hand” feature in Zoom, clicking the “Unmute” icon to talk, and clicking the “Start Video” icon to turn camera on.

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

I. CALL TO ORDER/ESTABLISHING QUORUM

II. PUBLIC TESTIMONY

Public testimony on any item relevant to this agenda may be taken at this time, or a testifier may wait to testify at the time the agenda item is called for discussion. Pursuant to section 92-3, Hawaii Revised Statutes, and section 17-2000-18, Hawaii Administrative Rules, the Board may limit public testimony to three minutes per agenda item.

III. APPROVAL OF MINUTES

Regular Meeting Minutes, Thursday, January 19, 2023

IV. DISCUSSION AND/OR DECISION MAKING

- A. To: **(1)** Authorize the Executive Director to Execute a Settlement Agreement in the Matter of The Estate of A.C.D., Deceased et.al. v. EAH Inc., et.al. (Civil No. 1CCV-20-0001199); and **(2)** Take All Actions Necessary to Carry Out the Settlement Agreement, Pursuant to the Terms Negotiated by the Department of the Attorney General, Including a Monetary Settlement in the Amount of \$10,000 to be Paid by the State's Risk Management Office and the Dismissal of All Claims Against the Hawaii Public Housing Authority

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

- B. To: **(1)** Adopt Proposed Rules under Act 287, 2022 Session Laws of Hawaii to Establish Additional Incentives for Landlords Who Participate in the Section 8 Housing Choice Voucher Program by Setting Forth the Requirements for Landlord Eligibility, Submitting a Claim, Claim Review and Approval for Incentive Payment; **(2)** To Amend Rules under Act 215, 2019 Haw. Sess. Laws to Eliminate the Definitions Section, Provide Clarification Between the Incentives and Clarify that the Reimbursement Incentive Shall Not Cover Damages Already Covered by the Tenant, and Court Ordered Decisions of Fault Shall Be Accepted When Submitting a Claim; and **(3)** To Authorize the Executive Director to Undertake All Other Actions Necessary to Implement the Rules Relating to the Landlord Incentive Program

- C. To Provide an Update on the Status of the Hawaii Public Housing Authority's (HPHA) Efforts Related to the Redevelopment of Kuhio Park Terrace Low Rise and Kuhio Homes ("KPT Homes") (TMK Nos. 1-3-039-008-0000; 1-3-039-006-0000; 1-3-039-003-0000).

(The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(3) to deliberate concerning the authority of persons designated by the Board to negotiate the acquisition of public property, and/or 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to this motion.)

- D. Status on Legislative Bills and Report on Testimony by the Executive Director for the 2023 Legislative Session

V. REPORTS

- A. Executive Director's Report: Monthly reports are included in the Board packet.
- Financial Report for the Month of December 2022
 - Report on Contracts Executed During January 2023 and Planned Solicitations for February 2023
 - Update on Redevelopment Projects: Affordable Senior Housing at School Street and Kuhio Park Terrace/Kuhio Homes
 - Redevelopment Tracker
 - Public Housing Occupancy/Vacancy Report; Federal Public Housing; for the Month of December 2022
 - Obligation and Expenditure Status for Design and Construction Projects Funded Under the Federal Capital Fund Program (CFP) and the State Capital Improvement Program (CIP). Report on closed contracts.
 - Section 8 Subsidy Programs Voucher: Voucher Lease-up and Pending Placements; Update on Rent Supplement Program

The Board agenda for this meeting is available for inspection on the HPHA's website: <http://www.hpha.hawaii.gov/boardinfo/packets.htm>.

If you need an auxiliary aid/service or other accommodation due to a disability, contact Ms. Lindsey Ramolete by telephone at (808) 832-4694 or by email at lindsey.n.ramolete@hawaii.gov as soon as possible, preferably by close of business three days prior to the meeting date. If a response is received after Monday, February 13, 2023, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
HELD VIA VIDEOCONFERENCE ON ZOOM AND
AT 1002 NORTH SCHOOL STREET, BUILDING L
HONOLULU, HAWAII 96817
ON THURSDAY, JANUARY 19, 2023
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority held their Regular Board Meeting via video conference on Zoom.

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

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

At approximately 9:07 a.m., Chairperson Hall called the meeting to order, held a roll call and declared a quorum present. Those present were as follows:

- PRESENT:**
(Via Zoom)
- Director Robert Hall, Chairperson
 - Director Leilani Pulmano, Vice Chairperson
 - Director Roy Katsuda, Secretary
 - Director George De Mello
 - Designee Lila King
 - Director Betty Lou Larson
 - Director Nani Medeiros
 - Director Christyl Nagao
- Deputy Attorney General Klemen Urbanc
Deputy Attorney General Linda Chow
- EXCUSED:**
- Director Susan Kunz
 - Director Todd Taniguchi
- STAFF PRESENT:**
(Via Zoom)
- Hakim Ouansafi, Executive Director
 - Barbara Arashiro, Executive Assistant
 - Kevin Auger, Redevelopment Officer
 - Bennett Liu, Chief Financial Officer
 - Rick Sogawa, Contracts and Procurement Officer

Sharon Espejo, Acting Section 8 Subsidy Programs Branch
Chief

Becky Choi, State Housing Development Administrator
Benjamin Park, Chief Planner

Jennifer Sugita, Property Management and Maintenance
Services Branch Chief

Dylan Fujitani, Hearings Officer

Shirley Befitel, Human Resources Supervisor

Ryan Akamine, Chief Compliance Officer

Nelson Lee, IT Supervisor

Gary Nakatsu, Program Specialist

Nic Ayabe, Property Management Program Specialist

Katie Ta, U.S. Department of Housing and Urban Development

Lindsey Ramolete, Secretary

OTHERS PRESENT (via Zoom/teleconference):

Andrew Nakoa, Mayor Wright Homes resident

Jenna Onaga

Public Testimony

Individuals were allowed to submit written testimony no later than 24 hours prior to the scheduled meeting, which would be distributed to the Board members. The public was instructed to submit written testimony via email to lindsey.n.ramolete@hawaii.gov or by U.S. mail to P.O. Box 17907, Honolulu, HI 96817. The public was also allowed to participate via Zoom or teleconference by using the “Raise Hand” feature in Zoom, or by simply announcing/identifying themselves and the item they want to testify about during the public testimony portion of the meeting. Individuals were also allowed to provide audiovisual oral testimony by using the “Raise Hand” feature in Zoom, clicking the “Unmute” icon to talk, and clicking the “Start Video” icon to turn the camera on.

Chairperson Hall stated that the Board would accept public testimony on any item relevant to the agenda at this time or at the time the agenda item is called for discussion. Pursuant to section 92-3, Hawaii Revised Statutes, and section 17-2000-18, Hawaii Administrative Rules, the Board may limit public testimony to three minutes per agenda item.

Chairperson Hall stated that written testimony was received from Verizon for Item D on the agenda. In the written testimony, Verizon expressed that the license agreement will allow them to continue to operate an important communication facility that provides communications and emergency services bandwidth to the surrounding area. Verizon has worked hand in hand with the Housing Authority on this agreement and is greatly appreciative of the work done by Chief Planner Benjamin Park. Verizon is grateful for

the consideration of the license agreement. Chairperson Hall stated the testimony will also be acknowledged later in the meeting when this action is considered.

Approval of Minutes

Director Pulmano moved,

To Approve the Annual Meeting Minutes of December 7, 2022

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

The minutes were approved as presented.

Discussion and Decision Making

Director Pulmano moved,

To (1) Approve Proposed Amendments to the Hawaii Public Housing Authority's Annual Public Housing Agency (PHA) Plan for the Fiscal Year Starting July 1, 2022, and Ending June 30, 2023, and to Provide Notice of the following:

- a) **HPHA's Intent to Assess the Use of the Rental Assistance Demonstration Program, Choice Neighborhood Initiative Program, Section 18 Demolition and Disposition, and All Other Means of Financing to Develop or Redevelop Mixed-Use, Mixed-Income Housing at Multiple Properties, Which Include But Are Not Limited to: Hale Laulima, Pu`uwai Momi, Kalihi Valley Homes, Mayor Wright Homes, Ka`ahumanu Homes, Kamehameha Homes, Lanakila Homes, Lokahi, Hale Olaloa, Kapa`a, Hale Nana Kai O Kea, Kekaha Haaheo, Kahekili Terrace, Kahale Mua, Kuhio Homes, Kuhio Park Terrace Low-Rises, Nanakuli Homes, Kauioakalani, Koolau Village, and Palolo Valley Homes;**
- b) **Proposed Public Housing Properties and/or Units to be Occupied by Police Officers for Crime Reduction and Safety;**
- c) **HPHA's Intent to Execute a Housing Assistance Payment (HAP) Contract and Extend the Current Ground Lease for Palolo Homes with Mutual Housing Association; and**

(2) Authorize the Executive Director to (a) Hold a Public Hearing on the Proposed Changes to the HPHA's Annual PHA Plan as Required, (b) Undertake All Actions Necessary to Accept, Adopt, or Respond to Comments from the Public and the Resident Advisory Board, and (c) Submit the Proposed Annual PHA Plan as Amended Above to the U.S.

Department of Housing and Urban Development, if No Substantive Changes are Made to the Amended Annual PHA Plan

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

Executive Director Ouansafi reported that the Annual Public Housing Agency (PHA) Plan is a requirement of all public housing authorities that are administering federal public housing or housing choice vouchers so that they may continue to receive administrative, operating, Capital Fund Program, and housing choice voucher assistance funding.

The Annual PHA Plan for Fiscal Year 2022-2023 is being amended to inform HUD and the public of ongoing redevelopment efforts.

The HPHA intends to assess the use of multiple funding sources and programs such as the Rental Assistance Demonstration (RAD) program, Choice Neighborhood Initiatives Program, Section 18 Demolition and Disposition, and all other means of financing to develop or redevelop mixed-income, mixed-use housing. This assessment is for the 20 properties that were listed above. For the remainder of the public housing inventory, the HPHA will continue to evaluate the suitability of all other federal funding sources for the use of modernizing or redeveloping.

Regarding public housing occupancy by police officers, HPHA is required to provide HUD field office with a statement indicating that occupancy by police officers is necessary to increase security for public housing residents.

Police officers that occupy public housing units must actively provide security to (including patrolling) the property(s) as a condition of tenancy. If the community conditions that created the need to house police officers in the public housing property cease to exist, the HPHA must make these units available to eligible program participants.

The HPHA will request HUD approval for public housing occupancy by police officers at the HPHA's Hale Hauoli property and extending the housing occupancy for a police officer at the HPHA's Punahale Homes property.

The HPHA is also looking to potentially add public housing occupancy for police officers in areas where HPHA sees an increase in crimes.

For Housing Assistance Payment (HAP) contract and ground lease for Palolo project-based housing, the HPHA will work the Mutual Housing Association of Hawaii to extend the ground lease and enter into a new HAP contract.

The proposed extension will allow the Mutual Housing Association of Hawaii to apply for tax exempt bonds, a new Rental Housing Revolving Fund loan and low-income housing

tax credits to finance acquisition and new renovations projected to be approximately \$54.6 million. Mutual Housing is requesting a 20-year extension and will return 140 unused Project Based Section 8 vouchers for the HPHA to redeploy to other deserving projects.

Executive Director Ouansafi explained that meetings will be held with the Resident Advisory Board (RAB) to discuss and receive comments on the proposed amendments. Notification of public hearings will also be published in the Honolulu Star-Advertiser, The Garden Isle (Kauai), The Maui News, West Hawaii Today (Kailua-Kona), and the Hawaii Tribune Herald (Hilo). Copies of the plan are also available on the HPHA website.

(Director Medeiros left the meeting at approximately 9:20 a.m. due to technical difficulties and returned later in the meeting.)

Director Pulmano asked if HUD provided any initial comments on the draft plan. Director Pulmano also asked for a brief explanation of the RAD program.

Executive Director Ouansafi stated that once the PHA Plan is submitted, HUD will provide comments or their approval. He explained that they will approve, if they don't have any comments. Executive Director Ouansafi briefly explained that the rental assistance demonstration program is a program to convert the public housing units into voucher funded units. The benefit of the RAD program is that it includes funding provided for operations and capital improvements for a project and a developer can take that and use it as leverage with financing sources. The RAD program is a HUD program that has been successful and HUD is encouraging PHA's to pursue the RAD and RAD blend projects to generate more funding.

Director Larson questioned who would finance the acquisition of Palolo Homes. She asked if that meant it was part of HPHA's lease, and if it was for the units that are currently there. Director Larson was unsure of where the 140 vouchers came from and wanted to clarify that this would not take away the vouchers of 140 families currently living on that property.

Executive Director Ouansafi explained that the acquisition is a ground lease for the units that have been there for over 20 years. In order to apply with the Hawaii Housing Finance and Development Corporation for tax credits, Mutual Housing needs to have a certain amount time remaining on the term of the ground lease. Executive Director Ouansafi verified these were 140 unused project-based section 8 vouchers, and those vouchers will be recaptured and used for other projects. He stated that this specific developer has kept the rent low enough that the renters do not need the vouchers.

Director Pulmano asked for clarification on the difference between the HAP and the project-based vouchers.

Executive Director Ouansafi stated that the HAP is the housing assistance payment that is made to the landlords and that the project-based vouchers are vouchers that are specific to a project that HUD pays the reasonable rent on.

Director Pulmano asked if HPHA has a current ground lease for Palolo Homes and what the term is. She also asked if the Mutual Housing wanted to do this for recapitalization.

Executive Director Ouansafi confirmed that HPHA has a current ground lease for Palolo Homes with a 20 year term.

Redevelopment Officer Auger verified that the low-income housing tax credit investor is being replaced as the compliance period expires. He verified that the term acquisition is basically re-syndicating to go faster.

(Executive Director Ouansafi announced that Director Medeiros left the meeting due to technical difficulties.)

The motion was unanimously approved.

Director Pulmano moved,

To (1) Approve the Hawaii Public Housing Authority's (HPHA) Draft Annual Public Housing Agency (PHA) Plan for the Fiscal Year 2023-2024; (2) Authorize the Executive Director to Hold Public Hearings on the Draft Annual PHA Plan; and (3) Undertake All Actions Necessary to Accept, Adopt, or Respond to Comments from the Public and the Resident Advisory Board

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

Executive Director Ouansafi reported that the Annual PHA Plan is a requirement of HUD. The Annual PHA Plan must be submitted to HUD 75 days prior to the start of the fiscal year. The Annual PHA Plan for fiscal year 2023-2024 has several new goals and objectives and proposed changes to HPHA's policies.

Executive Director Ouansafi referred to page 15 of the Annual PHA plan and stated that there were several proposed changes concerning operations and management. Changes included: resident parking rules, towing policy and procedures, water conservation efforts, prohibiting tenants from planting trees, shrubs, and other plants in the ground or in a pot (unless the planting is part of a community garden authorized by the HPHA, prohibiting tenants from storing or placing personal belongings (except for footwear) such as furniture, car tires, recycled cans, garbage bags, and similar items outside of or near their dwelling unit, and avoid tenant disputes in common areas on housing project grounds.

Executive Director Ouansafi referred to page 16 of the Annual PHA plan, which describes a proposed two-year Public Housing Tenant Workforce Training Pilot Program. This program would be contracted out, and the contractor would provide interested public housing residents with part time on-the-job training. Executive Director Ouansafi stated that HPHA is requesting legislative funding for this program.

Updates to Hawaii's current housing situation included in the Annual PHA Plan are based on results of the 2019 Census and the 2019 Hawaii Housing Planning Study. The study shows that the greatest need is concentrated at the lowest HUD income levels, and in the rental market rather than the home ownership market.

For this Annual PHA Plan, monthly RAB meetings began in August 2022. Preliminary comments and recommendations from the RAB will be considered.

Notification of public hearings will also be published in the newspaper. Information regarding the draft plan the public hearing will be sent to all RAB members, Resident Associations, Asset Management Project property offices, the Section 8 office, and will be included in the February monthly rent billing statement mailed to all public housing households.

Director De Mello commented on the proposed changes in operations and management. He agreed with the proposed changes to resident parking rules and towing of cars. He stated that they had gone through the plans once before and knows there are residents with aesthetically pleasing plants that require minimal water as Hilo has a lot of rain. He stated that plants were not a problem with REAC before. Director De Mello disagreed with the policy that tenants should not have furniture, except for a shoe rack, on the porch as there are elderly residents that need a chair to put their shoes on. He added that some residents sit outside of their units when it is hot. Director De Mello agreed with some changes, such as no car tires, recycled cans or garbage bags outside the unit. However, he noted that most units throughout the State do not have a garage or storage areas. Director De Mello noted that there isn't a place for bike storage and during a REAC inspection it would be worse to keep the bike inside of the house.

Executive Director Ouansafi stated that HPHA had huge point deductions during REAC inspections for some of these issues, but HPHA would review the operations and manage changes carefully by property. For instance, the agency may allow someone to put a chair outside of their unit, if it doesn't block a walkway.

Director Pulmano inquired about what types of job training would be offered, whether the program would require new staffing, and if staffing was available to start the program.

Executive Director Ouansafi stated that there will be a variety of job training offered, and he would first have the contractor survey the tenants to see what kind of jobs they are

interested in. Executive Director Ouansafi added that they have also started conversations with certain universities about culinary jobs, and that administrative or construction work could be done directly with the HPHA. He stated that the program would first offer training for residents, and then show them how to apply for jobs, submit resumes, and be successful in that line of work. Executive Director Ouansafi stated that program participants can voluntarily apply for the HPHA. He stated that participants can apply if there are vacant positions, and to create new positions, the HPHA would need to get legislative approval. Executive Director Ouansafi stated the program would be started by a contractor. He verified that the HPHA will go out for procurement to seek a contractor, and the program will use legislative funds (not HPHA funds).

Director Pulmano was curious how many over income families are in public housing.

Executive Director Ouansafi stated that he can check on the exact number, but it could be up to 1,000 individuals.

Chairperson Hall asked if HPHA still has the 19-hour Tenant-Aide program which allows HPHA to hire tenants. Chairperson Hall stated it is a great training program, and it is a good fit for those trying to get into a career placement. He also asked if HPHA's contracts include the section 3 requirement, which states that the contractor hire low income individuals to the extent feasible.

Executive Director Ouansafi confirmed that the HPHA has a 19-hour tenant aide program and that the section 3 requirement is included in all HPHA contracts.

Chairperson Hall encouraged the HPHA to create stepping blocks to allow families to move from very low entry level jobs to higher level jobs. He agreed that services need to be comprehensive and advocated for more employment opportunities for HPHA residents. Chairperson Hall also felt that the HPHA should allow a place for residents to go, and if necessary, help them to create a water efficient design for plants.

Executive Director Ouansafi concurred with Chairperson Hall. He confirmed that the HPHA will need to look at hardscapes due to water shortage. He stated that the operation and management changes are to inform HUD and the public of the HPHA's intent.

The motion was unanimously approved.

Director Pulmano moved,

To (1) Approve the Hawaii Public Housing Authority's (HPHA) Draft Moving to Work (MTW) Supplement to the Annual Public Housing Agency (PHA) Plan for Fiscal Year 2023-2024; (2) Authorize the Executive Director to Hold Public Hearings on the Draft MTW Supplement to the Annual PHA Plan for Fiscal Year 2023-2024; and (3) Undertake All Actions Necessary to Accept,

Adopt, or Respond to Comments from the Public and the Resident Advisory Board

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

Andrew Nakoa, a Mayor Wright Homes resident, testified that the MTW should add in-house security jobs for residents. He suggested that, instead of 19 hours, 20 hours and part time status be offered, along with vacation without pay. He stated that there are many residents who are interested in providing necessary security at Mayor Wrights Homes and asked that security be added to the list of MTW jobs.

Chairperson Hall thanked Mr. Nakoa for joining the meeting and for his input.

Executive Director Ouansafi reported that MTW expansion agencies use their MTW Supplements to report information on any and all MTW-related policies being implemented, communicate plans with resident and community stakeholders through public comment processes, and enable HUD to monitor and evaluate the MTW Demonstration Program.

This draft MTW Supplement requests approval from HUD for one Local, Non-Traditional Activity waiver, and establishes the ongoing application of its Landlord Incentive waivers, and one Agency-Specific waiver, if approved for implementation.

Under the local, non-traditional activity waiver, the HPHA would implement a two-year Public Housing Tenant Workforce Training Pilot Program. The program would provide public housing residents with part-time, on-the-job training opportunities that would provide the knowledge and experience necessary for certain building and/or administrative trades. The program would provide skills beyond those typically gained through the Agency's current 19-hour Tenant-Aide program.

Executive Director Ouansafi discussed that there are ongoing waiver activities that the HPHA intends to continue for the next year.

- Front-end vacancy loss payment program, where the HPHA would compensate a landlord for time that a unit was vacant where the previous tenant was not an HCV participant.
- Vacancy loss payment waiver, where the HPHA would compensate a landlord for the time a unit was vacant between HCV participant tenants.
- Other Landlord Incentives waiver, where the HPHA would provide an additional incentive payment to a landlord that leases a high-opportunity neighborhood and/or in areas where vouchers are difficult to use.
- waiver of mandatory of initial inspection, where the HPHA would eliminate or defer the initial inspection under certain circumstances (e.g., a unit is less than five years old; a unit passed HQS inspection within the previous three years; a unit is located in a census tract with a poverty rate below 10 percent).
- alternative accommodations transfer program, where under this activity, the HPHA would offer Housing Choice Vouchers to federal Low-Income Public

Housing families on the transfer waitlist due to 1) Reasonable Accommodation, after 6 months; or 2) domestic violence, dating violence, sexual assault, and/or stalking on an immediate basis.

Upon approval by of the Board of Directors to amend the Annual Plan, the HPHA will publish the draft MTW supplement for public review and comment. The HPHA will schedule an official public hearing, providing a 45-day review period. After approval, the MTW Supplement will be submitted to HUD.

Director Pulmano asked if there were any updates on her suggestion, from the last Board meeting, in providing guarantees for initial deposits to landlords and if initial deposit assistance could be added to the MTW Supplement.

Executive Director Ouansafi stated that the HPHA has been discussing it. He discussed that the HPHA will wait a few months because there may be an upcoming bill to help with providing funds for deposits. Executive Director Ouansafi explained that there is still work to be done, such as a study as to the cost of the program and procedurally, how a deposit program may work.

The motion was unanimously approved.

Director Pulmano moved,

To (1) Approve a Draft Building and Rooftop License Agreement with Verizon at the Hawaii Public Housing Authority's (HPHA) Federal Public Housing Property, Pumehana, located at 1212 Kinau Street, Honolulu, Hawaii 96814 (TMK#: (1) 2-4-016:008); (2) Authorize the Executive Director to Execute the Building and Rooftop License Agreement Retroactively to May 1, 2018 to Allow for the Proper Collection of Past Due Fees, Subject to the Approval of the U.S. Department of Housing and Urban Development; and (3) Authorize the Executive Director to Negotiate a Final Rooftop License Agreement Within the Spirit and Intent of the Draft Building and Rooftop License Agreement, Subject to Review and Approval of the Department of the Attorney General

Chairperson Hall acknowledged that written testimony was received from Verizon in support of this item. Chairperson Hall stated the Board would accept testimony on this item. No additional testimony was received.

Executive Director Ouansafi reported that the HPHA is required to provide HUD with an explanation of its intent to enter into the agreement, a copy of the proposed non-executed agreement, a copy of what the HPHA intends to record against the property (if anything), and any timeframes or deadlines.

The HUD Field Office must review the draft Third-Party Agreement in accordance with the requirements of PIH Notice 2017-21 (HA), state law, the Annual Contributions Contract (ACC), and other HUD requirements in order to issue an approval.

The HPHA has rented building and rooftop space to telecommunications companies at several of its project sites for cellular phone antenna in the past.

There is currently one ongoing third-party Building and Rooftop License Agreement in place with Verizon at the AMP 35 – Pumehana Building, 1212 Kinau Street, effective since May 1, 2015. The current third-party Agreement with Verizon was entered on May 1, 2015, for a period of five (5) years and expired on April 30, 2020.

The draft agreement, as reviewed by the Department of the Attorney General, provides for an effective date of February 1, 2023, to allow for the collection of past due license fees in the amount of \$29,086.47 for the period May 1, 2018, thru January 31, 2023. Increased fees were negotiated for future periods starting in February 2023.

Income generated by the rooftop license agreement will be credited to the AMP and is available for its operating costs.

All improvements, equipment, antennas and conduits shall be at the expense of Verizon. Verizon shall furnish and install an electrical meter for the measurement of electrical power used by the Verizon's equipment and shall pay for the electrical power.

Chairperson Hall commented that the Verizon testified in support of the agreement and so must also be in agreement with the fee schedule.

The motion was unanimously approved.

Director Katsuda moved,

To (1) Authorize the Executive Director to Issue a Request for Qualifications for a Strategic Partner/Master Developer to Play a Lead Role in Redeveloping the Hawaii Public Housing Authority's (HPHA) Public Housing Properties as Listed Below, in no Particular Order:

**Puuwai Momi
99-132 Kohomua Street
Aiea, Hawaii 96701**

**Hale Laulima
1184 Waimano Home
Honolulu, Hawaii 96782**

**Mayor Wright Homes
521 N. Kukui Street
Honolulu, Hawaii 96817**

**Kamehameha Homes
1541 Haka Drive
Honolulu, Hawaii 96817**

Kaahumanu Homes

Lanakila Homes

**Alokele Street/Kaiwiula Street
Honolulu, Hawaii 96817**

**600 Wailoa Street
Hilo, Hawaii 96720**

**Nanakuli Homes
Lualei Place & Farrington Highway
Waianae, Hawaii 96792**

**Kahekili Terrace
2015 Holowai Place
Wailuku, Hawaii 96793**

**Kapaa
4726 Malu Road
Kapaa, Hawaii 96746**

And, Possible Additional/Alternative Public Housing Properties of:

**Kekaha Haaheo
8239 Iwipoleni Road
Kekaha, Hawaii**

**Hale Nana Kai O Kea
4850 Kawaihau Road
Kapaa, Hawaii 96746**

**Lokahi
Lokahi Circle
Hilo, Hawaii 96720**

**Hale Olaloa
144 Kamana Street
Hilo, Hawaii 96720**

**Koolau Village
45-1027 Kamau Place
Kaneohe, Hawaii 96744**

**Palolo Valley Homes
2107 Ahe Street
Honolulu, Hawaii 96816**

**Kauiokealani
85-658 Farrington Highway
Waianae, Hawaii 96792**

**Kahale Mua
Maunaloa
Maunaloa, Hawaii 96770**

And, Possible Additional/Alternative Properties Owned by the City and County of Honolulu and to be Identified by the City and County of Honolulu; With the Goal of Developing 10,000 Additional Housing Units; and (2) Undertake All Actions Necessary to Review and Evaluate Submittals of Developer Qualifications in Order to Recommend a Strategic Partner/Master Developer for Board

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

Andrew Nakoa, a Mayor Wright Homes resident, testified that Mayor Wright Homes is on the list of properties for redevelopment. He recalled that the redevelopment of Mayor Wright Homes will be done in phases and wanted to make sure that it would be safe for those still living on the property. Mr. Nakoa felt that if it's not safe for residents to stay at the property during construction, that residents should be relocated during construction.

Chairperson Hall thanked Mr. Nakoa for his feedback.

Executive Director Ouansafi stated that this action is timely as it is aligned with the priorities of the House, Senate, and the new administration who are prioritizing housing.

The HPHA will issue a request for qualifications as a result of skyrocketing construction and shipping costs and anticipate that having a national contract with manufacturers will create cost efficiencies in our redevelopment efforts.

The HPHA is seeking submittals from experienced developers that can achieve a large scale redevelopment with the goals of homeownership (approximately 10%), and approximately 90% will be rental units. The goal is to give new life to the HPHA's aging inventory and it is best to do redevelopment, rather than just renovations. We intend to execute 99-year leases for the homeownership units. HPHA will participate in the ownership of the property, so that the State can maintain affordability and provide us the opportunity to continue serving very low-income families.

Several of the proposed properties are located near HRT rail stations and are currently listed on the State's TOD Strategic Plan. Neighborhood TOD Plans allow increased building heights of up to 400 feet in some locations, and significantly higher densities of up to 7.5 FAR. The TOD Plans provide land use and circulation frameworks to guide future development and encourage higher density housing and rehabilitation of units in disrepair in the local residential neighborhoods.

In the RFQ, the HPHA is proposing that Mayor Wright Homes be the first redeveloped project as the environmental impact statement, NEPA studies, community engagement, and several planning documents are already completed. The developer will have a head start and can continue planning and community engagement activities where we left off. The developer must still have experience in redeveloping multiple projects at the same time as this will be beneficial in the securing of tax credits.

Director Larson asked what steps HPHA is taking to get a better result for this master plan developer and if every property would be redeveloped by the same developer. She agreed that combining projects for bulk purchasing is a great idea.

Executive Director Ouansafi stated that HPHA will build on its past experience and this contract will be stricter, where there will be benchmarks to be followed, executed, and met.

Director Larson noted that Mayor Wright Homes would be the first redeveloped property, and if after that property, there would be consideration for another master developer.

Executive Director Ouansafi explained that the selected developer would be encouraged to work with multiple developers when appropriate. Instead of HPHA managing 17 different projects with 17 different developers, the HPHA would have one master developer that would manage the other developers, construction companies,

and other companies. He added that City's properties are potentially being included to increase the buying power under this redevelopment effort. Instead of having multiple developers compete for the same resources, HPHA's goal is to have one master developer and other developers working together on redevelopment efforts and matters, such as financing from the State.

Director Pulmano sought more information of the kind of developer that the HPHA is looking to hire and asked if the HPHA expects the developer to purchase the buildings.

Executive Director Ouansafi explained that the HPHA is seeking a developer that has expertise in converting aging stock into new stock with certain standards, such as one-for-one replacement with residents having a right to return. He explained that the HPHA needs a developer that has experience in 501(c)(3) bonds. Under the IRS rules, an agency can do certain developments of AMI 80% to 120% without using bond cap of the State. He stated the HPHA can also use tier 2 funding from the State for that project. The IRS 504 also requires that a non-profit or a government agency be the owner. HPHA requested that the Department of the Attorney General research the establishment of a non-profit organization to retain a small percentage of property ownership to qualify for the IRS bonds. He explained that for the units that the HPHA does not own, the agency will negotiate some kind of ownership status in a way that keeps the units affordable. The HPHA can have the first right of refusal after the compliance period of 15 years or outright ownership (if allowed by the investors).

Director Pulmano asked what would be the benefit to the developer to take on this project.

Executive Director Ouansafi stated a benefit would be developer fees. He confirmed that HPHA is looking for a developer. Executive Director Ouansafi sees a potential of this project and couldn't see why a developer would not want to take it on.

Director Pulmano stated that a developer would typically either own the building or own the land and is usually looking for upside potential outside of 15 years. She stated that there has to be an end game for the developer to want to be interested. She questioned the relationship between the HPHA and the master developer. Director Pulmano expressed that if it was fee based, then the master developer would just be an offshoot of staff and that would be a different skill set.

Executive Director Ouansafi stated that the land cannot be sold without two thirds approval from the Legislature, so the land is not for sale. He explained that the HPHA is doing the lease so they can own the asset for 15 years. After that, the HPHA will ask for the first right of refusal. Executive Director Ouansafi explained that an issue being discussed is that money is being spent with the developers and owning the asset for life and converting to something that is not affordable, and the HPHA is trying to close that loop. This project may not be a good fit for a developer that is looking for a property that will lose its affordability restrictions and then it would be converted from affordable housing after the 15 year compliance period is expired. He added that with regard to

the 501(c)(3), the developer teams up with a non-profit to own the asset. Instead of teaming up with another non-profit, the HPHA is trying to create a nonprofit to own the asset.

Director Pulmano asked for clarification that the HPHA would still own the land and execute a ground lease with the master developer, and the master developer would own the improvements. Director Pulmano asked for information on the proposed properties (e.g., units, acreage) and on Mayor Wright Homes.

Executive Director Ouansafi confirmed the ownership roles of HPHA and the master developer. There are approximately 80 acres at the proposed sites.

Redevelopment Officer Auger confirmed that the redevelopment effort is for approximately 80 acres and represents over 3,000 units.

Executive Director Ouansafi stated that was a reason why not all of the properties were selected and that the primary properties were selected that could net 10,000 units. If 10,000 units are not created, then another property will be substituted in its place. He stated the HPHA also tried to ensure all of the islands are represented.

Director Pulmano asked for verification that 13,000 units were going to be developed, as the 10,000 is additive to the 3,000 existing units and asked if this worked in terms of density and zoning.

Executive Director Ouansafi confirmed that a net gain of 10,000 was correct. He stated that the numbers were derived under the existing zoning allowed by the TOD and others based on the location. There will not likely need additional requirements except for example, the property on Kauai, where HPHA was informed that water and sewer agencies stated that the amount of units there can be tripled. He stated there is also support from the legislature and the county.

Director Pulmano stated that 162 units per acre seems like a lot on an aggregate level.

Executive Director Ouansafi stated that Mayor Wright Homes is along the urban Honolulu TOD line, and they have increased density specifically for the TOD.

Director Medeiros added that the Governor's office is having larger conversations with the City and County of Honolulu to request that they reconsider density along the whole rail line in general to increase density. This would allow for more units to be produced without costing the State more money. Director Medeiros stated that density is a good thing so that building can be done at a lower cost production.

Executive Director Ouansafi added that a request for qualification will be submitted for Kuhio Park Terrace Phase 1 by early next month, and HPHA wants to make sure that the units are the same or larger than the market units that are out there. He stated that

the HPHA will make sure that this not just to increase units, but to further provide a good life and comfortable living for residents.

Director Pulmano asked how this request for qualification will be advertised as she didn't anticipate any local developers being able to meet the requirements.

Executive Director Ouansafi confirmed that the request for qualification will be advertised locally and nationally. He anticipates that developers will team up, as the RFQ encourages people to come together. Executive Director Ouansafi felt that a local developer could have a capacity for this as the redevelopment is going to be done in multiple phases.

Director Pulmano stated that while it is a great idea to have one master developer, and agreed that density is a good thing, she was concerned about its implementation. She concurred with Director Medeiros that density is a good thing. While looking for a master developer, she encouraged HPHA to concurrently seek other options or resources for use of other developers for one or multiple properties.

Executive Director Ouansafi acknowledged Director Pulmano's concerns and discussed that HPHA has considered other options in case execution and implementation becomes an issue. He expects that the contract will be clearer and the developer will be held responsible to delivering. Executive Director Ouansafi explained that the timing is right as the legislature and the administration are making the development of housing a priority. HPHA is encouraged that with the right partner, we can see the development of housing come to fruition. There's only a finite amount of funding available and by phasing and properly executing this redevelopment program we can be successful. Executive Director Ouansafi also made the correction that it is 1,200 units to be replaced under the redevelopment effort, not 3,000.

(Director De Mello left the meeting at approximately 10:38 a.m.)

Director Medeiros announced that the Governor would be issuing an emergency proclamation which will help expedite the development process for all affordable housing projects. Phasing was considered and the administration has requested funds to provide financial resources to make it more affordable for developers.

Director Larson was curious about developing non-profits for ownership and asked if it would be feasible for the HPHA to purchase the property after 15 years.

Executive Director Ouansafi stated that a non-profit was needed to receive a specific type of funding. HPHA is seeking clarification from legal counsel whether it needs to be a nonprofit or would the HPHA as a government entity qualify for those bonds. He also stated that the HPHA will buy the property if the developer does not intend to keep the units affordable in perpetuity.

Director Larson agreed that the HPHA should ensure that units were kept affordable and did not feel that even a 60-year affordability periods was enough. She also questioned if people at 80-120% AMI would want home ownership or rentals. She was unsure if people would stay in Hawaii for a rental unit and asked whether there were studies on this matter.

Chairperson Hall stated that this is a very aggressive action, as there is a lot of uncertainty on the method of implementation. He expressed that this is an opportunity as there is the political will. He concurred with Director Pulmano's suggestion about having multiple options and with wholesale buying for the necessary materials and equipment. Chairperson Hall asked whether the emergency proclamation would be for government-initiated housing or for all developers.

Director Medeiros added that the emergency proclamation is for affordable housing, not just for government-initiated housing. She hopes that it will bring more developers to the table to build more affordable housing units.

Chairperson Hall expressed interest in creating an ad hoc committee to follow this RFQ closely so that we can continue to make progress. He stated that we have experience in many areas – selection of developer, community engagement, environmental reviews – and we don't want to miss out on the timing of this redevelopment efforts.

Executive Director Ouansafi clarified that the HPHA did not miss out in the past and although the Board may understand the issue with the previous contractors, the public may not.

Chairperson Hall agreed. He stated that key priority projects were already identified for redevelopment on the Board tracker, as requested by the Board's task force. Chairperson Hall commented that there was now a delivery plan to address all redevelopment efforts. He stated that the concept of setting up a nonprofit is not a new concept as the Department of Hawaiian Homelands has a nonprofit subsidiary specifically for water infrastructure development. He recognized that this is not an easy task and expressed his support to move forward.

Director Medeiros again clarified that the emergency proclamation is for affordable housing, not just any development. The administration has been sharing this information with developers to encourage their support of community need for affordable housing. A study was done in the downtown area for an HHFDC project, and they found that 80%-100% AMI were primarily interested in rentals units. She added that home buying is slowing down because of the high interest rates and felt that the RFQ for rentals is smart. HPHA could create programs or support programs for people to get into homeownership.

Director Pulmano mentioned that the City and County put their portfolio up for sale, and it received backlash from the community. She expressed that there needs to be

education on why we're doing this and what the benefit is to the greater community so that HPHA does not receive the same backlash.

Executive Director Ouansafi concurred. He stated that the HPHA tried to purchase from the City and County inventory. Because the HPHA is federally funded, HPHA has protections in place for the tenants. For example, the HPHA must have a robust relocation plan and tenants should have a right to return when construction is completed. Once executed properly, it will send a good message to families in the community. The Board will still have the opportunity to change the unit mix, if appropriate. The first phase will serve to educate the HPHA on the community's appetite and ability to engage in homeownership. The project is still subject to several approvals and funding mechanisms. Executive Director Ouansafi thanked the Board for their comments and questions.

Chairperson Hall thanked everyone for the discussion. He expressed that this is going to be a priority to track in the future.

The motion was unanimously approved.

Executive Director's Report

Director Pulmano sought more information about the procurement for Sapigao Construction for Hale Poai. She asked if it was project was going to be a complete renovation for \$21.8M.

Executive Director Ouansafi stated that it's a complete modernization. There is asbestos and mold present, that requires a top to bottom modernization and includes plumbing work and replacement of pipes. State Housing Development Administrator Choi reported that there are 206 units.

Director Pulmano asked if the developer for School Street would be able to come and give a status presentation.

Executive Director Ouansafi stated that the HPHA plans to present more information on the School Street redevelopment. He stated that letters were sent to the developer, and HPHA is allowing them time to respond.

Director Pulmano moved,

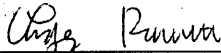
To Adjourn the Meeting

The motion was unanimously approved.

The meeting adjourned at 11:05 a.m.

MINUTES CERTIFICATION:


Minutes Prepared by:


Lindsey N. Ramolete
Secretary to the Board

FEB 16 2023

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on February 16, 2023 [] As Presented [] As Amended


Director Roy Katsuda
Board Secretary

Feb 16, 2023

Date

FOR ACTION

MOTION: To: **(1)** Authorize the Executive Director to Execute a Settlement Agreement in the Matter of The Estate of A.C.D., Deceased et.al. v. EAH Inc., et.al. (Civil No. 1CCV-20-0001199); and **(2)** Take All Actions Necessary to Carry Out the Settlement Agreement, Pursuant to the Terms Negotiated by the Department of the Attorney General, Including a Monetary Settlement in the Amount of \$10,000 to be Paid by the State's Risk Management Office and the Dismissal of All Claims Against the Hawaii Public Housing Authority

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

I. FACTS

- A. On June 11, 2022, the Estate of A.C.D., Deceased, by and through its Personal Representative, Sheila Doi, E.J.P., a minor, through his Next Friend, Sheila Doi, D.M.D., a minor, through her Next Friend, Sheila Doi, and, CANDACE M. DOI, filed their First Amended Complaint ("Complaint") in the Circuit Court of the First Circuit in Civil No. 1CCV-20-0001199.
- B. Named defendants included EAH INC.; A'ohe Pukana la Housing, LLC; State of Hawaii, Hawaii Public Housing Authority; Lowe's Home Centers, LLC; Bow Construction Service, Inc.; Jhood Installation Services LLC; GLI Advisors; John Does 1-10; Jane Does 1-10; Doe Corporations 1-10; Doe Partnerships 1-10; Doe Non-Profit Entities 1-10; and Doe Governmental Entities 1-10
- C. The Complaint alleged negligence, strict liability, breach of warranty, premises liability, wrongful death, pain and suffering and loss of future earning, and negligent and intentional infliction of emotional distress against the defendants, and sought compensatory and punitive damages. The Complaint is attached as Attachment A.

II. DISCUSSION

- A. This settlement agreement is to resolve any and all claims alleged in the referenced Complaint against all of the defendants and will result in the dismissal of all claims with prejudice. See the “Request for Approval of Settlement” from Deputy Attorney General (DAG) Supervisor Amanda Weston and DAG Roy Kwon, attached as Attachment B.
- B. It is in the interest of HPHA and all parties to resolve these matters to avoid further costs, expense, and time as a result of continued litigation, without admitting any wrongdoing/liability and an agreement by the Plaintiffs to dismiss the present claims with prejudice and waive all future legal actions arising from the incident. The parties agreed to enter into a Settlement Agreement through mediation that was mediated by Keith Hunter of Dispute Prevention & Resolution, Inc. , a confidential preliminary draft of which is attached as Attachment C.
- C. The proposed settlement amount is to be paid out of the State’s Risk Management Office.
- D. The final settlement agreement will be reviewed and approved by the Department of the Attorney General.
- E. The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board’s attorneys on questions and issues pertaining to the Board’s powers, duties, privileges, immunities, and liabilities related to this matter.

III. RECOMMENDATION

That the Board of Directors **(1)** Authorize the Executive Director to Execute a Settlement Agreement in the Matter of The Estate of A.C.D., Deceased et.al. v. EAH Inc., et.al. (Civil No. 1CCV-20-0001199); and **(2)** Take All Actions Necessary to Carry Out the Settlement Agreement, Pursuant to the Terms Negotiated by the Department of the Attorney General, Including a Monetary Settlement in the Amount of \$10,000 to be Paid by the State’s Risk Management Office and the Dismissal of All Claims Against the Hawaii Public Housing Authority

Attachment A: First Amended Complaint, The Estate of A.C.D., Deceased et.al. v. EAH Inc., et.al., Civil No. 1CCV-20-0001199

Attachment B: "Request for Approval of Settlement" from Supervising Deputy Attorney General Amanda Weston and Deputy Attorney General Roy Kwon (CONFIDENTIAL)

Attachment C: Preliminary Draft of "Settlement Agreement" (CONFIDENTIAL)

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



Robert J. Hall
Chairperson

LAW OFFICE OF JON S. JACOBS
A Limited Liability Law Company

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Electronically Filed
FIRST CIRCUIT
1CCV-20-0001199
11-JUN-2022
11:35 AM
Dkt. 197 CAMD

Attorney for Plaintiffs

IN THE CIRCUIT COURT OF THE FIRST CIRCUIT

STATE OF HAWAII

THE ESTATE OF A.C.D., Deceased, by and
through its Personal Representative, Sheila
Doi; E.J.P., a minor, through his Next Friend,
Sheila Doi; D.M.D., a minor, through her Next
Friend, Sheila Doi; and, CANDACE M. DOI,

Plaintiffs,

vs.

EAH INC.; A'OHE PUKANA LA HOUSING,
LLC; STATE OF HAWAII, HAWAII
PUBLIC HOUSING AUTHORITY; LOWE'S
HOME CENTERS, LLC; BOW
CONSTRUCTION SERVICE, INC.; JHOOD
INSTALLATION SERVICES LLC; GLI
ADVISORS; JOHN DOES 1-10; JANE DOES
1-10; DOE CORPORATIONS 1-10; DOE
PARTNERSHIPS 1-10; DOE NON-PROFIT
ENTITIES 1-10; AND DOE
GOVERNMENTAL ENTITIES 1-10,

Defendants.

EAH INC. and A'OHE PUKANA LA
HOUSING, LLC,

Third-Party Plaintiffs,

vs.

CIVIL NO. 1CCV-20-0001199
(Other Non-Vehicle Tort)

FIRST AMENDED COMPLAINT;
DEMAND FOR JURY TRIAL; SUMMONS

Judge: Hon. Lisa W. Cataldo
No Trial Date Set

(Caption continued)

LOWE'S HOME CENTERS, LLC; BOW
CONSTRUCTION SERVICE, INC.; JHOOD
INSTALLATION SERVICES LLC; DOES 1-
10,

Third-Party Defendants.

BOW CONSTRUCTION SERVICE, INC.,

Third-Party Defendant and
Fourth-Party Plaintiff,

vs.

GLI ADVISORS,

Fourth-Party Defendant.

FIRST AMENDED COMPLAINT

COME NOW Plaintiffs THE ESTATE OF A.C.D., Deceased, by and through its Personal Representative, Sheila Doi; E.J.P., a minor, through his Next Friend, Sheila Doi; D.M.D., a minor, through her Next Friend, Sheila Doi; and CANDACE M. DOI, by and through their above-named counsel, and for their claims for relief against the above-named Defendants, allege and aver as follows:

PARTIES

1. At all times relevant herein, Plaintiff THE ESTATE OF A.C.D., Deceased, by and through its Personal Representative, Sheila Doi, were residents of the City and County of Honolulu, State of Hawaii.

2. At all times relevant herein, Plaintiff E.J.P., a minor, through his Next Friend, Sheila Doi, was the natural brother of A.C.D., Deceased, and a resident of the City and County of Honolulu, State of Hawaii.

3. At all times relevant herein, Plaintiff D.M.D., a minor, through her Next Friend,

Sheila Doi, was the natural sister of A.C.D., Deceased, and a resident of the City and County of Honolulu, State of Hawaii.

4. At all times relevant herein, Sheila Doi was the maternal grandmother of A.C.D., Deceased, Plaintiff E.J.P., a minor, Plaintiff D.M.D., a minor, and a resident of the City and County of Honolulu, State of Hawaii.

5. At all times relevant herein, CANDACE M. DOI was the mother of A.C.D., Deceased, Plaintiff E.J.P., a minor, Plaintiff D.M.D., a minor, and a resident of the City and County of Honolulu, State of Hawaii.

6. Upon information and belief, at all times relevant herein, Defendant EAH INC. was a foreign non-profit corporation specializing in affordable rental housing and student housing development and management in the City and County of Honolulu, State of Hawaii.

7. Upon information and belief, at all times relevant herein, Defendant A'OHE PUKANA LA HOUSING, LLC was a domestic limited liability company and fee owner of 94-1123 Ka Uka Boulevard, #B307, in the City and County of Honolulu, State of Hawaii.

8. Upon information and belief, at all times relevant herein, pursuant to Haw. Rev. Stat. § 356D (2020), Defendant STATE OF HAWAII, HAWAII PUBLIC HOUSING AUTHORITY was designated a Public Housing Authority under the Department of Housing and Urban Development Section 8 Tenant-Based Assistance: Housing Choice Voucher Program, with the authority and responsibility to inspect, investigate and/or exam rental-subsidized living, dwelling, and housing for conditions dangerous to the public health, morals, safety, or welfare. It is sued under the provisions of Hawaii Revised Statutes, Chapter 662.

9. Upon information and belief, at all times relevant herein, Defendant LOWE'S

HOME CENTERS, LLC was a foreign limited liability company operating in retail sales in the City and County of Honolulu, State of Hawaii.

10. Upon information and belief, at all times relevant herein, Defendant BOW CONSTRUCTION SERVICE, INC. was a domestic profit corporation providing construction management services in the City and County of Honolulu, State of Hawaii.

11. Upon information and belief, at all times relevant herein, Defendant JHOOD INSTALLATION SERVICES LLC was a domestic limited liability company operating in the City and County of Honolulu, State of Hawaii.

12. Upon information and belief, at all times relevant herein, Defendant GLI ADVISORS was a foreign profit corporation providing owner representation or construction management services in the City and County of Honolulu, State of Hawaii.

13. Defendants JOHN DOES 1-10, JANE DOES 1-10, DOE CORPORATIONS 1-10, DOE PARTNERSHIPS 1-10, DOE NON-PROFIT ENTITIES 1-10, and DOE GOVERNMENTAL ENTITIES 1-10 (collectively “DOE DEFENDANTS”) are persons, corporations, partnerships, business entities, non-profit entities, and/or governmental entities who acted in a negligent, wrongful or tortious manner, which proximately caused or contributed to the injuries and/or damages sustained by Plaintiffs. Plaintiffs have diligently and in good faith attempted to ascertain the names and identities of the Doe Defendants from the investigation that has been conducted to date. Accordingly, Plaintiffs have sued the unidentified Doe Defendants with fictitious names pursuant to Rule 17(d) of the Hawaii Rules of Civil Procedure, and Plaintiffs will substitute the true names, identities, capacities, acts and/or omissions of the Doe Defendants when the same are ascertained.

JURISDICTION AND VENUE

14. The Court has personal jurisdiction over the above-named Defendants, pursuant to Haw. Rev. Stat. § 634-35, as the tortious acts and/or omissions alleged herein occurred in the State of Hawaii.

15. The Court has subject matter jurisdiction pursuant to Haw. Rev. Stat. § 603-21.5.

16. Venue is proper, pursuant to Haw. Rev. Stat. § 603-36, as all of the tortious acts and/or omissions alleged herein occurred within the City and County of Honolulu, State of Hawaii.

17. The total amount of damages incurred by or on behalf of Plaintiffs, due to the tortious acts and/or omissions described herein, is in excess of the minimum jurisdictional requirements of the Circuit Court.

FACTUAL ALLEGATIONS

18. At all times relevant herein, Defendant EAH INC., Defendant A‘OHE PUKANA LA HOUSING, LLC, Defendant STATE OF HAWAII, HAWAII PUBLIC HOUSING AUTHORITY, Defendant LOWE’S HOME CENTERS, LLC, Defendant BOW CONSTRUCTION SERVICE, INC., Defendant JHOOD INSTALLATION SERVICES LLC, Defendant GLI ADVISORS, and DOE DEFENDANTS were responsible for design, specifications, selection of materials and components, construction, construction observation, construction management, pre- and post-construction inspection, maintenance, repair, upkeep, safe condition, and leasing and property management of the apartments at Hibiscus Hill Apartments, 94-1121 Ka Uka Boulevard (“Apartments”), and in particular, 94-1123 Ka Uka Boulevard, #B307, in the City and County of Honolulu, State of Hawaii (hereinafter referred to as “Subject Apartment”).

19. Defendants, and each of them, knew or in the exercise of reasonable diligence

should have known that Apartments were intended for use by families, many of whom had young children.

20. At all times relevant herein, Defendants, and each of them, had a duty to residents of Apartments, including Plaintiffs, to ensure that Apartments were properly designed, constructed, inspected, maintained, repaired, and kept in a safe condition and that known and/or anticipated and/or reasonably foreseeable risks were addressed to prevent avoidable injuries to residents of Apartments, including but not limited to children, such as A.C.D., the one-year-old decedent (“Decedent”).

21. Defendants, and each of them, knew or in the exercise of reasonable diligence should have known that the young families who would occupy Apartments would often be occupants for a relatively short period of time, were subject to relocation, and would be unfamiliar with the specific features of Apartments.

22. Defendants, and each of them, knew or in the exercise of reasonable diligence should have known that many of the young families who would occupy Apartments would likely rely on open windows for cooling.

23. Defendants, and each of them, had a legal duty to families, including Plaintiffs, who would occupy Apartments, including Subject Apartment, identical to the liability of a hotel, inn, or transient accommodation business that was operated as a private enterprise and for a profit, thus requiring a high duty of care to protect the occupants, including Plaintiffs, from conditions of the property that posed a foreseeable risk of harm.

24. The risk of children falling from windows of third floor Apartments, such as

Subject Apartment, was known to Defendants or in the exercise of due diligence should have been known to Defendants during the design, selection of window systems, and construction of Apartments, including Subject Apartment.

25. Defendants, and each of them, reasonably could have made available and/or incorporated in their design safety devices, including window locks and guards, to prevent children from falling through third floor windows of Apartments.

26. At all times relevant herein, Defendants, and each of them, breached said duties by failing to ensure that Apartments were properly designed, constructed, inspected, maintained, repaired, and kept in a safe condition in order to prevent avoidable injuries to residents of Apartments.

27. At all times relevant herein, Defendants, and each of them, breached said duty by failing to inform families, including Plaintiffs, about the fall risks from windows of third floor Apartments and failed to disclose the options to protect against children falling from windows such as the window that Decedent fell through at Subject Apartment.

28. On or about February 18, 2019, Plaintiff CANDACE M. DOI (“Ms. Doi”), Decedent, Plaintiff E.J.P., a minor (“E.J.P.”), and Plaintiff D.M.D., a minor (“D.M.D.”), were renter-tenants and residents of Subject Apartment.

29. On or about February 18, 2019, Decedent fell through the third floor living room window of Subject Apartment as a result of the dangerous and defective condition that existed at Subject Apartment, and in particular, the window system in the third floor living room at Subject Apartment.

30. As a direct result of Decedent’s fall to the concrete sidewalk below the third floor

living room window, Decedent suffered severe personal injuries and died later on February 18, 2019.

31. Prior to Decedent's death, Ms. Doi rented Subject Apartment, a 2-bedroom/1-bathroom apartment in Hibiscus Hill Apartments, through the services of Defendant EAH INC., Defendant A'OHE PUKANA LA HOUSING, LLC, Defendant STATE OF HAWAII, HAWAII PUBLIC HOUSING AUTHORITY, Defendant LOWE'S HOME CENTERS, LLC, Defendant BOW CONSTRUCTION SERVICE, INC., Defendant JHOOD INSTALLATION SERVICES LLC, Defendant GLI ADVISORS, and DOE DEFENDANTS.

32. Prior to moving into Subject Apartment, Ms. Doi visited the Hibiscus Hill Apartments' office to sign papers, receive an orientation and obtain the keys to Subject Apartment from the property manager. During their meeting, Defendants' property manager never discussed with Ms. Doi the topic of windows, window screens, or window safety.

33. Defendants' property manager did not make available window safety devices to Ms. Doi nor recommend that Ms. Doi purchase them elsewhere.

34. After completing the above-described meeting with Defendants' property manager, Ms. Doi was provided with the keys to Subject Apartment and Plaintiffs subsequently moved into their new apartment.

35. On or about the morning of February 18, 2019, Decedent, and his brother, E.J.P., were in the living room of Subject Apartment. The glass living room window was open, and the window screen was in place. While in the living room with his brother, Decedent foreseeably leaned up against the window screen in the living room window, and the screen popped out of the window frame causing Decedent to fall three floors to the concrete sidewalk underneath the living room window at Subject Apartment. Decedent suffered catastrophic injury to his head and was

found, still alive, by his mother, and D.M.D., who called 911. Decedent was rushed to the emergency room at Pali Momi Medical Center and then to Kapiolani Medical Center for Women & Children where he received treatment for his injuries and was pronounced dead within three hours of the fall.

36. Unbeknownst to Plaintiffs, prior to Ms. Doi's rental of Subject Apartment, Defendant EAH INC., Defendant A'OHE PUKANA LA HOUSING, LLC, Defendant STATE OF HAWAII, HAWAII PUBLIC HOUSING AUTHORITY, Defendant LOWE'S HOME CENTERS, LLC, Defendant BOW CONSTRUCTION SERVICE, INC., Defendant JHOOD INSTALLATION SERVICES LLC, Defendant GLI ADVISORS, and DOE DEFENDANTS were aware, or with reasonable diligence should have been aware of numerous other child window fall incidents in Hawaii similar to that which killed Decedent. Said Defendants, and each of them, never informed Plaintiffs of said incidents prior to their rental of Subject Apartment or at any time and did nothing to eliminate and/or reduce the risk of window falls by instituting corrective measures such as installing angel bars or other barrier devices to prevent the window screen from popping out, or installing effective window devices that would prevent a child from opening the window wider than 4 inches on all third floor windows in Apartments, including Subject Apartment.

37. Additionally, on June 21, 2000, the U.S. Consumer Product Safety Commission released an article entitled, "New Standards for Window Guards To Help Protect Children From Falls." This article, known to Defendants, or in the exercise of reasonable diligence should have been known, states that "the industry standards developed at the urging of CPSC ensure that guards are strong enough to prevent falls[.]" This article also states that the "CSPC estimates that about 12 children 10 years old and younger die each year, and more than 4,000 are treated in hospital

emergency rooms for window fall-related injuries.” As of the date the article was published, CPSC knew “of 120 window-fall related deaths to children since 1990. Most of the deaths and injuries are to children under the age of 5. Window guards can easily be installed in windows to prevent a child from falling if the window is open. Whether you live in a high rise or a single-family home, a window guard can help prevent a tragedy.” This article states that the CPSC guidelines for preventing window falls include but are not limited to: (1) installing window guards to prevent children from falling out of windows; (2) installing guards in children’s bedrooms, parents’ bedrooms, and other rooms where young children spend time; (3) or, installing window guards that block windows from opening wider than 4 inches; and (4) never depending on screens to keep children from falling out of windows.

38. Also unbeknownst to Plaintiffs at the time they moved into Subject Apartment, Defendants could have made available to Ms. Doi window safety devices designed and manufactured for the window and window screen that malfunctioned when Decedent fell to the ground, such as angel bars, screen blocks to prevent screen frames from falling out and wedges affixed to the seat of the window frame to prevent the window from opening beyond 4 inches.

39. Defendants, and each of them, knew that window safety devices were available for the windows systems on Subject Apartment.

40. Defendants, and each of them, knew that the window safety devices were designed to prevent a child from opening a window beyond 4 inches and to hold window screens in place as a safeguard against avoidable falls.

41. Defendants, and each of them, knew that Subject Apartment was rented to Plaintiffs

with window systems that did not come equipped with adequate window safety devices that were designed to prevent a child from opening the window wider than 4 inches and to lock the window screens in place.

42. Defendants, and each of them, knew that by renting Subject Apartment to Ms. Doi without the window safety devices installed, the window systems were not secure and safe and posed a hidden risk of serious injury or death to young children.

43. Defendants, and each of them, knew that by renting Subject Apartment to Ms. Doi without available window safety devices, they created an increased foreseeable probability that the windows could be opened by a child wide enough to fall through the opening and a child could cause the window screen to pop out of the window frame causing preventable injury or death to an innocent child.

44. As a proximate result of Defendant EAH INC., Defendant A‘OHE PUKANA LA HOUSING, LLC, Defendant STATE OF HAWAII, HAWAII PUBLIC HOUSING AUTHORITY, Defendant LOWE’S HOME CENTERS, LLC, Defendant BOW CONSTRUCTION SERVICE, INC., Defendant JHOOD INSTALLATION SERVICES LLC, Defendant GLI ADVISORS, and DOE DEFENDANTS collective failure to ensure that the windows systems at Subject Apartment were properly equipped and installed with window fall safety devices, Decedent fell through the third floor living room window, suffered critical injuries and an avoidable tragic and untimely death.

FIRST CAUSE OF ACTION

(Negligence/Failure to Warn Against All Defendants)

45. Plaintiffs reallege and incorporate by reference the allegations in the above paragraphs, as if restated herein in their entirety.

46. Decedent's fall and resulting wrongful death was directly and legally caused by the negligence and/or culpable carelessness of Defendants, and each of them, and/or their agents, employees and/or representatives, in the design, construction, maintenance, repair, inspection, implementation of safety devices, warnings and education in the use of the window systems in Subject Apartment where Decedent fell to his death.

47. Defendants, and each of them, had a duty to use reasonable care in ensuring that Plaintiffs' window systems at Subject Apartment were designed, manufactured, installed, and maintained with all necessary safety devices to ensure that the window systems were adequate to protect children from foreseeable window falls.

48. Defendants, and each of them, breached their duty of reasonable care by failing to ensure that the windows systems at Subject Apartment were designed, manufactured, installed and maintained with all necessary safety devices to ensure that the window systems were safe to use, by negligently designing, installing and maintaining the window systems without appropriate safety devices at Subject Apartment.

49. Additionally, Defendant EAH INC., Defendant A'OHE PUKANA LA HOUSING, LLC, Defendant STATE OF HAWAII, HAWAII PUBLIC HOUSING AUTHORITY, Defendant LOWE'S HOME CENTERS, LLC, Defendant BOW CONSTRUCTION SERVICE, INC., Defendant JHOOD INSTALLATION SERVICES LLC, Defendant GLI ADVISORS, and DOE DEFENDANTS, and each of them, knew or should have known that the window systems were not safe for their foreseeably intended use because there were similar incidents that occurred in housing in Hawaii in the few years leading up to the fall at issue where similar and/or identical windows systems malfunctioned and/or popped out of the window frames causing individuals to fall through the window. As a result of said Defendants' actual and/or constructive notice of said

prior incidents, Defendants, and each of them, had a duty to warn Plaintiffs of the unreasonable risk of harm, and dangerous condition that the window systems posed to young children who lived in Subject Apartment and/or to take reasonable steps to remove the hazard.

50. Defendants breached their duty to warn Plaintiffs of the increased risk of harm and dangerous condition posed by the windows and window screen assemblies by failing to disclose the same. The hazards associated with such window systems especially when not equipped with available safety devices, was latent, hidden, and unknown to Plaintiffs.

51. As a direct and proximate cause of the negligence of Defendants, and each of them, Decedent foreseeably and avoidably fell through the window at Subject Apartment and suffered serious personal injuries which led to his death.

52. As a result of Defendants' negligence and the resulting tragic loss, Plaintiffs have incurred general and special damages for which all Defendants are liable jointly and severally.

SECOND CAUSE OF ACTION

(Strict Liability/Breach of Warranty Against All Defendants)

53. Plaintiffs reallege and incorporate by reference the allegations in the above paragraphs, as if restated herein in their entirety.

54. Defendants, and each of them, expressly and/or impliedly warranted that Subject Apartment was safe and fit for its intended use.

55. Plaintiffs were intended third-party beneficiaries of such warranties.

56. Subject Apartment was neither safe nor fit for its intended use and was not in a safe

nor a habitable condition but was instead in a dangerous and/or defective condition, unsuitable for ordinary use for which it was intended, and as a result of said condition, as hereinabove described, Defendants, and each of them, breached their expressed and/or implied warranties.

57. Defendants' breaches of warranties were a substantial factor in Decedent's fall and his sustaining the injuries and damages herein set forth.

58. As a result of Defendants' negligence and the resulting tragic loss, Plaintiffs have incurred general and special damages for which all Defendants are liable jointly and severally.

THIRD CAUSE OF ACTION

(Premises Liability Against All Defendants)

59. Plaintiffs reallege and incorporate by reference the allegations in the above paragraphs, as if restated herein in their entirety.

60. On February 18, 2019, Decedent fell through the third floor living room window screen at Subject Apartment suffering severe injuries and ultimately leading to his death.

61. Defendant EAH INC., Defendant A'OHE PUKANA LA HOUSING, LLC, Defendant STATE OF HAWAII, HAWAII PUBLIC HOUSING AUTHORITY, Defendant LOWE'S HOME CENTERS, LLC, Defendant BOW CONSTRUCTION SERVICE, INC., Defendant JHOOD INSTALLATION SERVICES LLC, Defendant GLI ADVISORS, and DOE DEFENDANTS negligently owned, possessed, maintained, controlled, managed, and operated Subject Apartment.

62. As a proximate result, Plaintiffs have incurred general and special damages for which all Defendants are liable jointly and severally.

FOURTH CAUSE OF ACTION

(Wrongful Death/HRS §663-3 Against All Defendants)

63. Plaintiffs reallege and incorporate by reference the allegations in the above paragraphs, as if restated herein in their entirety.

64. Prior to his death, Decedent was a loving, dutiful and talented son, grandson, and best friend and companion to E.J.P. and D.M.D.

65. As a result of the acts and negligence of Defendants, and each of them as alleged above, Decedent's heirs, his mother, brother, and sister, have lost the love, companionship, comfort, affection and society of Decedent.

66. As a further result of the wrongful acts of said Defendants, and each of them as alleged above, the Estate of A.C.D. has incurred funeral and burial expenses for which Plaintiffs seek special damages.

67. Defendants, jointly and severally, are liable in damages for wrongful death to each of Plaintiffs.

FIFTH CAUSE OF ACTION

(Recovery of Damages Surviving the Death of A.C.D. Against All Defendants)

68. Plaintiffs reallege and incorporate by reference the allegations in the above paragraphs, as if restated herein in their entirety.

69. As a result of the acts and negligence of Defendants, and each of them as alleged above, A.C.D. incurred substantial medical expenses prior to his death.

70. As a result of the acts and negligence of Defendants, and each of them as alleged above, A.C.D. incurred substantial conscious pain and suffering prior to his death.

71. As a result of the acts and negligence of Defendants, and each of them as alleged

above, A.C.D. was deprived of future earnings in excess of the cost of his own maintenance and the provisions he would have made for family members.

72. Defendants, jointly and severally, are liable to the Estate of A.C.D. for the general and special damages, all of which survive his death.

SIXTH CAUSE OF ACTION

(Negligent Infliction of Emotional Distress Against All Defendants)

73. Plaintiffs reallege and incorporate by reference the allegations in the above paragraphs, as if restated herein in their entirety.

74. Plaintiff Doi, the mother of Decedent, observed her son dying on the concrete sidewalk below the third floor living room window at Subject Apartment.

75. Plaintiff E.J.P., the minor brother of Decedent, observed his brother fall from the third floor living room window to the concrete sidewalk below Subject Apartment. He witnessed Decedent lean against the window screen, watched the window screen malfunction, and pop out of the window frame, and observed Decedent fall to his death.

76. Plaintiff D.M.D., the minor sister of Decedent, observed her brother dying on the concrete sidewalk below the third floor living room window at Subject Apartment.

77. As a result of Plaintiff Doi, Plaintiff E.J.P., and Plaintiff D.M.D.'s direct experience of this tragic incident and its immediate aftermath, each experienced severe emotional distress.

78. Defendants, jointly and severally, are liable to Plaintiffs for the general and special damages that should be awarded in connection therewith.

WHEREFORE Plaintiffs pray for judgment against Defendant EAH INC., Defendant A'OHE PUKANA LA HOUSING, LLC, Defendant STATE OF HAWAII, HAWAII PUBLIC

HOUSING AUTHORITY, Defendant LOWE’S HOME CENTERS, LLC, Defendant BOW CONSTRUCTION SERVICE, INC., Defendant JHOOD INSTALLATION SERVICES LLC, Defendant GLI ADVISORS, and DOE DEFENDANTS, jointly and severally, as follows:

- a. General damages, as proven at trial;
- b. Special damages, as proven at trial;
- c. Attorney’s fees and litigation costs;
- d. Prejudgment and post-judgment interest; and
- e. Such further relief as the Court deems appropriate, just and

equitable under the circumstances.

DATED: Honolulu, Hawaii, June 11, 2022.

/s/ Jon S. Jacobs

JON S. JACOBS

Attorney for Plaintiffs

IN THE CIRCUIT COURT OF THE FIRST CIRCUIT

STATE OF HAWAII

THE ESTATE OF A.C.D., Deceased, by and through its Personal Representative, Sheila Doi; E.J.P., a minor, through his Next Friend, Sheila Doi; D.M.D., a minor, through her Next Friend, Sheila Doi; and, CANDACE M. DOI,

Plaintiffs,

vs.

EAH INC.; A'OHE PUKANA LA HOUSING, LLC; STATE OF HAWAII, HAWAII PUBLIC HOUSING AUTHORITY; LOWE'S HOME CENTERS, LLC; BOW CONSTRUCTION SERVICE, INC.; JHOOD INSTALLATION SERVICES LLC; GLI ADVISORS; JOHN DOES 1-10; JANE DOES 1-10; DOE CORPORATIONS 1-10; DOE PARTNERSHIPS 1-10; DOE NON-PROFIT ENTITIES 1-10; AND DOE GOVERNMENTAL ENTITIES 1-10,

Defendants.

EAH INC. and A'OHE PUKANA LA HOUSING, LLC,

Third-Party Plaintiffs,

vs.

LOWE'S HOME CENTERS, LLC; BOW CONSTRUCTION SERVICE, INC.; JHOOD INSTALLATION SERVICES LLC; DOES 1-10,

Third-Party Defendants.

BOW CONSTRUCTION SERVICE, INC.,

Third-Party Defendant and Fourth-Party Plaintiff,

vs.

CIVIL NO. 1CCV-20-0001199
(Other Non-Vehicle Tort)

DEMAND FOR JURY TRIAL

(Caption continued)

GLI ADVISORS,

Fourth-Party Defendant.

DEMAND FOR JURY TRIAL



Come now Plaintiffs, by and through their undersigned counsel, and hereby demand trial by jury on all issues.

Dated: Honolulu, Hawaii, June 11, 2022.

/s/ Jon S. Jacobs

JON S. JACOBS

Attorney for Plaintiffs

STATE OF HAWAI'I CIRCUIT COURT OF THE FIRST CIRCUIT	SUMMONS TO ANSWER CIVIL COMPLAINT	CASE NUMBER 1CCV-20-0001199
PLAINTIFF THE ESTATE OF A.C.D., Deceased, by and through its Personal Representative, Sheila Doi; E.J.P., a minor, through his Next Friend, Sheila Doi; D.M.D., a minor, through her Next Friend, Sheila Doi; and, CANDACE M. DOI	VS.	DEFENDANT(S) EAH INC.; A'OHE PUKANA LA HOUSING, LLC; STATE OF HAWAII, HAWAII PUBLIC HOUSING AUTHORITY; LOWE'S HOME CENTERS, LLC; BOW CONSTRUCTION SERVICE, INC.; JHOOD INSTALLATION SERVICES LLC; GLI ADVISORS; JOHN DOES 1-10; JANE DOES 1-10; DOE CORPORATIONS 1-10; DOE PARTNERSHIPS 1-10; DOE NON-PROFIT ENTITIES 1-10; AND DOE GOVERNMENTAL ENTITIES 1-10
PLAINTIFF'S NAME & ADDRESS, TEL. NO. THE ESTATE OF A.C.D., Deceased, by and through its Personal Representative, Sheila Doi, et al. c/o JON S. JACOBS, ESQ. Pacific Guardian Center, Makai Tower 733 Bishop St., Suite 1872 Honolulu, HI 96813 Tel: (808) 371-3557		
<p>TO THE ABOVE-NAMED DEFENDANT(S)</p> <p>You are hereby summoned and required to file with the court and serve upon</p> <p>Jon S. Jacobs, Esq., 733 Bishop Street, Suite 1872, Honolulu, HI 96813</p> <hr/> <p>plaintiff's attorney, whose address is stated above, an answer to the complaint which is herewith served upon you, within 20 days after service of this summons upon you, exclusive of the date of service. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint.</p> <p>THIS SUMMONS SHALL NOT BE PERSONALLY DELIVERED BETWEEN 10:00 P.M. AND 6:00 A.M. ON PREMISES NOT OPEN TO THE GENERAL PUBLIC, UNLESS A JUDGE OF THE ABOVE-ENTITLED COURT PERMITS, IN WRITING ON THIS SUMMONS, PERSONAL DELIVERY DURING THOSE HOURS.</p> <p>A FAILURE TO OBEY THIS SUMMONS MAY RESULT IN AN ENTRY OF DEFAULT AND DEFAULT JUDGMENT AGAINST THE DISOBEYING PERSON OR PARTY.</p>		
The original document is filed in the Judiciary's electronic case management system which is accessible via eCourt Kokua at: http://www.courts.state.hi.us	Effective Date of 28-Oct-2019 Signed by: /s/ Patsy Nakamoto Clerk, 1st Circuit, State of Hawai'i 	
 <p>In accordance with the Americans with Disabilities Act, and other applicable state and federal laws, if you require a reasonable accommodation for a disability, please contact the ADA Coordinator at the Circuit Court Administration Office on OAHU- Phone No. 808-539-4400, TTY 808-539-4853, FAX 539-4402, at least ten (10) working days prior to your hearing or appointment date.</p>		

Pages 47-60 were removed because they contained confidential information.

FOR ACTION

MOTION: To: **(1)** Adopt Proposed Rules under Act 287, 2022 Session Laws of Hawaii to Establish Additional Incentives for Landlords Who Participate in the Section 8 Housing Choice Voucher Program by Setting Forth the Requirements for Landlord Eligibility, Submitting a Claim, Claim Review and Approval for Incentive Payment; **(2)** To Amend Rules under Act 215, 2019 Haw. Sess. Laws to Eliminate the Definitions Section, Provide Clarification Between the Incentives and Clarify that the Reimbursement Incentive Shall Not Cover Damages Already Covered by the Tenant, and Court Ordered Decisions of Fault Shall Be Accepted When Submitting a Claim; and **(3)** To Authorize the Executive Director to Undertake All Other Actions Necessary to Implement the Rules Relating to the Landlord Incentive Program

I. FACTS

- A. The Hawaii Public Housing Authority's (HPHA) Section 8 Housing Choice Voucher Program is governed by a variety of federal, state, and agency statutes and rules, such as the United States Code, Code of Federal Regulations and Chapter 356D, Hawaii Revised Statutes (HRS).
- B. Sections 356D-4 and 356D-13, HRS (Attachment A), authorize the HPHA to adopt administrative rules with the force and effect of law to govern its federal programs.
- C. On July 12, 2022, the Governor of the State of Hawaii signed into law Act 287 which established additional landlord incentives to reimburse landlords who participate in the Section 8 housing choice voucher program by providing additional financial incentives. A copy of Act 287 is attached.

II. DISCUSSION

- A. Attached as Attachment B for the Board's consideration is the proposed Section 8 Housing Choice Voucher Landlord Incentive Program Rules, which adds to the incentive program established under Act 215, 2019 Haw. Sess. Laws, and includes:

1. Vacancy loss payments of up to one month of rent when a unit sits vacant between rentals to tenants participating in the Housing Choice Voucher (HCV) program; or when the landlord initially transitions the dwelling unit to a rental under the HCV program; and
 2. A signing bonus of up to one month of rent at the contract rate when the landlord first joins the HCV program.
- B. Each incentive includes:
1. Eligibility requirements which limits the submission of claims to landlords who has had a Section 8 tenant move out within the last thirty days;
 2. An incentive payment up to one month rent, to be reviewed on a case-by-case basis, and is subject to availability of program funds;
 3. The process and time-limit for submitting a claim, including necessary documentation that must be provided; and
 4. The process of claim review, approval and denial.
- C. The HPHA also amended the Tenant Caused Damages Incentive Rules to:
1. Update the definitions to incorporate new definitions under Chapter 17-2031;
 2. Clarify that landlords are eligible for damages that were not otherwise reimbursed by the tenant;
 3. Clarify claims must be submitted within thirty calendar days from the tenant vacating the unit; and
 4. Clarify that court ordered decisions finding the tenant responsible for unit damage, receipts, or verification that the tenant has paid all or a portion of the damages, if applicable, must be submitted with their claim.
- D. Act 215, 2019 Haw. Sess. Laws, and Act 287, 2022 Haw. Sess. Laws, exempts HPHA from the requirements of Chapter 91, HRS, including engaging with the public through public hearing, and adoption of the rules by the Governor of the State of Hawaii.
- E. Once approved by the HPHA Board of Directors, the rules will be in effect. The agency must post the rules on the applicable state or county government website.
- F. The Department of the Attorney General has reviewed the proposed rules.
- G. Copies of the rules will be available on the HPHA's website and information regarding the adopted rules will be provided to Section 8 landlords, service providers, and industry groups.

III. RECOMMENDATION

That the Board of Directors Adopt: **(1)** Adopt Proposed Rules under Act 287, 2022 Session Laws of Hawaii to Establish Additional Incentives for Landlords Who Participate in the Section 8 Housing Choice Voucher Program by Setting Forth the Requirements for Landlord Eligibility, Submitting a Claim, Claim Review and Approval for Incentive Payment; **(2)** To Amend Rules under Act 215, 2019 Haw. Sess. Laws to Eliminate the Definitions Section, Provide Clarification Between the Incentives and Clarify that the Reimbursement Incentive Shall Not Cover Damages Already Covered by the Tenant, and Court Ordered Decisions of Fault Shall Be Accepted When Submitting a Claim; and **(3)** To Authorize the Executive Director to Undertake All Other Actions Necessary to Implement the Rules Relating to the Landlord Incentive Program

Attachment A: Sections 356D-4 and 356D-13, HRS
Attachment B: Proposed Standard Format Draft Landlord Incentive Program Rules
Attachment C: Proposed Ramseyer Format Draft Landlord Incentive Program Rules
Attachment D: Landlord Incentive Program Rules Exhibit A
Attachment E: Act 215, 2019 Haw. Sess. Laws
Attachment F: Act 287, 2022 Haw. Sess. Laws

Prepared by: Benjamin Park, Chief Planner 

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

Robert J. Hall
Chairperson

§356D-4 General powers of the authority. (a) The authority may:

- (1) Sue and be sued;
- (2) Have a seal and alter the same at pleasure;
- (3) Make and execute contracts and other instruments necessary or convenient to the exercise of its powers;
- (4) Adopt bylaws and rules in accordance with chapter 91 for its organization, internal management, and to carry into effect its purposes, powers, and programs;
- (5) Sell, lease, rent, hold, maintain, use, and operate any property, real, personal, or mixed, tangible or intangible, in support of its purposes, powers, and programs; provided that the sale of real property shall be subject to legislative approval;
- (6) Receive by gift, grant, devise, bequest, or otherwise from any source, any property, real, personal, or mixed, intangible or tangible, absolutely or in trust, to be used and disposed of, either the principal or the income thereof, for the benefit only of the residents assisted by its programs; provided that no gift to the authority that has an estimated value of \$1,000 or more shall be accepted unless approved or confirmed by the board; and
- (7) Engage the services of volunteers as deemed appropriate by the authority without regard to chapter 76, 89, 90, 103, or 103D.

(b) In addition to other powers conferred upon it, the authority may do all things necessary and convenient to carry out the powers expressly provided in this chapter. [L 2006, c 180, pt of §2; am L 2013, c 148, §1]

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[§356D-13] Administration of federal programs. (a) The authority may carry out federal programs designated to be carried out by a public housing agency, or entity designated by the authority.

(b) The authority shall adopt necessary rules in accordance with chapter 91, including the establishment and collection of reasonable fees for administering the program, to carry out any federal program in subsection (a).

(c) All fees collected for administering the program may be deposited into an appropriate special fund of the authority and may be used to cover the administrative expenses of the authority. [L 2006, c 180, pt of §2]

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HAWAII PUBLIC HOUSING AUTHORITY

AMENDMENT AND COMPILATION OF SECTION 8 HOUSING CHOICE VOUCHER
LANDLORD INCENTIVE PROGRAM RULES

February 16, 2023

SUMMARY

1. §§S8-1 to S8-8 are amended.
2. §§S8-9 to S8-15 are adopted.
3. Chapter S8 is amended and compiled.

HAWAII PUBLIC HOUSING AUTHORITY

SECTION 8 HOUSING CHOICE VOUCHER LANDLORD INCENTIVE PROGRAM
RULES

- §S8-1 Landlord incentive program
- §S8-2 Purpose
- §S8-3 Definitions
- §S8-4 Program eligibility
- §S8-5 Tenant caused damages; eligibility
- §S8-6 Tenant caused damages; eligible expenses
- §S8-7 Tenant caused damages; submitting a claim
- §S8-8 Tenant caused damages; claim review and approval
- §S8-9 Tenant caused damages; continued tenant participation
- §S8-10 Signing bonus eligibility
- §S8-11 Signing bonus payments
- §S8-12 Signing bonus application review and approval
- §S8-13 Vacancy loss eligibility
- §S8-14 Vacancy loss payment
- §S8-15 Vacancy loss payment application review and approval

Historical Note: This chapter was established pursuant to Act 215, Session Laws of Hawaii 2019, section 1, providing reimbursement to a landlord participating in the tenant-based assistance housing choice voucher program under Section 8 of the United States Housing Act of 1937 (42 U.S.C. § 1437f) for costs to repair tenant caused property damage to the dwelling unit when repair costs exceed the tenant's security deposit. This chapter is being amended to account for Act 287, SLH 2022, section 2. [Eff 2/20/20; am and comp]

§S8-1 Landlord incentive program. The landlord incentive program under Act 215, Session Laws of Hawaii 2019, section 1, provides reimbursement to a landlord participating in the tenant-based assistance housing choice voucher program under Section 8 of the United States Housing Act of 1937 (42 U.S.C. § 1437f) for costs to repair tenant caused property damage to the dwelling unit when repair costs exceed the tenant's security deposit. This program incentivizes landlords to participate in the Section 8 program by providing financial protection for the landlord. Act 287, Session Laws of Hawaii 2022, provides additional incentives for landlords to participate in the Section 8 housing choice voucher program by providing financial protections for these landlords.

[Eff 2/20/20; am and comp] (Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287, §2) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287, §2)

§S8-2 Purpose. These rules are adopted pursuant to Act 215, Session Laws of Hawaii 2019, section 1, and Act 287, Session Laws of Hawaii 2022, section 2, to implement the landlord incentive program and shall govern the administration of this program. [Eff 2/20/20; am and comp]

(Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287, §2) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287, §2)

§S8-3 Definitions. The definitions set forth in section 17-2031-3 of Chapter 17-2031, Section 8 Housing Choice Voucher and Project Based Voucher Program, are incorporated by reference and attached as Exhibit A, and are made a part of these rules, subject to the following additional definition and amendments:

"Request for tenancy approval" or "RFTA" means a required HUD form that the family provides to the unit owner to complete, and provides the authority with information necessary to determine if a unit is eligible for rental assistance. [Eff 2/20/22; am and comp] (Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287, §2) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287, §2)

§S8-4 Program eligibility. (a) The operation of the program to incentivize landlords or owners to participate in the housing choice voucher program by providing financial protection and assistance for the owner or landlord is subject to the availability and allotment of funds.

(b) Landlords or owners may be disqualified from receiving incentive payments for an individual unit if the landlord or owner does not timely report that a participant has vacated the unit following court ordered eviction, abandoned the unit, or the landlord or owner either does not return overpayments made by the authority or is found to have committed fraud or willfully violated the HAP contract.

(c) For the purpose of this chapter, where an owner and landlord are not the same, eligibility to receive a one-time incentive payment shall attach to the owner of a unit. An owner shall not be eligible to receive an additional one-time incentive payment on a unit if the company or person acting as landlord changes. [Eff 2/20/20; am and comp]
(Auth: HRS §356D-13, SLH 2022, Act 287, §2) (Imp: §356D-13, SLH 2022, Act 287, §2)

§S8-5 Tenant caused damages; eligibility to participate. A landlord or owner is eligible to receive a reimbursement for tenant caused damages provided the landlord submits a claim to the authority within thirty calendar days of the tenant vacating the dwelling unit. [Eff 2/20/20; §8-4; am, ren §S8-5, and comp] (Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287, §2) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287, §2)

§S8-6 Tenant caused damages; eligible expenses.

(a) After the tenant has vacated the dwelling unit, the authority may reimburse the landlord or owner up to \$3,000 for verified costs, not otherwise reimbursed by the tenant's

security deposit, to repair the tenant caused property damage beyond normal wear and tear provided such costs exceed the security deposit.

(b) The authority may reduce the maximum possible reimbursement or suspend or terminate the landlord incentive for tenant caused damages based on the amount of funding available for this incentive. [Eff 2/20/20; §S8-5; am, ren §S8-6, and comp] (Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287)

§S8-7 Tenant caused damages; submitting a claim. (a) A landlord or owner must submit a claim to the authority within thirty calendar days following the date the tenant vacates the dwelling unit.

- (b) A claim must include the following documentation:
- (1) Verification of initial security deposit received, including itemized deduction of costs for previous repairs, if any;
 - (2) Statement reflecting tenant caused damages beyond normal wear and tear, including a description of the damage;
 - (3) Walk through check-list and time dated photographs taken at the time the tenant moved into the dwelling unit;
 - (4) Walk through check-list and time dated photographs taken at the time the tenant vacated the dwelling unit;
 - (5) Receipts, invoices, or other documentation that shows the nature, extent, and cost of repairs;
 - (6) Statement by the landlord or owner certifying that all damages to be reimbursed by the authority were caused by the tenant and are not the result of previously unrepaired dwelling unit deficiencies or normal wear and tear; and
 - (7) Court ordered decision finding the tenant responsible for unit damage, and receipts or verification that the tenant has paid all or a portion of the damages, if applicable.

(c) Claims that exceed \$1500 shall include an estimate from a licensed contractor setting forth the costs to repair the tenant caused damages to the dwelling unit. If the landlord performs the repairs, the authority may provide reimbursements for only the materials used to repair the dwelling unit. [Eff 2/20/20; §S8-6; am, ren §S8-7, and comp] (Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287)

§S8-8 Tenant caused damages; claim review and approval.

- (a) The authority shall review all claims submitted by a landlord or owner on a case-by-case basis.
- (b) For claims that exceed the security deposit but are \$1,500 or less:
 - (1) The authority may require an initial inspection of damages to the dwelling unit and a follow-up inspection by the authority; and
 - (2) The landlord or owner may be required to schedule a follow-up inspection by the authority or may be required to submit photos showing the completion of the repairs in adherence to federal housing inspection standards.
- (c) For claims that exceed the security deposit and are in excess of \$1,500:
 - (1) The authority shall schedule an inspection of the dwelling unit with the landlord to inspect reported damages and confirm the estimated cost of repairs;
 - (2) The landlord or owner shall schedule a follow-up inspection by the authority to show completion of the repairs and adherence to federal housing inspection standards; and
 - (3) The landlord or owner must submit to the authority the final invoices to repair the dwelling unit within thirty days of completion of the work. Invoices must be submitted before a claim determination will be made.
- (d) The authority shall provide the landlord or owner with a copy of the inspection report.
- (e) If the landlord or owner requesting reimbursement has either not completed the repairs or has not followed up with the

authority regarding the status of repairs within 90 days of submitting the claim, the claim will be denied.

(f) A claim or portion of a claim that cannot be verified by documentation or inspection will be denied.

(g) A claim that is completed and approved by the authority shall be paid within 30 calendar days of approval.

(h) A claim found to have been reimbursed by the tenant shall not qualify for approval. [Eff 2/20/20; §8-7; am, ren §8-8; and comp] (Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287)

§S8-9 Tenant caused damages; continued tenant participation. Following claim approval, the landlord or owner shall allow applicants an opportunity to apply for the dwelling unit by first advertising the unit vacancy with the authority before advertising to the public for a minimum of 7 days. [Eff 2/20/20; §S8-8; am, ren §S8-9, and comp] (Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287)

§S8-10 Signing bonus eligibility. (a) A landlord or owner is eligible to receive a one-time signing bonus for each eligible unit located in a high opportunity neighborhood or area where vouchers are difficult to use that joins the authority's section 8 housing choice voucher program.

(1) For the purpose of this subsection, a "high opportunity area" and an "area located where vouchers are difficult to use" means the island of Oahu

(b) A new landlord or owner shall be eligible to participate in the signing bonus incentive if an ownership change of the eligible dwelling unit occurs, provided that the new landlord or owner enters into a new HAP contract with the authority for a new one year term. Payment of the signing bonus to a new landlord or owner shall only be made upon the execution of a new HAP contract as required under section S8-14. [Eff] (Auth: HRS §356D-13, SLH 2022, Act 287, §2) (Imp: SLH 2022, Act 287, §2)

§S8-11 Signing bonus payments. (a) The authority may pay a landlord or owner a signing bonus equal to one month of the contract rent.

(b) The authority shall only pay the landlord or owner the signing bonus after the execution of a HAP contract between the landlord or owner and the authority.

(c) A landlord or owner that elects to receive a signing bonus payment shall not receive at the same time a vacancy loss reimbursement as set forth in section S8-13.

(d) The authority may reduce the maximum possible payment or suspend or terminate the signing bonus incentive based on the amount of funding available for this incentive.

[Eff] (Auth: HRS §356D-13, SLH 2022, Act 287, §2) (Imp: SLH 2022, Act 287, §2)

§S8-12 Signing bonus request application review and approval. (a) A landlord or owner must submit a bonus request application within thirty calendar days following the submittal of the request for tenancy approval to the authority.

(b) The authority shall review all bonus request applications submitted by a landlord or owner on a case-by-case basis.

(c) The landlord or owner shall certify that no HAP contract was ever previously executed between the landlord or owner and the authority for the dwelling unit at any time, starting February 16, 2023.

(d) A bonus request application that cannot be validated by the appropriate documentation will be denied.

(e) The bonus shall be paid within thirty calendar days of the approval of a completed application by the authority.

(f) If it is determined that a landlord did not qualify for a bonus payment, and does not qualify for any other landlord incentive, the landlord shall be required to return the bonus payment. [Eff] (Auth: HRS §356D-13, SLH 2022, Act 287, §2) (Imp: SLH 2022, Act 287, §2)

§S8-13 Vacancy loss eligibility. (a) A landlord or owner is eligible to participate in the vacancy loss incentive when a dwelling unit sits vacant:

- (1) Between rentals to different HCV participants; or
- (2) Before a rental to an HCV participant where the previous tenant was not an HCV participant with the authority, but the landlord has a history of renting to HCV participants.

(b) A landlord or owner must submit a claim for a vacancy loss incentive to the authority within thirty calendar days from submittal of the request for tenancy approval.

(c) A landlord or owner shall only be eligible to participate in the vacancy loss incentive under (a)(2) of this section once per dwelling unit, starting February 16, 2023.

(d) A landlord or owner shall not be eligible if they are found to be at fault for the preceding vacancy because of a failure to comply with federal and state nondiscrimination laws, due to a violation of the landlord-tenant code as set forth in Chapter 521, HRS, or any breach of the terms and conditions of the previous HAP contract. [Eff] (Auth: HRS §356D-13, SLH 2022, Act 287, §2) (Imp: SLH 2022, Act 287, §2)

§S8-14 Vacancy loss payments. (a) The authority may provide an additional payment to the landlord or owner in the amount of one month of the contract rent for a verified vacancy.

(b) The authority shall only process the vacancy loss payment to the landlord or owner after the execution of a HAP contract between the landlord or owner and the authority.

(c) A landlord or owner participating in the vacancy loss incentive shall not be eligible to receive at the same time an additional payment from the signing bonus incentive as set forth in section S8-10.

(d) The authority may reduce the maximum possible reimbursement or suspend or terminate the vacancy loss incentive based on the amount of funding available for this incentive. [Eff] (Auth: HRS §356D-13, SLH 2022, Act 287, §2) (Imp: SLH 2022, Act 287, §2)

§S8-15 Vacancy loss payment application review and approval.

(a) The authority shall review all vacancy loss payment request applications submitted by landlords or owners on a case-by-case basis.

(b) The authority shall withhold final approval of a vacancy loss payment request application until after the execution of the new HAP contract between a landlord or owner and the authority.

(c) The authority may deny a vacancy loss payment request application for the following reasons:

- (1) The application is submitted more than thirty calendar days after the request for tenancy approval was submitted;
- (2) The new move-in was cancelled or did not take place;
- (3) The authority finds that the landlord was at fault for the preceding vacancy because of a failure to comply with federal and state nondiscrimination laws, due to a violation of the landlord-tenant code as set forth in Chapter 521, HRS, or any breach of the terms and conditions of the previous HAP contract;
- (4) The landlord or owner previously qualified for and received a signing bonus payment under section S8-13 for the same dwelling unit.

(d) An application that cannot be validated by the appropriate documentation will be denied.

(e) The authority shall review each application in the order in which it is received. The authority shall credit a landlord or owner with a vacancy loss payment within thirty calendar days of the application's approval.

(f) If it is determined that a landlord or owner did not qualify for a vacancy loss payment or a payment was made in error, the landlord or owner shall be required to return the vacancy loss payment. The authority may also deduct the amount owed from future HAP payments if the vacancy loss payment was originally paid through federal funds. [Eff]
(Auth: HRS §356D-13, SLH 2022, Act 287, §2) (Imp: SLH 2022, Act 287, §2)

HAWAII PUBLIC HOUSING AUTHORITY

Amendments to and compilation of Section 8 Housing Choice Voucher Landlord Incentive Program Rules were adopted on February 16, 2023, by the Hawaii Public Housing Authority Board of Directors, and shall take effect immediately pursuant to Act 287, Session Laws of Hawaii 2022.

ROBERT J. HALL, Chairperson
Board of Directors
Hawaii Public Housing
Authority

APPROVED AS TO FORM:

Deputy Attorney General

HAWAII PUBLIC HOUSING AUTHORITY

AMENDMENT AND COMPILATION OF SECTION 8 HOUSING CHOICE VOUCHER
LANDLORD INCENTIVE PROGRAM RULES

February 16, 2023

SUMMARY

1. §§S8-1 to S8-8 are amended.
2. §§S8-9 to S8-15 are adopted.
3. Chapter S8 is amended and compiled.

HAWAII PUBLIC HOUSING AUTHORITY

SECTION 8 HOUSING CHOICE VOUCHER LANDLORD INCENTIVE PROGRAM
RULES

- §S8-1 Landlord incentive program
- §S8-2 Purpose
- §S8-3 Definitions
- §S8-4 Program [~~Eligibility~~] eligibility
- §S8-5 Tenant caused damages; [Eligibility] eligibility
- §S8-6 Tenant caused damages; [Eligible] eligible expenses
- §S8-7 Tenant caused damages; [Submitting] submitting a claim
- §S8-8 Tenant caused damages; [Claim] claim review and approval
- §S8-9 Tenant caused damages; [Continued] continued tenant participation
- §S8-10 Signing bonus eligibility
- §S8-11 Signing bonus payments
- §S8-12 Signing bonus application review and approval
- §S8-13 Vacancy loss eligibility
- §S8-14 Vacancy loss payment
- §S8-15 Vacancy loss payment application review and approval

Historical Note: This chapter was established pursuant to Act 215, Session Laws of Hawaii 2019, section 1, providing reimbursement to a landlord participating in the tenant-based assistance housing choice voucher program under Section 8 of the United States Housing Act of 1937 (42 U.S.C. § 1437f) for costs to repair tenant caused property damage to the dwelling unit when repair costs exceed the tenant's security deposit. This chapter is being amended to account for Act 287, SLH 2022, section 2. [Eff 2/20/20; am and comp]

§S8-1 Landlord incentive program. The landlord incentive program under Act 215, Session Laws of Hawaii 2019, section 1, provides reimbursement to a landlord participating in the tenant-based assistance housing choice voucher program under Section 8 of the United States Housing Act of 1937 (42 U.S.C. § 1437f) for costs to repair ~~[tenant-caused]~~ tenant caused property damage to the dwelling unit when repair costs exceed the tenant's security deposit. This program incentivizes landlords to participate in the Section 8 program by providing financial protection for the landlord. Act 287, Session Laws of Hawaii 2022, provides additional incentives for landlords to participate in the Section 8 housing choice voucher program by providing financial protections for these landlords. [Eff 2/20/20; am and comp] (Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287, §2) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287, §2)

§S8-2 Purpose. These rules are adopted pursuant to Act 215, Session Laws of Hawaii 2019, section 1, and Act 287, Session Laws of Hawaii 2022, section 2, to implement the landlord incentive program and shall govern the administration of this program. [Eff 2/20/20; am and comp] (Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287, §2) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287, §2)

§S8-3 Definitions. The definitions set forth in section [15-185-3 of Chapter 15-185, Section 8 Housing Choice Voucher Program] 17-2031-3 of Chapter 17-2031, Section 8 Housing Choice Voucher and Project Based Voucher Program, are incorporated by reference and attached as Exhibit A, and are made a part of these rules, subject to the following additional definition[s] and amendments:

[~~(1) "Authority" means the Hawaii public housing authority, the successor to the housing and community development corporation of Hawaii and the Hawaii housing authority.~~]

- ~~(2) The definition of "board" is amended to read: "Board" means the board of directors of the Hawaii public housing authority.~~
- ~~(3) The definition of "hanai children" is amended to read: "Hanai children" means a person or persons under eighteen years of age who is or are taken permanently to reside, be educated, and reared by someone other than the natural parents, traditionally a grandparent or other relative, with the written or unwritten permission of the natural parents.~~
- ~~(4) The definition of "landlord" is amended to read: "Landlord" means the owner of the dwelling unit or agent of the landlord.~~
- ~~(5) The definition of "participant" or "tenant" is amended to read: "Participant" or "tenant" means a family that has been admitted to the program and is currently assisted in the program. The family becomes a participant on the effective date of the first HAP contract executed by the authority for the family (first day of initial lease term).~~
- ~~(6) The definition of "resident" is amended to read: "Resident" means a United States citizen or national, or an eligible immigrant under one of the categories set forth in 42 U.S.C. §1436a(a) (also known as "noncitizen") who is able to demonstrate his or her intent to reside in Hawaii. Under one of these categories, an eligible immigrant is an alien who is lawfully residing in the United States and its territories and possessions under section 141 of the Compacts of Free Association between the government of the Republic of the Marshall Islands, the Federal States of Micronesia (48 U.S.C. 18901 note), and the Republic of Palau (48 U.S.C. 1931 note) while the applicable section is in effect, also known as "COFA" resident. Intent to reside in Hawaii may be demonstrated by the following: length of time spent in Hawaii; leasing or renting of a home in Hawaii; filing of personal Hawaii income tax returns; registering to vote in Hawaii; Hawaii driver's license; record of Hawaii motor vehicle registration; notification of hire to work in Hawaii; records of employment in Hawaii; military records substantiating Hawaii~~

- ~~(7) residency; establishment of bank accounts and other accounts in Hawaii; written reference from Hawaii residents, relatives, or social agencies; and any other indicia which could substantiate a claim of an intent to reside in Hawaii.~~
- ~~(8) "Tenant" or "participant" means a family that has been admitted to the program and is currently assisted in the program. The family becomes a participant on the effective date of the first HAP contract executed by the authority for the family (first day of initial lease term).]~~

"Request for tenancy approval" or "RFTA" means a required HUD form that the family provides to the unit owner to complete, and provides the authority with information necessary to determine if a unit is eligible for rental assistance. [Eff 2/20/22; am and comp] (Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287, §2) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287, §2)

§§8-4 [Eligibility] Program eligibility. ~~[A landlord or owner is eligible to participate in the landlord incentive program provided the landlord submits a claim to the authority within thirty calendar days of the tenant vacating the dwelling unit.]~~ (a) The operation of the program to incentivize landlords or owners to participate in the housing choice voucher program by providing financial protection and assistance for the owner or landlord is subject to the availability and allotment of funds.

(b) Landlords or owners may be disqualified from receiving incentive payments for an individual unit if the landlord or owner does not timely report that a participant has vacated the unit following court ordered eviction, abandoned the unit, or the landlord or owner either does not return overpayments made by the authority or is found to have committed fraud or willfully violated the HAP contract.

(c) For the purpose of this chapter, where an owner and landlord are not the same, eligibility to receive a one-time incentive payment shall attach to the owner of a unit. An owner shall not be eligible to receive an additional one-time incentive payment on a unit if the company or person acting as

landlord changes. [Eff 2/20/20; am and comp]
 (Auth: HRS §356D-13, SLH 2022, Act 287, §2) (Imp: §356D-13,
 SLH 2022, Act 287, §2)

§S8-5 [Eligible expenses] Tenant caused damages; eligibility to participate. [~~(a) After the tenant has vacated the dwelling unit, the authority may reimburse the landlord up to \$3,000 for verified costs to repair the tenant caused property damage beyond normal wear and tear provided such costs exceed the security deposit.~~

~~(b) The authority may reduce the maximum possible reimbursement, suspend, or terminate the landlord incentive program based on the amount of funding available for this program.] A landlord or owner is eligible to receive a reimbursement for tenant caused damages provided the landlord submits a claim to the authority within thirty calendar days of the tenant vacating the dwelling unit. [Eff 2/20/20; §8-4; am, ren §S8-5, and comp] (Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287, §2) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287, §2)~~

§S8-6 [Submitting a claim] Tenant caused damages; eligible expenses. [~~(a) A landlord must submit a claim to the authority within thirty days following the date the tenant vacates the dwelling unit.~~

~~(b) A claim must include the following documentation:~~

~~(1) Verification of initial security deposit received, including itemized deduction of costs for previous repairs, if any.~~

~~(2) Statement reflecting tenant caused damages beyond normal wear and tear, including a description of the damage;~~

~~(3) Walk through check list and time dated photographs taken at the time the tenant moved into the dwelling unit;~~

- ~~(4) Walk through check list and time dated photographs taken at the time the tenant vacated the dwelling unit;~~
- ~~(5) Receipts, invoices, or other documentation that shows nature, extent, and cost of repairs; and~~
- ~~(6) Statement by the landlord certifying that all damages to be reimbursed by the authority were caused by the tenant and are not the result of previously unrepaired dwelling unit deficiencies or normal wear and tear.~~

~~(c) Claims that exceed \$1,500 shall include an estimate from a licensed contractor setting forth the costs to repair the tenant caused damages to the dwelling unit. If the landlord performs the repairs, the authority may provide reimbursements for only the materials used to repair the dwelling unit.]~~

(a) After the tenant has vacated the dwelling unit, the authority may reimburse the landlord or owner up to \$3,000 for verified costs, not otherwise reimbursed by the tenant's security deposit, to repair the tenant caused property damage beyond normal wear and tear provided such costs exceed the security deposit.

(b) The authority may reduce the maximum possible reimbursement or suspend or terminate the landlord incentive for tenant caused damages based on the amount of funding available for this incentive. [Eff 2/20/20; §S8-5; am, ren §S8-6, and comp

] (Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287)

§S8-7 [Claim review and approval] Tenant caused damages; submitting a claim. [~~(a) The authority shall review all claims submitted by landlord on a case by case basis.~~

~~(b) Claims that exceed the security deposit but are \$1,500 or less may require an inspection of damages to the dwelling unit by the authority.~~

~~(c) For claims that exceed the security deposit and are in excess of \$1,500:~~

- ~~(1) The authority shall schedule an inspection of the dwelling unit with the landlord to inspect reported damages and confirm the estimated cost of repairs;~~

- ~~(2) The landlord shall schedule a follow up inspection by the authority to show completion of the repairs and adherence to housing quality standards; and~~
- ~~(3) The landlord must repair the dwelling unit within thirty days of completion of work. Invoices must be submitted before a claim determination will be made.~~
- ~~(a) The authority shall provide the landlord with a copy of the inspection report.~~
- ~~(b) If the landlord requesting reimbursement has either not completed the repairs or has not followed up with the authority regarding the status of repairs within 90 days of submitting the claim, the claim will be denied.~~
- ~~(c) A claim or portion of a claim that cannot be verified by documentation or inspection will be denied.~~
- ~~(d) A claim that is completed and approved by the authority shall be paid within 30 days of approval.]~~
- (a) A landlord or owner must submit a claim to the authority within thirty calendar days following the date the tenant vacates the dwelling unit.
- (b) A claim must include the following documentation:
- (1) Verification of initial security deposit received, including itemized deduction of costs for previous repairs, if any;
- (2) Statement reflecting tenant caused damages beyond normal wear and tear, including a description of the damage;
- (3) Walk through check-list and time dated photographs taken at the time the tenant moved into the dwelling unit;
- (4) Walk through check-list and time dated photographs taken at the time the tenant vacated the dwelling unit;
- (5) Receipts, invoices, or other documentation that shows the nature, extent, and cost of repairs;
- (6) Statement by the landlord or owner certifying that all damages to be reimbursed by the authority were caused by the tenant and are not the result of previously unrepaired dwelling unit deficiencies or normal wear and tear; and
- (7) Court ordered decision finding the tenant responsible for unit damage, and receipts or

verification that the tenant has paid all or a portion of the damages, if applicable.

(c) Claims that exceed \$1500 shall include an estimate from a licensed contractor setting forth the costs to repair the tenant caused damages to the dwelling unit. If the landlord performs the repairs, the authority may provide reimbursements for only the materials used to repair the dwelling unit. [Eff 2/20/20; §S8-6; am, ren §S8-7, and comp] (Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287)

§S8-8 [Continued tenant participation] Tenant caused damages; claim review and approval. ~~[Following claim approval, the landlord shall applicants an opportunity to apply for the dwelling unit by first advertising the unit vacancy with the authority before advertising to the public for a minimum of 7 days.]~~ (a) The authority shall review all claims submitted by a landlord or owner on a case-by-case basis.

(b) For claims that exceed the security deposit but are \$1,500 or less:

- (1) The authority may require an initial inspection of damages to the dwelling unit and a follow-up inspection by the authority; and
- (2) The landlord or owner may be required to schedule a follow-up inspection by the authority or may be required to submit photos showing the completion of the repairs in adherence to federal housing inspection standards.

(c) For claims that exceed the security deposit and are in excess of \$1,500:

- (1) The authority shall schedule an inspection of the dwelling unit with the landlord to inspect reported damages and confirm the estimated cost of repairs;
- (2) The landlord or owner shall schedule a follow-up inspection by the authority to show completion of the repairs and adherence to federal housing inspection standards; and
- (3) The landlord or owner must submit to the authority the final invoices to repair the dwelling unit within thirty days of completion of the work. Invoices must

be submitted before a claim determination will be made.

(d) The authority shall provide the landlord or owner with a copy of the inspection report.

(e) If the landlord or owner requesting reimbursement has either not completed the repairs or has not followed up with the authority regarding the status of repairs within 90 days of submitting the claim, the claim will be denied.

(f) A claim or portion of a claim that cannot be verified by documentation or inspection will be denied.

(g) A claim that is completed and approved by the authority shall be paid within 30 calendar days of approval.

(h) A claim found to have been reimbursed by the tenant shall not qualify for approval. [Eff 2/20/20; §8-7; am, ren §8-8; and comp] (Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287)

§§8-9 Tenant caused damages; continued tenant participation. Following claim approval, the landlord or owner shall allow applicants an opportunity to apply for the dwelling unit by first advertising the unit vacancy with the authority before advertising to the public for a minimum of 7 days. [Eff 2/20/20; §§8-8; am, ren §§8-9, and comp] (Auth: HRS §356D-13, SLH 2019, Act 215, §1, SLH 2022, Act 287) (Imp: SLH 2019, Act 215, §1, SLH 2022, Act 287)

§§8-10 Signing bonus eligibility. (a) A landlord or owner is eligible to receive a one-time signing bonus for each eligible unit located in a high opportunity neighborhood or area where vouchers are difficult to use that joins the authority's section 8 housing choice voucher program.

(1) For the purpose of this subsection, a "high opportunity area" and an "area located where vouchers are difficult to use" means the island of Oahu

(b) A new landlord or owner shall be eligible to participate in the signing bonus incentive if an ownership change of the eligible dwelling unit occurs, provided that the new landlord or owner enters into a new HAP contract with the authority for a new one year term. Payment of the signing bonus to a new landlord or owner shall only be made upon the execution of a new HAP contract as required under section S8-14. [Eff] (Auth: HRS §356D-13, SLH 2022, Act 287, §2) (Imp: SLH 2022, Act 287, §2)

§S8-11 Signing bonus payments. (a) The authority may pay a landlord or owner a signing bonus equal to one month of the contract rent.

(b) The authority shall only pay the landlord or owner the signing bonus after the execution of a HAP contract between the landlord or owner and the authority.

(c) A landlord or owner that elects to receive a signing bonus payment shall not receive at the same time a vacancy loss reimbursement as set forth in section S8-13.

(d) The authority may reduce the maximum possible payment or suspend or terminate the signing bonus incentive based on the amount of funding available for this incentive. [Eff] (Auth: HRS §356D-13, SLH 2022, Act 287, §2) (Imp: SLH 2022, Act 287, §2)

§S8-12 Signing bonus request application review and approval. (a) A landlord or owner must submit a bonus request application within thirty calendar days following the submittal of the request for tenancy approval to the authority.

(b) The authority shall review all bonus request applications submitted by a landlord or owner on a case-by-case basis.

(c) The landlord or owner shall certify that no HAP contract was ever previously executed between the landlord or owner and the authority for the dwelling unit at any time, starting February 16, 2023.

(d) A bonus request application that cannot be validated by the appropriate documentation will be denied.

(e) The bonus shall be paid within thirty calendar days of the approval of a completed application by the authority.

(f) If it is determined that a landlord did not qualify for a bonus payment, and does not qualify for any other landlord incentive, the landlord shall be required to return the bonus payment. [Eff _____] (Auth: HRS §356D-13, SLH 2022, Act 287, §2) (Imp: SLH 2022, Act 287, §2)

§§8-13 Vacancy loss eligibility. (a) A landlord or owner is eligible to participate in the vacancy loss incentive when a dwelling unit sits vacant:

(1) Between rentals to different HCV participants; or

(2) Before a rental to an HCV participant where the previous tenant was not an HCV participant with the authority, but the landlord has a history of renting to HCV participants.

(b) A landlord or owner must submit a claim for a vacancy loss incentive to the authority within thirty calendar days from submittal of the request for tenancy approval.

(c) A landlord or owner shall only be eligible to participate in the vacancy loss incentive under (a)(2) of this section once per dwelling unit, starting February 16, 2023.

(d) A landlord or owner shall not be eligible if they are found to be at fault for the preceding vacancy because of a failure to comply with federal and state nondiscrimination laws, due to a violation of the landlord-tenant code as set forth in Chapter 521, HRS, or any breach of the terms and conditions of the previous HAP contract. [Eff _____] (Auth: HRS §356D-13, SLH 2022, Act 287, §2) (Imp: SLH 2022, Act 287, §2)

§§8-14 Vacancy loss payments. (a) The authority may provide an additional payment to the landlord or owner in the amount of one month of the contract rent for a verified vacancy.

(b) The authority shall only process the vacancy loss payment to the landlord or owner after the execution of a HAP contract between the landlord or owner and the authority.

(c) A landlord or owner participating in the vacancy loss incentive shall not be eligible to receive at the same time an additional payment from the signing bonus incentive as set forth in section S8-10.

(d) The authority may reduce the maximum possible reimbursement or suspend or terminate the vacancy loss incentive based on the amount of funding available for this incentive.

[Eff] (Auth: HRS §356D-13, SLH 2022, Act 287, §2) (Imp: SLH 2022, Act 287, §2)

§§8-15 Vacancy loss payment application review and approval.

(a) The authority shall review all vacancy loss payment request applications submitted by landlords or owners on a case-by-case basis.

(b) The authority shall withhold final approval of a vacancy loss payment request application until after the execution of the new HAP contract between a landlord or owner and the authority.

(c) The authority may deny a vacancy loss payment request application for the following reasons:

- (1) The application is submitted more than thirty calendar days after the request for tenancy approval was submitted;
- (2) The new move-in was cancelled or did not take place;
- (3) The authority finds that the landlord was at fault for the preceding vacancy because of a failure to comply with federal and state nondiscrimination laws, due to a violation of the landlord-tenant code as set forth in Chapter 521, HRS, or any breach of the terms and conditions of the previous HAP contract;
- (4) The landlord or owner previously qualified for and received a signing bonus payment under section S8-13 for the same dwelling unit.

(d) An application that cannot be validated by the appropriate documentation will be denied.

(e) The authority shall review each application in the order in which it is received. The authority shall credit a landlord or owner with a vacancy loss payment within thirty calendar days of the application's approval.

(f) If it is determined that a landlord or owner did not qualify for a vacancy loss payment or a payment was made in error, the landlord or owner shall be required to return the vacancy loss payment. The authority may also deduct the amount owed from future HAP payments if the vacancy loss payment was originally paid through federal funds. [Eff
] (Auth: HRS §356D-13, SLH 2022, Act 287, §2)
(Imp: SLH 2022, Act 287, §2)

HAWAII PUBLIC HOUSING AUTHORITY

Amendments to and compilation of Section 8 Housing Choice Voucher Landlord Incentive Program Rules were adopted on February 16, 2023, by the Hawaii Public Housing Authority Board of Directors, and shall take effect immediately pursuant to Act 287, Session Laws of Hawaii 2022.

ROBERT J. HALL, Chairperson
Board of Directors
Hawaii Public Housing
Authority

APPROVED AS TO FORM:

Deputy Attorney General

Exhibit A

§17-2031-3 Definitions. As used in this chapter:

§17-2031-3 Definitions. As used in this chapter:

"Adjusted income" means "annual income" of the members of the family residing or intending to reside in the dwelling unit minus any HUD allowable expenses and deductions as defined in 24 C.F.R. §5.611, as it existed on October 20, 2022, which is incorporated by reference and attached as exhibit A.

"Annual income" means the gross amount of income anticipated to be received by the family during the twelve months after certification or recertification. Gross income is the amount of income prior to any HUD allowable expenses or deductions and does not include income which has been excluded by HUD, as defined in 24 C.F.R. §5.609, as it existed on October 20, 2022.

"Applicant" means an individual or family that submits an application for admission to the program but is not yet a participant in the program.

"Assets" or "net family assets" means net cash value after deducting reasonable costs that would be incurred in disposing of real property, savings, stocks, bonds, and other forms of capital investment as defined in 24 C.F.R. §5.603, as it existed on October 20, 2022.

"Authority" means the Hawaii public housing authority.

"Board" means the board of directors of the Hawaii public housing authority.

"C.F.R. " means the United States Code of Federal Regulations.

"Child" means a person who is born alive and is less than eighteen years of age.

"Community wide" means inclusive of any location that is under the jurisdiction of the authority.

"Continuously assisted" means that the applicant is currently receiving assistance under any program of the U.S. Housing Act of 1937, as amended, and there is no break in assistance to the family.

"Contract rent" means the total rent payable to the owner of a dwelling unit through a housing assistance payments contract.

"Covered families" means families who receive welfare assistance or other public assistance benefits ("welfare benefits") from a State or other public agency ("welfare agency") under a program for which federal, State, or local law requires that a member of the family must participate in an economic self-sufficiency program as a condition for such assistance.

"Criminal activity" means any conduct that is prohibited by any criminal laws, whether federal, state or county, regardless of whether there has been an arrest or conviction and without satisfying the standard of proof for a criminal conviction.

"Disability" means having a physical or mental impairment which substantially limits one or more major life activities, having a record of such an impairment, or being regarded as having such an impairment, including persons who have human immunodeficiency virus (HIV) or AIDs. The term does not include current illegal use or addition to a controlled substance or alcohol or drug abuse that threatens the property or safety of others. Disabled individual or family includes:

- (1) A single individual who or a family whose head or spouse is unable to engage in any substantial, gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in indefinite duration; or
- (2) A single individual who or a family whose head or spouse has a physical impairment which is expected to be of long, continued and indefinite duration and which

substantially impedes the ability to live independently, and which is of a nature that the ability could be improved by suitable housing conditions.

"Disabled family" means a family whose head, spouse, or sole member is a person with disabilities; or two or more persons with disabilities living together; or one or more persons with disabilities living with one or more live-in aides.

"Domestic violence" means the actual or threatened physical violence directed against a family member by a spouse or other household member who lives in the dwelling unit with the family.

"Domiciled" means physically residing in the dwelling unit with intent to remain.

"Drug" means a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. §802) as it existed on October 20, 2022.

"Drug related criminal activity" means the manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use a controlled substance as defined in 21 U.S.C. 802, as it existed on October 20, 2022, and which activity is conducted on or near the premises of the assisted dwelling unit.

"Dwelling unit" means a residential unit accepted for lease in the program.

"Economic self-sufficiency program" means any program designed to encourage, assist, train, or facilitate the economic independence of HUD-assisted families or to provide work for such families.

"Elderly" or "elderly family" means a family whose head, spouse, or sole member is a person who is at least sixty-two years of age; or two or more persons who are at least sixty-two years of age living together; or one or more persons who are at least sixty-two years of age living with one or more live-in aides.

"Eligible family" means a family that meets the qualifications and requirements of the program.

"Executive director" means the executive director of the authority or the executive director's designated representative.

"Extremely low income family" means a family whose annual income does not exceed thirty per cent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than thirty per cent of the median income for the area [may be established] if HUD finds that such variations are necessary because of unusually high or low family incomes.

"Fair market rent" or "FMR" means the rent including the cost of utilities (except telephone or cable television), as established by HUD for dwelling units of varying sizes (by number of bedrooms), that must be paid in the housing market area to rent privately owned, existing, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities.

"Family" means regardless of actual or perceived sexual orientation, gender identity, or marital status:

- (1) Two or more persons who live or intend to live together and whose income and resources are available to meet the family's needs and who may be related by blood, marriage, or operation of law and whose head of family has reached the age of majority. A child who is temporarily away from the home because of placement in foster care is considered a member of the family. Family may include foster children and hanai children or a child who is domiciled with, and for whom an adult member of the current household is caring for with written or unwritten permission from the legal parent or other person having legal custody, or child domiciled with, and for whom an adult member of the current household is in the process of securing custody;
- (2) An elderly family;

- (3) A disabled family;
- (4) A displaced family;
- (5) The remaining member of a tenant family who is recorded as an authorized occupant on the current list of household members and who has reached the age of majority; or
- (6) A single person who is not an elderly or displaced person, or a person with disabilities, or the remaining member of a tenant family.

"Family self sufficiency program" or "FSS program" means the program establish by the authority in accordance with 24 C.F.R. Part 984 to promote self-sufficiency of assisted families, including the coordination of supportive services.

"Foster child" or "Foster children" means a person or persons under eighteen years of age who is or are provided foster care by a foster parent pursuant to Chapter 587A, HRS.

"Foster parent" means any adult person licensed by the department of human services or another authorized agency to provide foster care services for a child or children under Chapter 587A, HRS.

"Gender identity or expression" includes a person's actual or perceived gender, as well as a person's gender identity, gender-related self-image, gender-related appearance, or gender-related expression, regardless of whether that gender identity, gender-related self-image, gender-related appearance, or gender-related expression is different from that traditionally associated with the person's sex at birth.

"Gross rent" means the contract rent plus allowances for utilities and other services.

"Hanai child" or "Hanai children" means a child who is taken permanently to reside, be educated, and reared by someone other than the natural parents, traditionally a grandparent or other relative, with the written or unwritten permission of the natural parents.

"HAP" means the monthly housing assistance payment by the authority as defined in 24 C.F.R. §982.4, as it existed on October 20, 2022, which includes:

- (1) A payment to the owner for rent under the family's lease and
- (2) Any additional payment to the family if the total assistance payment exceeds the rent to the owner.

"HAP contract" means housing assistance payments contract.

"HCV" means Housing Choice Voucher

"Household" means the family and the authority-approved live-in aide.

"HRS" means Hawaii Revised Statutes.

"Housing quality standards" means the HUD minimum quality standards for housing assisted under the tenant-based programs.

"HUD" means the United States Department of Housing and Urban Development.

"Imputed welfare income" means the amount of annual income not actually received by a family, as a result of a specified welfare benefit reduction, that is nonetheless included in the family's annual income for purposes of determining rent.

"Involuntarily displaced" means an applicant who has vacated or may have to vacate the dwelling unit where the applicant lives because of one or more of the following:

- (1) Displacement by disaster;
- (2) Displacement by governmental action; or
- (3) Displacement by action of housing owner for reasons beyond the applicant's control and despite the applicant meeting all previously imposed conditions of occupancy. The action taken by the owner is for reasons other than rent increase.

"Landlord" means either the owner of the property or his or her representative or the managing agent or his or her representative, as shall be designated by the owner.

"Live-in aide" means a person who resides with one or more elderly persons, or near elderly persons, or persons with disabilities, and who:

- (1) Is eighteen years of age or older;
- (2) Is determined by the authority to be essential to the care and well-being of the elder or elderly family member or the family member with disabilities;
- (3) Is not obligated for the support of the elder or the elderly family member or family member with disabilities;
- (4) Would not be living in the dwelling unit except to provide the necessary support services;
- (5) Is not a tenant; and
- (6) Notwithstanding any other rule, has no rights of tenancy, continued occupancy of dwelling unit, and is not a remaining member of the household and shall cease to be an occupant therein upon the recovery of the dwelling unit by the authority, or removal from the project of the elder or elderly family member or a family member with disabilities who required the live-in aide.

"Near elderly" means a family whose head, spouse, or solo member is at least fifty years of age but below the age of sixty two.

"Owner" means any persons or entity having the legal right to lease or sublease a residential dwelling unit to a participant and includes, when applicable, a mortgagee.

"Participant" or "tenant" means a person or family that is receiving rental assistance in the program. Participation begins on the first day of the approved lease term.

"Payment standard" means the maximum monthly assistance payment for a family assisted in the voucher program before deducting the total tenant payment by the family.

"PBRA" means Project-Based Rental Assistance.

"PBV" means Project-Based Voucher.

"Portability" means the right to receive Section 8 tenant-based assistance outside of the jurisdiction of the initial public housing agency.

"Program" means the tenant-based Section 8 rental and voucher programs.

"RAD" means Rental Assistance Demonstration.

"Resident" for the purpose of conducting eligibility means a United States citizen or national or an eligible immigrant under one of the categories set forth in 42 U.S.C. §1436a(a), as it existed on October 20, 2022, also known as "noncitizen", who is able to demonstrate his or her intent to reside in Hawaii. Under one of these categories, one eligible immigrant is an alien who is a lawful resident in the United States and its territories and possessions under section 141 of the Compacts of the Free Association between the Government of the Republic of the Marshall Islands, the Federal States of Micronesia (48 U.S.C. 1901 note), and the Republic of Palau (48 U.S.C. 931 note) while the applicable section is in effect, also known as "COFA" resident. Intent to reside in Hawaii may be demonstrated by the following: length of time spent in Hawaii; leasing or renting of a home in Hawaii; filing of personal Hawaii income tax returns; registering to vote in Hawaii; Hawaii driver's license; record of Hawaii motor vehicle registration; notification of hire to work in Hawaii; record of employment in Hawaii; military records substantiating Hawaii residency; record of Hawaii residency; enrollment of minor children in Hawaii schools; establishment of bank accounts and other accounts in Hawaii; written reference from Hawaii residents, relatives, or social agencies; and any other indicia which could substantiate a claim of an intent to reside in Hawaii.

"Security deposit" means the deposit required by an owner from a participant as defined in the Residential Landlord-Tenant Code, §521-44, HRS, as it existed on October 20, 2022.

"Sexual orientation" means having a preference for heterosexuality, homosexuality, or bisexuality, having a history of any one or more of the

§17-2031-3

preferences, or being identified with any one of more of these preferences, "sexual orientation" shall not be construed to protect conduct otherwise proscribed by law.

"Utility allowance" means the value of utilities such as electricity, gas, and water costs that are included in the gross rent of the participant. This does not include telephone or cable TV services.

"Veteran" means a person who has served in the active military or naval service of the United States at any time and who shall have been discharged or released from active service under conditions other than dishonorable.

"Violent criminal activity" means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage.

"Voucher" means a document issued by the authority to a family selected for admission to a voucher program.

"Voucher holder" means an applicant who has a valid voucher but not an approved lease.

[Eff **DEC 31 2022**] (Auth: HRS §356D-13) (Imp: HRS §356D-13; 24 C.F.R. Parts 5 and 982)

2031-14



EXECUTIVE CHAMBERS
HONOLULU

DAVID Y. IGE
GOVERNOR

July 2, 2019

GOV. MSG. NO. 1317

The Honorable Ronald D. Kouchi,
President
and Members of the Senate
Thirtieth State Legislature
State Capitol, Room 409
Honolulu, Hawai'i 96813

The Honorable Scott K. Saiki,
Speaker and Members of the
House of Representatives
Thirtieth State Legislature
State Capitol, Room 431
Honolulu, Hawai'i 96813

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

This is to inform you that on July 2, 2019, the following bill was signed into law:

SB9 SD1 HD1 CD1

RELATING TO THE HAWAII PUBLIC HOUSING
AUTHORITY.
ACT 215 (19)

Sincerely,

DAVID Y. IGE
Governor, State of Hawai'i

A BILL FOR AN ACT

RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The Hawaii public housing authority shall adopt
2 rules, without regard to chapter 91, Hawaii Revised Statutes, to
3 establish a program to reimburse land owners who participate in
4 the section 8 housing voucher program to cover repair costs of
5 tenant-caused property damage when the repair costs exceed the
6 tenant's security deposit.

7 SECTION 2. There is appropriated out of the general
8 revenues of the State of Hawaii the sum of \$450,000 or so much
9 thereof as may be necessary for fiscal year 2019-2020 to the
10 Hawaii public housing authority to reimburse landlords who
11 participate in the section 8 housing choice voucher program for
12 repair costs of tenant-caused property damage when such repair
13 costs exceed the tenant's security deposit.

14 The sum appropriated shall be expended by the Hawaii public
15 housing authority for the purposes of this Act.

16 SECTION 3. This Act shall take effect on July 1, 2019.

APPROVED this 02 day of JUL, 2019

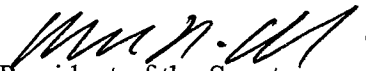


GOVERNOR OF THE STATE OF HAWAII

THE SENATE OF THE STATE OF HAWAI'I

Date: April 30, 2019
Honolulu, Hawaii 96813

We hereby certify that the foregoing Bill this day passed Final Reading in the
Senate of the Thirtieth Legislature of the State of Hawai'i, Regular Session of 2019.


President of the Senate


Clerk of the Senate

SB No. 9, SD 1, HD 1, CD 1

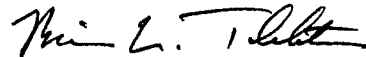
THE HOUSE OF REPRESENTATIVES OF THE STATE OF HAWAII

Date: April 30, 2019
Honolulu, Hawaii

We hereby certify that the above-referenced Bill on this day passed Final Reading in the House of Representatives of the Thirtieth Legislature of the State of Hawaii, Regular Session of 2019.



Scott K. Saiki
Speaker
House of Representatives



Brian L. Takeshita
Chief Clerk
House of Representatives



GOV. MSG. NO. 1416

EXECUTIVE CHAMBERS
HONOLULU

DAVID Y. IGE
GOVERNOR

July 12, 2022

The Honorable Ronald D. Kouchi,
President
and Members of the Senate
Thirty-First State Legislature
State Capitol, Room 409
Honolulu, Hawai'i 96813

The Honorable Scott K. Saiki,
Speaker and Members of the
House of Representatives
Thirty-First State Legislature
State Capitol, Room 431
Honolulu, Hawai'i 96813

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

This is to inform you that on July 12, 2022, the following bill was signed into law:

HB1752 HD3 SD1 CD1

RELATING TO HOUSING.
ACT 287

Sincerely,

DAVID Y. IGE
Governor, State of Hawai'i

A BILL FOR AN ACT

RELATING TO HOUSING.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 PART I

2 SECTION 1. The legislature finds that Act 215, Session
3 Laws of Hawaii 2019 (Act 215), required the Hawaii public
4 housing authority to adopt rules, without regard to chapter 91,
5 Hawaii Revised Statutes, to establish a program to reimburse
6 landlords who participate in the section 8 housing choice
7 voucher program to cover repair costs of tenant-caused property
8 damage when the repair costs exceed the tenant's security
9 deposit. Act 215 also made an appropriation to the Hawaii
10 public housing authority for that purpose. On February 20,
11 2020, the Hawaii public housing authority board of directors
12 adopted a set of rules, entitled "Section 8 Housing Choice
13 Voucher Landlord Incentive Program Rules", that provide the
14 structure for this program.

15 The purpose of this part is to provide additional
16 incentives for landlords to participate in the section 8 housing



1 choice voucher program by providing financial protections for
2 those landlords.

3 SECTION 2. Chapter 356D, Hawaii Revised Statutes, is
4 amended by adding a new section to part I to be appropriately
5 designated and to read as follows:

6 "§356D- Housing choice voucher landlord incentive
7 program. (a) The authority shall adopt rules, without regard
8 to chapter 91, to establish the following incentives for
9 landlords participating in the tenant-based assistance housing
10 choice voucher program under section 8 of the United States
11 Housing Act of 1937 (42 U.S.C. 1437f):

12 (1) The landlord may be reimbursed up to one month of rent
13 at the contract rate when the dwelling unit sits
14 vacant:

15 (A) Between rentals to tenants participating in the
16 section 8 housing choice voucher program; or

17 (B) When the landlord initially transitions the
18 dwelling unit to a rental under the section 8
19 housing choice voucher program; and

20 (2) The landlord may receive a signing bonus of up to one
21 month of rent at the contract rate when the landlord



1 first joins the section 8 housing choice voucher
2 program by entering into a contract with the authority
3 and securing a tenant participating in the section 8
4 housing choice voucher program for the dwelling unit;
5 provided that a landlord receiving the signing bonus
6 shall not also receive reimbursement under paragraph
7 (1) (B) .

8 (b) The incentives in subsection (a) shall supplement the
9 incentive offered under the section 8 housing choice voucher
10 landlord incentive program established pursuant to Act 215,
11 Session Laws of Hawaii 2019, to reimburse landlords who
12 participate in the section 8 housing choice voucher landlord
13 incentive program for repair costs of tenant-caused property
14 damage when the repair costs exceed the tenant's security
15 deposit.

16 (c) The following requirements shall apply to the
17 reimbursement for repair costs:

18 (1) The landlord shall submit a claim to the authority
19 within thirty calendar days of the tenant vacating the
20 dwelling unit;



- 1 (2) The authority may reimburse the landlord up to an
- 2 amount to be determined by the authority for verified
- 3 costs to repair the tenant-caused property damage,
- 4 subject to availability of funding; provided that the
- 5 costs of repair shall exceed the security deposit; and

- 6 (3) Claims that exceed an amount to be determined by the
- 7 authority shall include an estimate from a licensed
- 8 contractor setting forth the costs to repair the
- 9 damages caused by the tenant to the dwelling unit."

10 SECTION 3. There is appropriated out of the general
11 revenues of the State of Hawaii the sum of \$1,450,000 or so much
12 thereof as may be necessary for fiscal year 2022-2023 for the
13 cost of the incentives established pursuant to section 2 of this
14 Act and Act 215, Session Laws of Hawaii 2019, for landlords who
15 participate in the tenant-based assistance housing choice
16 voucher program under section 8 of the United States Housing Act
17 of 1937 (42 U.S.C. 1437f).

18 The sum appropriated shall be expended by the Hawaii public
19 housing authority for the purposes of this part.

20 PART II



1 SECTION 4. The legislature finds that the administrative
2 rules applicable to section 8 housing choice voucher program
3 leases as administered by the Hawaii public housing authority
4 found at title 15, chapter 185, subchapter 3, Hawaii
5 Administrative Rules (sections 15-185-41 through 15-185-44,
6 Hawaii Administrative Rules) require dwelling units approved for
7 lease under the program to meet minimum housing quality
8 standards. Similar emergency rules were adopted for application
9 to the Hawaii public housing authority pursuant to sections 17-
10 2039-41 to 17-2039-44, Hawaii Administrative Rules. Prior to
11 approving a lease, the dwelling unit shall be inspected within a
12 reasonable time after receipt of the owner's inspection request.
13 In addition, the form of the lease shall comply with United
14 States Department of Housing and Urban Development regulations
15 and state and local law, specify utilities and appliances
16 supplied by the owner, and include a federally prescribed
17 tenancy addendum. If the dwelling unit is determined to be
18 suitable for the program and the lease meets specified
19 requirements of the program, the owner and tenant requesting to
20 lease the dwelling unit shall be notified and a contract shall
21 be executed.



1 The legislature further finds that specifying a maximum
2 number of days within which the required inspection shall be
3 completed will reflect the prioritization of increasing section
4 8 housing availability and assure landlords and tenants of a
5 more expedited process. The legislature also finds that
6 creating targeted positions and appropriating funds for those
7 positions are necessary to achieve timely inspections and a
8 better coordinated and more responsive program.

9 The purpose of this part is to:

- 10 (1) Require the Hawaii public housing authority to adopt
11 or amend rules no later than July 1, 2023, to
12 establish a maximum of fifteen days after receipt of
13 an owner's or landlord's inspection request as a
14 reasonable time within which to inspect a dwelling
15 unit for lease under the section 8 housing choice
16 voucher program; and
- 17 (2) Establish positions within the Hawaii public housing
18 authority and appropriate funds to ensure that
19 prospective dwelling unit inspections are completed
20 within fifteen days of receipt of a request for lease



1 approval and to facilitate various aspects of the
2 section 8 housing choice voucher program.

3 SECTION 5. No later than July 1, 2023, the authority shall
4 adopt or amend administrative rules, without regard to chapter
5 91, Hawaii Revised Statutes, to establish a maximum of fifteen
6 days after receipt of an owner's or landlord's inspection
7 request as a reasonable time within which to inspect a dwelling
8 unit for lease under the section 8 housing choice voucher
9 program.

10 SECTION 6. There is appropriated out of the general
11 revenues of the State of Hawaii the sum of \$50,000 or so much
12 thereof as may be necessary for fiscal year 2022-2023 for two
13 full-time equivalent (2.00 FTE) permanent housing quality
14 standards inspector II positions within the Hawaii public
15 housing authority to facilitate, coordinate, and monitor
16 inspections of dwelling units that are the subject of
17 applications for the section 8 housing choice voucher program,
18 and handle related duties.

19 The sum appropriated shall be expended by the Hawaii public
20 housing authority for the purposes of this part.

21 PART III



- 1 SECTION 7. New statutory material is underscored.
- 2 SECTION 8. This Act shall take effect on July 1, 2022.

APPROVED this 12th day of July , 2022



GOVERNOR OF THE STATE OF HAWAII



HB No. 1752, HD 3, SD 1, CD 1

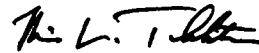
THE HOUSE OF REPRESENTATIVES OF THE STATE OF HAWAII

Date: May 3, 2022
Honolulu, Hawaii

We hereby certify that the above-referenced Bill on this day passed Final Reading in the House of Representatives of the Thirty-First Legislature of the State of Hawaii, Regular Session of 2022.



Scott K. Saiki
Speaker
House of Representatives





Brian L. Takeshita
Chief Clerk
House of Representatives

THE SENATE OF THE STATE OF HAWAI‘I

Date: May 3, 2022
Honolulu, Hawaii 96813

We hereby certify that the foregoing Bill this day passed Final Reading in the Senate of the Thirty-First Legislature of the State of Hawai‘i, Regular Session of 2022.


President of the Senate


Clerk of the Senate

FOR INFORMATION

SUBJECT: Update on the Status of the Hawaii Public Housing Authority's (HPHA) Efforts Related to the Redevelopment of Kuhio Park Terrace Low Rise and Kuhio Homes ("KPT Homes") (TMK Nos. 1-3-039-008-0000; 1-3-039-006-0000; 1-3-039-003-0000)

(The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(3) to deliberate concerning the authority of persons designated by the Board to negotiate the acquisition of public property, and/or 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to this motion.)

I. FACTS

- A. On April 1, 2009, the HPHA issued "RFP OED-2009-15 Request for Proposals to Revitalize and Redevelop Kuhio Park Terrace ("KPT Towers") and Kuhio Homes (the "Properties" or the "Project") located in the Kalihi community on the Island of Oahu. Combined, KPT Towers and KPT Homes occupy a land area totaling 28 Acres. (See Attachment A – Regional Map and Kuhio Park Neighborhood Map).
- B. In 2011, by the action of the Board of Directors, the HPHA entered into a public-private housing partnership (the "Partnership") with the Michaels Development Company (Michaels), executing a Master Development Agreement for the Revitalization and Redevelopment of Kuhio Park Terrace and Kuhio Park Terrace low-rises and Kuhio Homes (the "Original MDA").
- C. Under the Original MDA, Michaels and the HPHA undertook the first phase of the redevelopment by completing a \$125 million effort to update and revitalize KPT Towers, a 555-unit housing development consisting of two 16-story hi-rise buildings.
- D. The HPHA and Michaels applied for and received a \$300,000 Choice Neighborhoods Initiative (CNI) planning grant from the US Department of Housing and Urban Development (HUD) to undertake a master planning study for KPT Homes in March 2013.

- E. Utilizing the proceeds of the CNI, significant master planning activities occurred under the Original MDA, which resulted in the Kuhio Park Choice Neighborhoods Transformation Plan (“CNI Plan”) completed in October 2014.
- F. On June 25, 2020, the Board of Directors (1) approved an Amended and Restated Master Development Agreement (Amended MDA) between the HPHA and the Developer; (2) approved predevelopment expenditures and predevelopment Loans as described in the Amended MDA; (3) authorized the Executive Director to Enter into the Amended MDA; and (4) authorized the Executive Director to undertake all actions necessary to implement the Amended MDA.
- G. The Amended MDA does not convey any right, title, or possessory interest in KPT Homes, and the Developer will not have any right to, or obligations arising from, possession of any part of the KPT Homes property, except for the Right of Entry provided for in Amended MDA, until a Disposition and Development Agreements (DDA) or Ground Lease has been entered into between the Developer and the HPHA. A DDA and Ground Lease for Phase I of the KPT Homes redevelopment is currently being drafted by Reno & Cavanaugh, HPHA’s specialized legal counsel.
- H. In accordance with the Amended MDA, the redevelopment will be undertaken in phases under the terms of the DDA for each project phase. Each phase specific DDA will specify the conditions to be met before the HPHA executes a ground lease specific to such development phase. Before entering a DDA, the Developer shall be responsible for completing, as a Predevelopment Cost, the analyses, work product and proposed conclusions to support the environmental review for the proposed development as required under State law and Federal law, including but not limited to, the National Environmental Policy Act, 42 U.S.C. Section 4321 et seq., and its implementing regulations (“NEPA”) (collectively, “Environmental Review”).
- I. The Amended MDA provides that HPHA and the Developer will each be responsible for 50% of the predevelopment expenditures relating to the redevelopment of the Properties. The Amended MDA further provides that any and all obligations of the HPHA under the Amended MDA are subject to funding availability, allotment and appropriation of State funds, HUD funds and/or other federal funds, if any.
- J. Predevelopment costs fall into three (3) broad categories: (i) costs related to the refinement of the master plan, including master plan architectural costs, (ii) costs related to planning, design, legal, demolition and remediation plans (but excluding the costs of implementing such plans and oversight of such implementation), environmental testing, community

engagement and similar costs agreed to by the HPHA and the Developer (“Predevelopment Costs”).

- K. HPHA has the right to review and approve the predevelopment budget and predevelopment expenditures and HPHA provides funds for its 50% of predevelopment expenditures as a predevelopment loan to the Developer. The Developer pays all approved predevelopment costs and submits draw requests to the HPHA for reimbursement of the HPHA’s fifty percent (50%) share of such approved costs.

II. DISCUSSION

- A. KPT Homes were constructed during 1953 and 1965 and are located adjacent to one another, along Linapuni and Ahonui Streets. Combined, the KPT Homes land area totals approximately 9.785 acres of land and contains a total of one hundred seventy-four (174) units of federally subsidized low-income public housing. Kuhio Park Terrace Low-Rises consists of forty (40) four-bedroom residential units, contained in one- and two-story buildings. Kuhio Homes consists of one hundred thirty-four (134) units contained in twenty-one (21) one- and two-story townhouse buildings, ranging from one-bedroom to five-bedrooms. (See Attachment B – KPT Homes Map).
- B. The redevelopment effort under the CNI Plan sought to replace the existing severely distressed KPT Homes housing with new, modernized housing and a vibrant, sustainable neighborhood that significantly increased the range and amount of affordable housing available within the local community. This undertaking is consistent with the HPHA’s fundamental mission of redeveloping underutilized state land assets to facilitate delivery of urgently needed replacement and additional new affordable rental units to help address the existing affordable housing crisis across the State of Hawaii.
- C. Extensive community engagement efforts were undertaken during the development of the CNI Plan and extensive input was received from residents, community leaders and stakeholders, elected officials, government agencies, school officials, and service providers who participated in a series of community meetings held during the development of the CNI Plan.
- D. Due to the passage of time and changes to the federal, State, and local funding landscape, the HPHA and TMO (the “Partners”) determined that the master plan for KPT Homes should be updated. The Developer retained Lowney Architects to review and refine the CNI Plan.

- E. As a result of the CNI Plan refinement process, the proposed density for the KPT Homes redevelopment increased from a minimum of four hundred sixty-nine (469) residential units to approximately six hundred fifty (650) dwelling units, while maintaining all of the key features of the CNI plan. Of the 650 total dwelling units to be built, a minimum of 585 units (90% of the total units) will be set aside for households earning no more than 80 percent of the area median income (AMI), provided that the average AMI for all households does not exceed an average AMI of 60%, as determined by (HUD) for a period of 60 years.
- F. Resident and community engagement meetings to share the Revised master plan were held with KPT Homes residents on June 8th & 9th, 2022 and project updates were provided to Kalihi-Palama Neighborhood Board No. 15 on July 27 and August 17, 2022. Invitations to view the redevelopment plan were also distributed to stakeholders within the broader community.
- G. Confirmation that Sewer capacity for the 650 proposed units was received from City and County of Honolulu Department of Environmental Services on May 16, 2022. Availability is two years from the date of issuance.
- H. Water, although currently available, remains a concern due to the Red Hills fuel tank storage environmental impacts.
- I. National Environmental Policy Act (NEPA) environmental review and related/required studies are underway and are now being finalized, including Section 106 National Historic Preservation Act (NHPA) review. As part of the NHPA review, letter of invitation was sent to approximately 120 Native Hawaiian Organizations inviting them to be consulting parties. Of the 120 invitations distributed, only three responses were received, with two responders agreeing to serve as consulting parties.
- J. The Project's 201H application for entitlement, zoning and waivers, based on the revised master plan, passed City & County of Honolulu City Council Zoning and Planning review on October 20, 2022.
- K. The Project's 201H final application received unanimous approval at the City & County of Honolulu City Council meeting on November 2, 2022, as resolution 22-240, CD1, which provided nearly \$13 million in fee waivers and other zoning variances for the project.
- L. The 650 new units will be to LEED Gold Standard and will be developed over three phases. Each of the independent development phases will be configured and unified around a continuous green belt that will traverse the new low-rise and homes portion of the property in a series of

connected courtyards. (See Attachment C – Conceptual Master Plan and Phasing Plan).

- M. The first Phase will consist of approximately 304 units totaling 335,650 sq. ft. on land located closest to the School Street entrance to the site. (See Attachment D – Phase I Plan).
- N. The demographic programming unit mix for the 304 units is as follows:

Residential Unit Mix Demographic Programming					
BR/BA	Units	Set-Aside	Subsidy	Total \$/Unit	Tenant Rent
0 BRs / 1 BAs	3	30%	N/A	\$ 508	\$ 508
1 BRs / 1 BAs	20	40%	N/A	\$ 769	\$ 769
2 BRs / 1.5 BAs	11	40%	N/A	\$ 938	\$ 938
0 BRs / 1 BAs	28	40%	N/A	\$ 736	\$ 736
1 BRs / 1 BAs	52	60%	N/A	\$ 1,258	\$ 1,258
2 BRs / 1.5 BAs	68	60%	N/A	\$ 1,526	\$ 1,526
3 BRs / 2 BAs	14	60%	N/A	\$ 1,736	\$ 1,736
4 BRs / 2 BAs	11	60%	N/A	\$ 1,908	\$ 1,908
0 BRs / 1 BAs	15	60%	N/A	\$ 1,193	\$ 1,193
1 BRs / 1 BAs	10	30%	S8 TPV	\$ 1,665	\$ 25
2 BRs / 1.5 BAs	18	30%	S8 TPV	\$ 2,227	\$ 50
2 BRs / 1.5 BAs	6	40%	S8 TPV	\$ 2,227	\$ 50
3 BRs / 2 BAs	28	40%	S8 TPV	\$ 3,199	\$ 75
4 BRs / 2 BAs	18	40%	S8 TPV	\$ 3,853	\$ 100
3 BRs / 2 BAs	1	N/A	N/A	\$ -	\$ -
2 BRs / 1.5 BAs	1	N/A	N/A	\$ -	\$ -
Total/Average	304			\$ 1,696	

- O. The overall total projected construction cost for the first phase of the development is \$181,622,552, equating to a total cost total cost per unit of \$597,442. The total projected hard cost per buildable square foot based on a total building area of 335,650 square feet is \$363. (See Attachment E - Construction Budget).
- P. The required GAP finance to complete the project is \$49,493,699 or \$162,808 per unit.
- Q. An application for allocation of Federal and State LIHTC, HMMF Bonds and RHRF financing for phase I will be submitted to the HHFDC on February 17, 2023.
- R. The anticipated overall capitalization is as follows:

	Total Units		304
CONSTRUCTION SOURCES OF FUNDS	Amount	Per Unit	% of TDC
Tax Exempt Bond Construction Loan	\$ 92,995,000	305,905	51%
Federal Tax Credit Equity	\$ 24,197,337	79,597	13%
State Tax Credit Equity	\$ 8,936,516	29,396	5%
Rental Housing Revolving Fund (RHRF)	\$ 49,493,699	162,808	27%
Taxable Construction / Bridge	\$ 6,000,000	19,737	3%
TOTAL CONSTRUCTION SOURCES	\$ 181,622,552	597,443	100%
PERMANENT SOURCES OF FUNDS	Amount	Per Unit	% of TDC
GSE Freddie Mac	\$ 30,500,000	100,329	17%
Rental Housing Revolving Fund (RHRF)	\$ 49,493,699	162,808	27%
Federal Tax Credit Equity	\$ 73,773,031	242,674	41%
State Tax Credit Equity	\$ 27,245,722	89,624	15%
General Partner Equity	\$ 610,100	2,007	0%
TOTAL PERMANENT SOURCES	\$ 181,622,552	597,443	100%
USES OF FUNDS			
Hard Costs	\$ 121,999,384	401,314	67%
Architectural	\$ 3,984,932	13,108	2%
Engineering	\$ 250,000	822	0%
Constr. Int and Fees	\$ 20,162,545	66,324	11%
Permanent Financing	\$ 1,193,500	3,926	1%
Legal	\$ 873,500	2,873	0%
Reserves	\$ 3,020,640	9,936	2%
Contingencies	\$ 6,130,664	20,167	3%
Other Costs	\$ 10,555,093	34,721	6%
Developer Costs	\$ 13,377,294	44,004	7%
Syndication	\$ 75,000	247	0%
TOTAL USES	\$ 181,622,552	597,443	100%

- S. Design Development drawings for Phase I are 100% complete and construction drawings are currently underway.
- T. An application for building permits was opened with the City and County of Honolulu Department of Planning and Permitting on November 7, 2022.
- U. To accommodate phase I, 80 existing units contained in 20 buildings will be demolished. The HPHA is reviewing the Demolition Plan submitted by Michaels.
- V. Nelrod Companies (“Nelrod”), a relocation consultant was retained by Michaels to provide consulting services related to resident relocation

during construction. During November 7-19, 2022, Nelrod contact all 174 families at KPT Homes. Surveys were conducted with 140 or 80% of residents. Five residents refused to participate, 4 units were vacant, and 25 residents did not respond to numerous requests to participate. Based on Nelrod's surveys, an overwhelming number of residents expressed a desire to return to the KPT Homes after construction. (Yes-87, No-12, I don't know-41).

- W. As the project will require HUD approval to raze the existing structures and redevelop the site, a Section 18 Application for Demolition/Disposition is projected to be submitted to HUD during Q2/Q3 2023.
- X. Based on current projections, provided HUD approval and building permits are received, construction is expected to break ground Q2 2024, subject to availability of financing. A detailed revised project schedule with major milestones through financial closing, groundbreaking and completion is provided. (See Attachment F - Updated Project Schedule).
- Y. On March 18, 2021, the Board approved a Predevelopment Budget for Project of \$3.5 million (\$1,750,000 each Developer/HPHA). As of January 31, 2023, the Developer has expended \$2,060,716 in predevelopment related expenses (HPHA 50% Share \$1,030,308), leaving a surplus of \$1,439,384. With entitlements approved, the Developer projects the project will require approximately \$4,728,127 in pre-closing expenses between now and financial closing. These expenses are primarily related to architectural fees for full construction drawings, LIHTC reservation fees, construction review bid and contract review and civil engineering fees. The total of predevelopment expenses, less predevelopment surplus plus contingency totals \$3,500,000 or \$1,750,000 to be contributed by each partner. The HPHA plans to present a For Action to the board at its next monthly meeting seeking approval and funding authority for these expenditures to support HPHA's 50% share of this cost as required under the Restated and Amended Master Development Agreement. (See Attachment G – Approved Predevelopment Budget update and Phase 1 Pre-closing Development Costs).

- Attachment A: Regional Map and Kuhio Park Neighborhood Map
- Attachment B: KPT Homes Map
- Attachment C: Conceptual Master Plan and Phasing Plan
- Attachment D: Phase I Plan
- Attachment E: Construction Budget
- Attachment F: Updated Project Schedule
- Attachment G: Predevelopment Budget and Pre-closing Development Costs

Prepared by: Kevin Auger, Redevelopment Officer





REGIONAL MAP

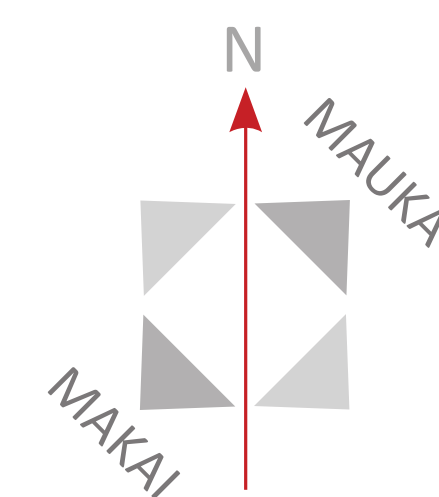
KUHIO PARK REDEVELOPMENT | PHASE 1 | JANUARY 27, 2023





KUHIO PARK NEIGHBORHOOD MAP

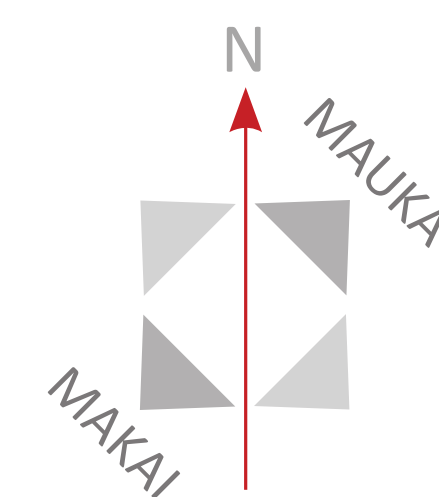
KUHIO PARK REDEVELOPMENT | PHASE 1 | JANUARY 27, 2023





KPT HOMES MAP

KUHIO PARK REDEVELOPMENT | PHASE 1 | JANUARY 27, 2023



Hawai'i Public Housing Authority

-  WASH HOUSE
-  ROUND HOUSE
-  PRESERVED TREE
-  GARDEN PLOTS
-  VERTICAL CIRCULATION



BLDG	LEVELS	UNITS
A	8	103
B	6	59
C	6	71
D	6	71
E	16	250
F	4	38
G	4	29
H	4	29
TOTAL		650

CONCEPTUAL MASTER PLAN

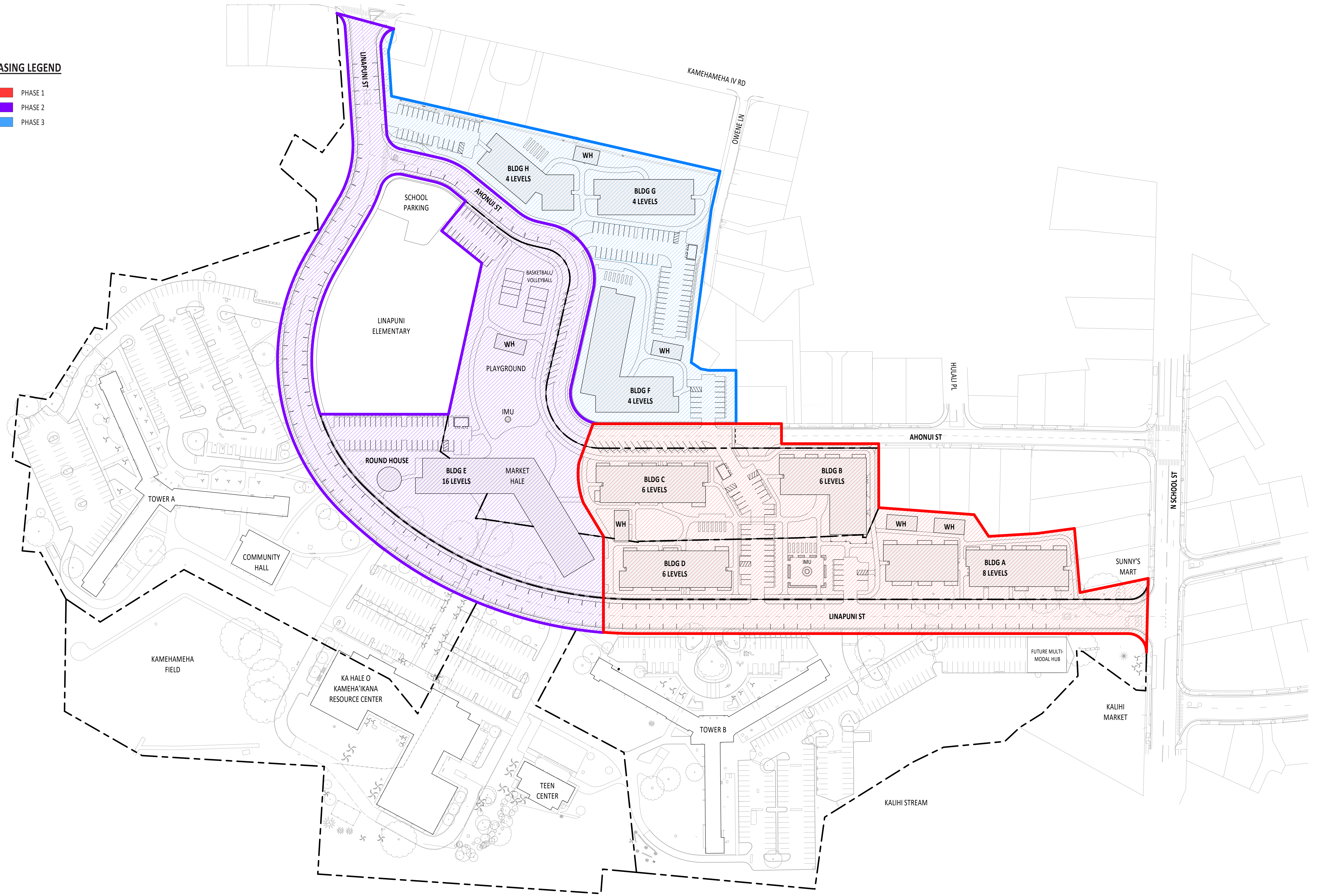
KUHIO PARK REDEVELOPMENT | PHASE 1 | JANUARY 27, 2023



Hawai'i Public Housing Authority

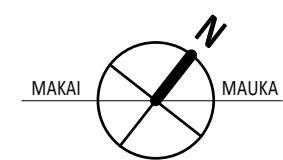
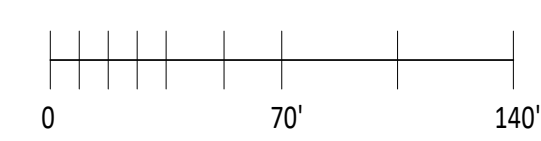
PHASING LEGEND

- PHASE 1
- PHASE 2
- PHASE 3



PHASING PLAN

KUHIO PARK REDEVELOPMENT | PHASE 1 | JANUARY 27, 2023



**Hawai'i
Public
Housing
Authority**







The tower breezeway would accommodate the **Market Hale**, a multimodal space open to public events such as swap meets and performances. Community spaces and management offices would be located in the tower, accessible from the breezeway plaza.

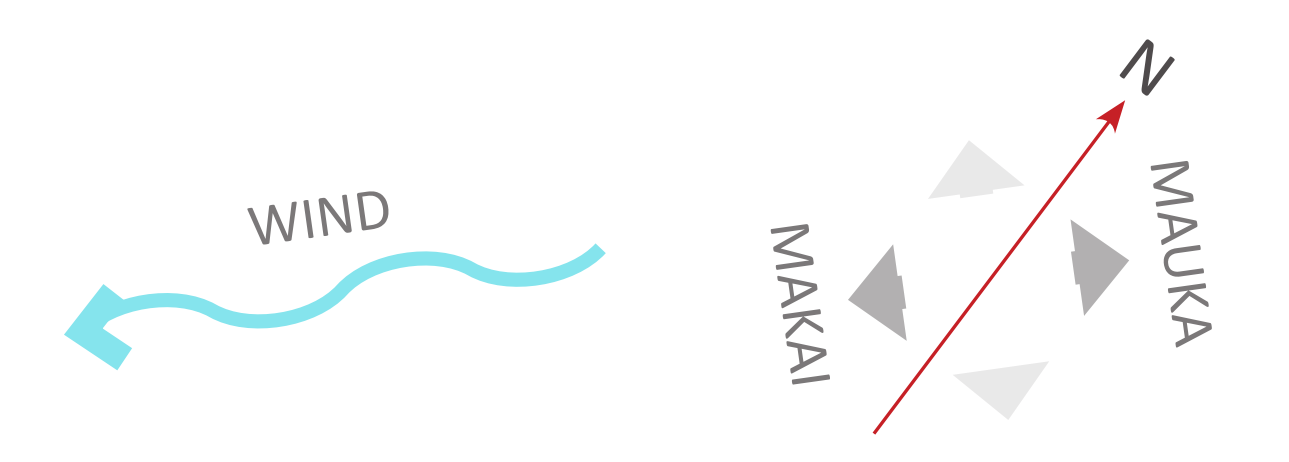
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PHASE 1 PLAN

KUHIO PARK REDEVELOPMENT | PHASE 1 | JANUARY 27, 2023



Hawai'i Public Housing Authority

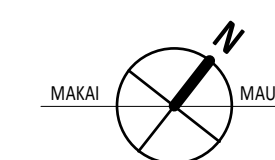
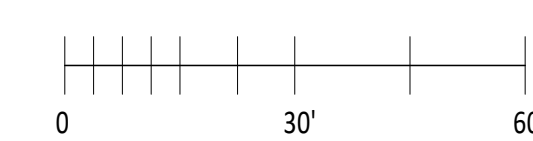
PROGRAM LEGEND

	OPEN SPACE		1 BEDROOM
	PLAZA / WALKWAYS		2 BEDROOM
	WASH HOUSE		3 BEDROOM
	COMMUNITY		4 BEDROOM
	LOBBY		UTILITY
	OFFICE		CIRCULATION
	FITNESS LOOP		PV CARPORTS





PHASE 1 SITE PLAN

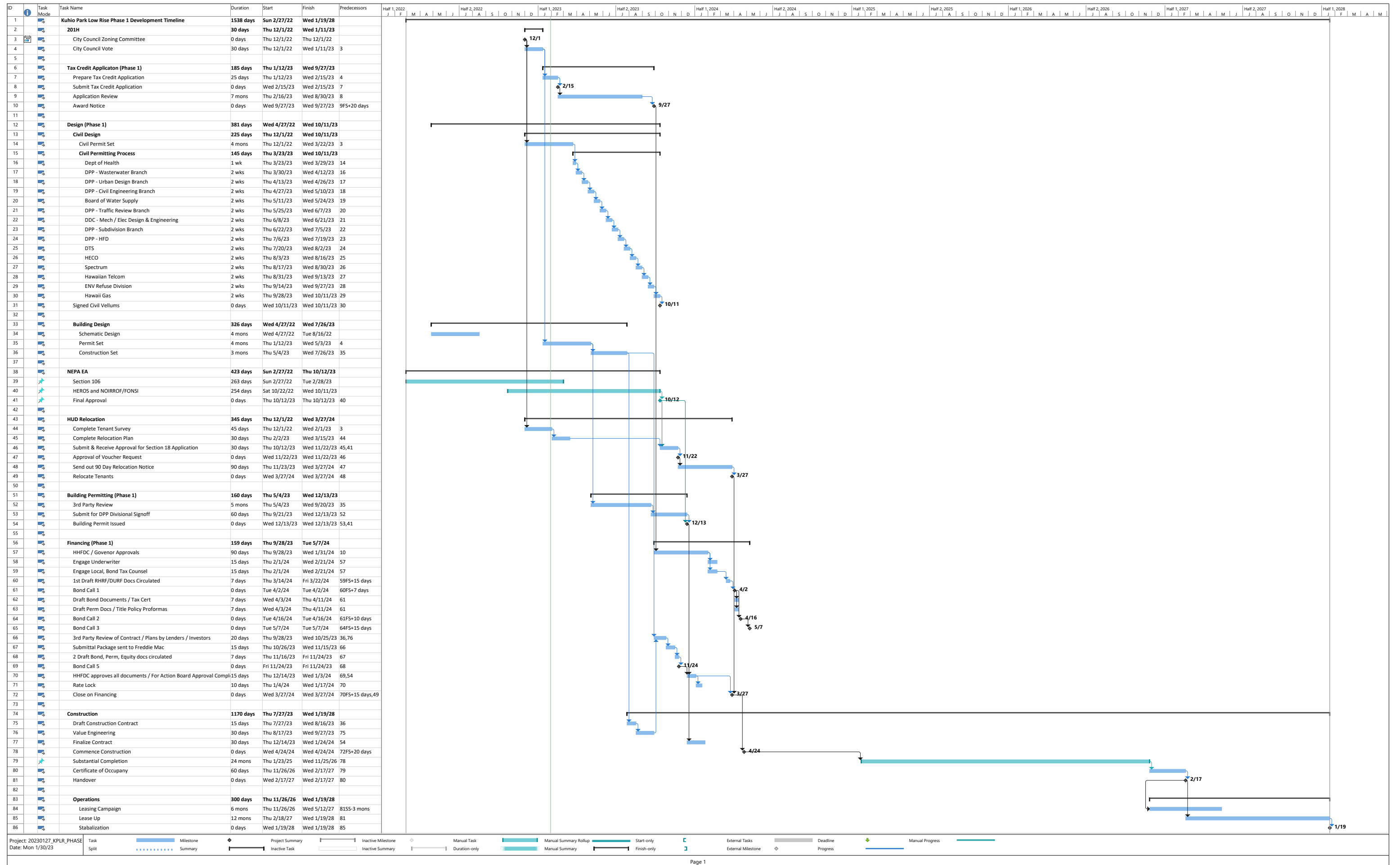
KUHIO PARK REDEVELOPMENT | PHASE 1 | JANUARY 27, 2023



**Hawai'i
Public
Housing
Authority**

 ALBERT C. KOBAYASHI, INC. 94-535 Uke'e Street, Waipahu, HI 96797		KUHIO PARK LOW RISES & HOMES REDEVELOPMENT - PHASE I		100% DD + VE Target					
		606,959	214,079	1,232	1,873	152,564	89,818	73,642	73,751
CSI Section	Description	NEW SECTION TOTAL	SITE	WASH HOUSE ONE	WASH HOUSE TWO	BUILDING ONE	BUILDING TWO	BUILDING THREE	BUILDING FOUR
DIV 1	GENERAL REQUIREMENTS								
DIV 2	SITework	5,275,574	5,275,574	-	-	-	-	-	-
	Demolition	1,500,000	1,500,000	-	-	-	-	-	-
	Abatement	0	By Owner.	By Owner.	By Owner.	By Owner.	By Owner.	By Owner.	By Owner.
	Earthwork	2,557,958	2,557,958	-	-	-	-	-	-
	AC Paving	193,417	193,417	-	-	-	-	-	-
	Landscape & Irrigation	917,219	917,219	-	-	-	-	-	-
	Synthetic Turf	106,980	106,980	-	-	-	-	-	-
DIV 3	CONCRETE	24,920,355	797,023	11,784	14,430	9,074,469	5,618,687	4,666,591	4,737,370
	Reinforcing Steel	4,018,184	107,421	11,784	14,430	1,516,912	881,880	744,162	741,596
	Concrete Labor	13,471,225	367,891	-	-	4,893,596	3,096,578	2,537,537	2,575,623
	Concrete Material	7,424,300	315,065	-	-	2,663,962	1,640,230	1,384,893	1,420,151
	Precast Concrete -Wheelstops	6,646	6,646	-	-	-	-	-	-
DIV 4	MASONRY	528,766	55,795	21,644	21,644	181,974	55,314	89,784	102,611
	CMU	528,766	55,795	21,644	21,644	181,974	55,314	89,784	102,611
DIV 5	METALS	4,550,958	916,829	-	-	1,239,933	840,589	776,804	776,804
	Structural Steel	2,635,344	781,618	-	-	574,700	457,820	410,603	410,603
	Decorative Formed Metal	1,685,710	103,412	-	-	548,215	358,919	337,582	337,582
	Aluminum Railings	229,903	31,799	-	-	117,018	23,849	28,619	28,619
DIV 6	WOOD AND PLASTICS	5,807,974	15,853	76,855	116,092	2,378,175	1,224,798	998,099	998,102
	Rough Carpentry labor & material	4,359,029	15,853	73,527	112,764	1,778,377	879,476	749,515	749,518
	Finish Carpentry labor & material	0	-	-	-	-	-	-	-
	Architectural Woodwork	0	-	-	-	-	-	-	-
	Manufactured Cabinets & Casework	1,064,418	-	-	-	421,759	241,988	200,335	200,335
	Countertops	384,528	-	3,328	3,328	178,040	103,334	48,249	48,249
DIV 7	THERMAL AND MOISTURE PROTECTION	3,162,808	10,791	55,901	69,954	1,018,468	761,460	623,117	623,117
	Waterproofing, Roofing, and Insulation	2,244,496	5,909	41,187	54,434	687,252	544,525	455,595	455,595
	Sheet Metal Flashing & Trim	620,537	4,882	14,714	15,520	216,570	137,306	115,773	115,773
	Firestopping	297,775	-	-	-	114,647	79,629	51,749	51,749
DIV 8	DOORS AND WINDOWS	7,731,498	-	16,955	48,460	2,924,789	1,661,352	1,608,231	1,471,711
	Hollow Metal Doors & Frames	220,453	-	2,485	5,531	70,304	54,271	43,930	43,930
	Wood Doors	853,547	-	-	-	341,419	187,780	162,174	162,174
	Overhead Coiling Doors	8,321	-	-	-	-	8,321	-	-
	Door Hardware	684,622	-	-	-	273,849	150,617	130,078	130,078
	Glazing -Mirrors	131,257	-	481	962	54,050	29,435	23,164	23,164
	Entrances & Storefronts	158,966	-	-	-	36,074	53,710	34,591	34,591
	Exterior Window System	5,321,568	-	13,989	41,966	2,014,617	1,129,680	1,128,918	992,398
	Aluminum Sliding Glass Door	352,764	-	-	-	134,476	47,538	85,375	85,375
DIV 9	FINISHES	22,745,253	116,085	32,472	50,681	9,142,960	5,047,044	4,181,840	4,174,171
	Plaster, Gypsum Board, and Ceilings	16,553,309	-	18,625	26,016	6,757,129	3,654,690	3,052,180	3,044,670
	Ceramic Tile	1,237,411	-	4,720	14,160	519,487	267,225	215,910	215,910
	Carpeting	12,265	-	-	-	1,924	6,493	1,924	1,924
	Resilient Tile Flooring	2,574,187	-	-	-	990,651	625,243	479,226	479,066
	Painting	2,368,080	116,085	9,128	10,505	873,769	493,393	432,600	432,600
DIV 10	SPECIALTIES	512,014	106,693	8,335	12,163	129,506	116,592	69,055	69,669
	Toilet Partitions	8,708	-	-	-	-	8,708	-	-
	Toilet Accessories	109,345	-	1,825	3,649	37,142	31,817	17,149	17,763
	Fire Extinguishers Cabinets & Accessories	102,700	-	2,502	2,502	34,220	22,813	20,331	20,331
	Postal Specialties	75,715	-	-	-	26,078	18,552	15,542	15,542
	Site Bicycle Racks	97,304	82,643	-	-	-	14,661	-	-
	Signage	118,243	24,049	4,008	6,012	32,066	20,041	16,033	16,033
DIV 11	EQUIPMENT	706,955	-	21,931	35,846	266,061	145,133	118,993	118,993
	Residential Appliances	475,594	-	21,931	35,846	173,516	94,234	75,034	75,034

 ALBERT C. KOBAYASHI, INC. 94-535 Uke'e Street, Waipahu, HI 96797		KUHIO PARK LOW RISES & HOMES REDEVELOPMENT - PHASE I		100% DD + VE Target							
				606,959	214,079	1,232	1,873	152,564	89,818	73,642	73,751
CSI Section	Description			NEW SECTION TOTAL	SITE	WASH HOUSE ONE	WASH HOUSE TWO	BUILDING ONE	BUILDING TWO	BUILDING THREE	BUILDING FOUR
	Facility Waste Compactors			231,361	-	-	-	92,544	50,899	43,959	43,959
DIV 12	FURNISHINGS			134,087	-	189	568	53,221	35,072	22,394	22,642
	Window Treatment			134,087	-	189	568	53,221	35,072	22,394	22,642
DIV 13	SPECIAL CONSTRUCTION			0	-	-	-	-	-	-	-
	Audio Visual			0	-	By Owner.	By Owner.	By Owner.	By Owner.	By Owner.	By Owner.
	Security/Access Control/CCTV			0	-	By Owner.	By Owner.	By Owner.	By Owner.	By Owner.	By Owner.
Div 14	ELEVATOR			1,519,119	-	-	-	400,823	372,765	372,765	372,765
	Electric Elevators			1,519,119	-	-	-	400,823	372,765	372,765	372,765
DIV 15	MECHANICAL			16,449,437	-	55,864	107,798	6,484,010	3,504,826	3,122,917	3,174,022
	Plumbing			7,492,074	-	43,289	92,991	2,806,276	1,620,114	1,433,463	1,495,941
	Fire Sprinkler			1,812,602	-	12,575	14,807	741,309	344,229	354,185	345,497
	HVAC			7,144,760	-	-	-	2,936,425	1,540,483	1,335,269	1,332,584
DIV 16	ELECTRICAL			13,021,122	1,755,260	17,031	51,093	4,408,909	2,570,190	2,113,171	2,105,467
	Electrical			13,021,122	1,755,260	17,031	51,093	4,408,909	2,570,190	2,113,171	2,105,467
	Fire Alarm System			0	-	-	-	-	-	-	-
BASE DIRECT COSTS				107,065,921	9,049,902	318,962	528,729	37,703,299	21,953,821	18,763,763	18,747,445
range	Permits		By Owner	Excluded							
locale	Builders' Risk Insurance		By Owner	Excluded							
	General Conditions/Requirements		ACK	4,138,864							
SUBTOTAL				111,204,785							
	Bond Fee	24	mos	658,084							
SUBTOTAL				111,862,869							
	GIT	4.50%	53,439,036	1,882,380							
SUBTOTAL				113,745,248							
	Liab insurance	1.50%		1,864,025							
SUBTOTAL				115,609,273							
	Overhead & Fee	5.0%		6,390,111							
TOTAL CONSTRUCTION BUDGET				121,999,384							
Anticipated Tax Credit											
GRAND TOTAL											
QUALIFICATIONS:											
1	Schedule: assumes a construction start date in 1st quarter 2024. pricing based on current market rate.										
2	Excavation - Pricing includes an Allowance of \$1,000,000 assuming existing materials are unsuitable for reuse, and backfill will be required.										
3	Pricing includes Steel Stairs per Architectural Drawings; RFI #13 is excluded.										
4	Pricing excludes PV panels.										
5	Pricing excludes Playground Equipment.										



Approved Predevelopment Budget Update

Discipline/Scope	Consultant	Total Contract Amount (Incl GET)	Budget Allocated per MDA	Remaining Balance
Architectural Design / Community Engagement:				
Master Plan Revisions	Lowney	\$ 62,827.20		
Conceptual Design	Lowney	\$ 157,068.00		
Community Engagement	Lowney	\$ 31,465.96		
Schematic Design and 201H Support	Lowney	\$ 219,895.20		
Landscape - Conceptual Design	Lowney - Sub-WKM	\$ 30,104.70		
Landscape - SD Document / 201H	Lowney - Sub-WKM	\$ 18,062.82		
Community Outreach	DTL	\$ 40,314.12		
LEED Consultant	Lowney - Sub-GAIA	\$ 15,706.80		
Contingency (15%)				
Total Architectural Design		\$ 575,444.80	\$ 707,204.00	\$ 131,759.20
Engineering:				
Due Diligence and Preliminary Engineering	GHN	\$ 217,732.90		
Supportive Service for Master Plan / Entitlements	GHN	\$ 145,119.13		
Electrical Subconsultant	Ron Ho & Assoc.	\$ 109,999.96		
Contingency (15%)				
Total Engineering Design		\$ 472,851.99	\$ 543,950.00	\$ 71,098.01
Environmental Planning:				
HRS Chapter 343 EA & Econ / Fiscal Impact Analysis	PBR	\$ 78,515.15		
NEPA EA	PBR	\$ 31,837.68		
Section 106 and MOA - Architectural	AHL	\$ 23,500.00		
Section 106 and MOA - Archaeological	Keala Pono	\$ 7,899.47		
Section 106 Consultation/Chapter 6E Review	PBR	\$ 22,617.79		
Cultural Impact Assessment (CIA)	Keala Pono	\$ 13,483.76		
Archaeological Impact Survey (AIS)	Keala Pono	\$ 23,762.29		
Reimbursables and Other	Keala Pono	\$ 2,250.00		
Contingency (15%)				
Total Environmental Planning		\$ 203,866.16	\$ 691,250.00	\$ 487,383.84
Entitlement Reports:				
Traffic Analysis Reports	AECOM	\$ 66,235.00		
HRS 201H Application	PBR	\$ 153,188.42		
Noise Study	TAHA	\$ 14,052.35		
Consultations	PBR	\$ 52,356.00		
Biological Survey (Flora and Fauna Survey)	AECOM	\$ 10,000.00		
Pedestrian Wind Study	TBD	\$ -		
Air Quality Study and Odor Impact	TAHA	\$ 14,052.35		
NELROD Relocation Plan	Nelrod	\$ 18,822.24		
Contingency (15%)				
Total Entitlement Reports		\$ 328,706.36	\$ 313,950.00	\$ (14,756.36)
Due Diligence/ Other Reports:				
Phase I ESA	Ford & Assoc.	\$ 6,073.30		
Preliminary Geotech Report	Geolabs	\$ 38,146.58		
Topographic Survey	KN Surveying	\$ 143,629.15		
ALTA Survey	KN Surveying	\$ 7,181.46		
Market Study & RCS	Cassidy	\$ 11,000.00		
Contingency - Due Diligence and Other				
Total Due Diligence/ Other Reports		\$ 206,030.49	\$ 1,243,646.00	\$ 1,037,615.51
Total Budget		\$ 1,786,899.79		
Additional Services				
Community Meetings	Lowney	\$ 66,720.39		
Unit Type and Ground Plane Study	Lowney	\$ 59,162.28		
Project Naming	DTL	\$ 18,848.16		
Fall Community Event	DTL	\$ 10,471.20		
Community Outreach / Communications	DTL	\$ 15,706.80		
NELROD Site Visit Charrette	Nelrod	\$ 94,430.33		
Condominium Vs. Subdivision Opinion	Settle Meyer Law	\$ 5,235.60		
Title Reports	Title Guaranty	\$ 3,141.36		
TOTAL ADDITIONAL SERVICES NOT IN THE MDA		\$ 273,716.12	\$ -	\$ (273,716.12)
Total Budget + Additional Services		\$ 2,060,615.91	\$ 3,500,000.00	\$ 1,439,384.09
HPHA 50%		\$ 1,030,307.96		

Phase 1 Pre-Closing Development Costs

Discipline/Scope	Consultant	
Civil Engineering	Sato	\$ 229,700.00
Architecture & Engineering (Detailed Design)	Lowney	\$ 1,142,407.92
Architecture & Engineering (Construction Documents)	Lowney	\$ 1,780,104.00
Legal Costs - CPR Documentation	Settle Meyer Law	\$ 73,298.40
Construction Bid and Contract Review	Mixed Team	\$ 523,560.00
HHDCF LIHTC & Loan Fees	Mixed Team + HHFDC	\$ 560,209.20
Other (Permitting, Fire Review, Elevator Fee, Consultants)	All other items / needs	\$ 418,848.00
Total Budget Pre-Closing	Total	\$ 4,728,127.52
	Less PreDev Budget Surplus	\$ 1,439,384.09
	Balance	\$ 3,288,743.43
	Contingency	\$ 211,256.57
	Total	\$ 3,500,000.00
	HPHA Share (50%)	\$ 1,750,000.00

FOR INFORMATION

SUBJECT: Status on Legislative Bills and Report on Testimony by the Executive Director for the 2023 Legislative Session

I. FACTS

- A. The 32nd Hawaii State Legislature, Regular Session of 2023, convened for the first year of the fiscal biennium on January 18, 2023.
- B. As a State government agency, the Hawaii Public Housing Authority (HPHA) and its Board of Directors are subject to the Sunshine Law set forth in Chapter 92, Hawaii Revised Statutes, which requires, in part, timely notice and hearing by the Board to approve legislative testimony or positions prior to any legislative hearing.
- C. Most bills of interest to the Legislature have been heard in their first referred committee. March 3, 2022 is “First Decking”, when all bills under consideration for crossover to the other chamber must be submitted to the clerk of the originating chamber in their final form. Legislative committees must submit these bills at least 48 hours prior to third reading.
- D. The HPHA has submitted testimony for 15 Senate Bills and 8 House Bills thus far (see Attachment A).
- E. Hearing notices, bill drafts, and testimonies can be found at the Hawaii State Legislature’s website: <https://www.capitol.hawaii.gov/>.

II. DISCUSSION

- A. The Executive Director has the delegated authority to track legislative measures and provide testimony in accordance with the positions and policy directives adopted by the Board.
- B. Below are the Senate bills (SB) that the HPHA has submitted testimony for thus far:
 - 1. SB 864, RELATING TO HOUSING: Authorizes the issuance of general obligation bonds for the Hawaii Housing Finance and Development Corporation and Hawaii Public Housing Authority’s

programs to develop affordable rental and for sale housing in the State. Appropriates funds.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA pointed to the growing backlog of needed capital improvements across its aging public housing inventory. The Authority also highlighted its upcoming redevelopment of 10,000 new, affordable units as part of its Ka Lei Momi Project, which this bill would help considerably by providing adequate financing on the State's part.

Status: Passed, with amendments.

2. SB 340, RELATING TO HOUSING: Appropriates funds to the Hawaii Public Housing Authority for the rehabilitation, remodeling, renovation, and repair of housing units.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA pointed to the growing backlog of needed capital improvements across its aging public housing inventory. The Authority also described the kind of unit rehabilitation and modernization work that could be accomplished through this appropriation. The HPHA requested two amendments: (1) to allow the Authority to contract out the repair and maintenance of damaged units; and (2) to clarify that the HPHA is authorized to expend any appropriated funds and not the Department of Human Services.

Status: Passed, with amendments

3. SB 858, RELATING TO HOUSING: Requires the Hawaii Housing Finance Development Corporation to amend the Low-Income Housing Tax Credit Program and Qualified Allocation Plan to allow up to twenty percent of the maximum one hundred-twenty points on the criteria point system to be allocated to projects offering to convey ownership of the completed project to the State or an organization obliged to use all financial surpluses generated by the project to construct more housing and prioritize applicants based on the timeliness and loan amount repaid to the Rental Housing Revolving Fund.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA noted the planned redevelopment of multiple public housing projects across the state. The HPHA's redevelopment goals align with the purported purpose of this bill given that the Authority will maintain ownership of each property after

redevelopment and any profit generated will remain with the State. The HPHA could benefit greatly from an amendment to the LIHTC scoring criteria that prioritizes State-owned projects.

Status: Passed, with amendments.

4. SB 859, RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION: Establishes priority for projects that are awarded funds from the Rental Housing Revolving Fund that are owned by the State or an organization obliged to reinvest financial surplus generated by a completed project into a newly constructed housing project. Requires the Hawaii Housing Finance and Development Corporation to amend the Hawaii Administrative Rules to award application criteria points to projects that fulfill these criteria and prioritize applications based on timing and loan amount repaid early.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA noted the planned redevelopment of multiple public housing projects across the state. The HPHA's redevelopment goals align with the purported purpose of this bill given that the Authority will maintain ownership of each property after redevelopment and any profit generated will remain with the State. The HPHA could benefit greatly from an amendment to the RHRF loan scoring criteria that prioritizes State-owned projects.

Status: Passed, with amendments.

5. SB 936, RELATING TO HOUSING: Requires the Hawaii Housing Finance and Development Corporation to prioritize the allocation of low-income housing tax credit to state-owned development projects.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA noted the planned redevelopment of multiple public housing projects across the state. The HPHA's redevelopment goals align with the purported purpose of this bill given that the Authority will maintain ownership of each property after redevelopment and any profit generated will remain with the State. The HPHA could benefit greatly from an amendment to the LIHTC scoring criteria that prioritizes State-owned projects.

Status: Deferred.

6. SB 999, RELATING TO HOUSING: Appropriates funds to the Hawaii Public Housing Authority to modernize Hale Poai.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA described the location and features of the Hale Poai project. The Senate Committee on Housing was also given a status update on the ongoing modernization project. The HPHA included a breakdown of how the bill's appropriation would be utilized at the project site.

Status: Passed, unamended.

7. SB 865, RELATING TO HOUSING: Establishes the ALOHA Homes Program to develop low-cost homes on state-owned and county-owned land in urban redevelopment sites to be sold in leasehold by the Hawaii Public Housing Authority to qualified residents. Exempts certain land from the definition of public lands. Provides for the disposition of lands acquired by the Hawaii Public Housing Authority but no longer needed for the ALOHA Homes Program. Appropriates funds.

HPHA Position: The HPHA testified in support, with amendments. In its testimony, the HPHA expressed its desire to assist the Legislature in any way it can to address the state's affordable housing crisis. Although willing to accept the responsibility of the ALOHA Homes Program, the HPHA requested the Committees provide in the bill the additional staffing and funding that would be necessary. The HPHA also requested the Committees clarify eligibility requirements for a deceased's heir as well as any intentions regarding occupancy restrictions by unit size.

Status: Passed, with amendments.

8. SB338, RELATING TO THE DEPARTMENT OF HOUSING: Creates the Department of Housing. Places the Hawaii Community Development Authority, Hawaii Housing Finance and Development Corporation, Office of Planning and Sustainable Development, and Hawaii Public Housing Authority under the Department of Housing for administrative purposes.

HPHA Position: The HPHA expressed its appreciation of the intent of the measure and offered comments. In its testimony, the HPHA estimated a potential reorganization would take roughly two years or more to complete. This was based on previous the Authority's previous consolidation with the Hawaii Housing Finance Development Corporation. The HPHA also raised concerns over how this measure would interfere with our Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban

Development (HUD) which requires that the Board of Directors be the legally and financially responsible governing body of the agency. This bill would create a conflict with federal law unless the Authority is attached to the newly proposed department for administrative purposes only.

Status: The Senate Committee on Housing and the Senate Committee on Government Operations deferred decision making to February 14, 2023.

9. SB 881, RELATING TO HOMELESSNESS: Authorizes the issuance of general obligation bonds to the Hawaii Public Housing Authority for the development and construction of permanent supportive housing for certain vulnerable individuals. Requires the Hawaii Housing Finance Development Corporation to consider any available federal low-income housing tax credits needed for construction of permanent supportive housing units.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA acknowledged the need for the State to increase its development of affordable housing and the availability of supportive services for people experiencing homelessness. The HPHA pointed to its expertise in providing affordable housing and track record of collaboration with federal, State, and County agencies and the nonprofit sector. If passed, the HPHA would seek a developer/operating partner that specializes in providing the full spectrum of support services that would be needed.

Status: Passed, with amendments.

10. SB 1551, RELATING TO SUPPORTIVE HOUSING: Establishes a supportive housing pilot program in the statewide office on homelessness and housing solutions. Appropriates funds and establishes positions.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA acknowledged the need for the State to increase its development of affordable housing and the availability of supportive services for people experiencing homelessness. The HPHA pointed to its expertise in providing affordable housing and track record of collaboration with federal, State, and County agencies and the nonprofit sector.

Status: Passed, with amendments.

11. SB 1617, RELATING TO HOMELESSNESS: Authorizes the Hawaii Public Housing Authority, in consultation with the Department of Human Services and Department of Health, to establish and administer the Kauhale program to provide individual or shared housing units and support services to homeless individuals and families who meet the definition of “chronically homeless”. Authorizes the Hawaii Public Housing Authority to establish an advisory committee. Requires reports to the Legislature. Exempts existing low-income rental units, tiny home villages, and kauhale from certain provisions of the HRS, consistent with the Governor’s 2015 and 2018 proclamations on homelessness. Appropriates funds.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA pointed to the success of the State’s initial kauhale project opened in Kalaeloa and highlighted the Authority’s role in facilitating its development. Other points mentioned include the HPHA’s preference for the transfer of land to be conducted via Executive Order, noting the HPHA’s specific lack of housing/service provision for people experiencing chronic homelessness, and the request of positions necessary to properly administer the program.

Status: Passed, with amendments.

12. SB 898, RELATING TO KUPUNA HOUSING: Temporarily expands the state rent supplement program to specifically target qualified individuals who are sixty-two years of age or older and are homeless or at imminent risk of becoming homeless. Requires HPHA to submit annual reports to the legislature. Appropriates funds. Repeals 6/30/2026.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA expressed its appreciation of any opportunity to expand the capacity of the Rent Supplement Program to serve our community’s at-risk kupuna. The HPHA noted that any expansion would require an appropriation of \$1 million in general funds for the fiscal biennium and the establishment of one Public Housing Specialist II position for every 250 new families.

Status: Passed, with amendments.

13. SB 874, RELATING TO SCHOOL IMPACT FEES: Exempts certain housing developments from assessments of school impact fees.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA describes how all of the HPHA’s planned

redevelopments include affordable rental units and therefore require varying degrees of gap financing. Although the HPHA acknowledged the importance of school impact fees, the Authority noted that they often exacerbate this gap and may hurt the feasibility of developing State-owned affordable housing projects. The HPHA also pointed out that because it must request gap financing from the Legislature, this exemption would prevent what is an unnecessary reallocation of State funds between two State entities.

Status: Hearing scheduled for February 9, 2023.

14. SB 330, RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION: Authorizes the Hawaii Housing Finance and Development Corporation the right of first refusal for the development of property for all development on state lands, excluding Hawaii Public Housing Authority and Department of Hawaiian Home Land lands, that are within one-half mile radius of a rail transit station, provided there is a transfer of any property interest, including a leasehold interest, in state lands that are within a one-half mile radius of a rail transit station.

HPHA Position: The HPHA testified in support of the exclusion of the HPHA from the HHFDC's right of first refusal this bill would establish. In its testimony, the HPHA noted that it receives federal funding through the ACC agreement it signs with HUD. Without this exemption, SB 330 would be problematic for the HPHA because, as part of this agreement, HUD maintains a Declaration of Trust over all federally-assisted properties which prohibits the Authority from encumbering any property without the prior approval of the HPHA Board of Directors and HUD.

Status: Hearing scheduled for February 9, 2023.

15. SB 22 RELATING TO BED BUGS: Prohibits landlords, including those operating in public housing and educational dorm settings, from renting a dwelling unit that the landlord knows has a current bed bug infestation. Establishes procedures that landlords shall take upon receiving notice of an actual or suspected bed bug infestation.

HPHA Position: The HPHA testified that it appreciated the intent of this measure and offered comments. In its testimony, the HPHA restated its commitment to ensure all public housing units are kept safe, decent, and sanitary. The HPHA described the particular federal regulations and guidance it follows in order to ensure

physical condition standards are met. Similar processes are also employed at all State-assisted public housing projects. The HPHA also noted that it has procedures in place to provide residents with notification of potential bed bug infestations and schedule multiple rounds of follow-up inspections. Finally, the HPHA reiterated that it does not charge residents for the treatment of any infestation.

Status: Hearing scheduled for February 10, 2023.

C. Below are the House Bills (HB) that the HPHA has submitted testimony for thus far:

1. HB 1439, RELATING TO EVICTION MEDIATION: Establishes and appropriates funds for a pre-litigation mediation pilot program. Requires landlords to participate in mediation before filing an action for summary possession. Creates and appropriates funds for an emergency rent relief program.

HPHA Position: The HPHA testified in support, with amendments. In its testimony, the HPHA noted the success of the pre-litigation mediation and rent relief programs established by Act 57, Session Laws of Hawaii 2022, both of which utilized federal funding through the American Rescue Plan Act of 2021. The HPHA also requested the committee adopt amendments to clarify language regarding rulemaking for the mediation component; to request an exemption from Chapter 91, HRS; and to make other technical amendments.

Status: Passed, with amendments.

2. HB 224 HD1, RELATING TO HUMAN SERVICES: Establishes the Hawaii Public Housing Authority public housing tenant upward mobility pilot program. Permits the Hawaii public housing authority to contact with outside parties to implement the program. Appropriates funds.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA stated it has found some public housing residents lack adequate training or the work experience needed to find gainful employment. The HPHA described how this pilot program will empower residents by enabling them to learn valuable work skills and earn an income that will enhance their families' wellbeing. The HPHA's intention is for the general-funded pilot program to lead the way for future expansion enabled by federal funding as part of our Moving to Work designation.

Status: Passed, with amendments.

3. **HB 674, RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY:** Repeals the requirement of the Hawaii Public Housing Authority to make available no less than fifty per cent of available federal and state low-income public housing units for applicants without preference and up to fifty per cent of available federal and state low-income public housing units for applicants with preference.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA noted that this bill would allow the Authority to conduct admissions in a fairer and more appropriate manner based on the availability of funding. The HPHA also stressed that families with preferences would continue to be prioritized for housing throughout the admissions process.

Status: Passed, with amendments.

4. **HB 648, RELATING TO KUPUNA HOUSING:** Temporarily expands the state rent supplement program to specifically target qualified individuals who are sixty-two years of age or older and are homeless or at imminent risk of becoming homeless. Requires HPHA to submit annual reports to the legislature. Appropriates funds. Repeals 6/30/2026.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA expressed its appreciation of any opportunity to expand the capacity of the Rent Supplement Program to serve our community's at-risk kupuna. The HPHA noted that any expansion would require an appropriation of \$1 million in general funds for the fiscal biennium and the establishment of one Public Housing Specialist II position.

Status: Passed, with amendments.

5. **HB 1244, RELATING TO HOUSING:** Appropriates funds to the Hawaii Public Housing Authority for the state rent supplement program.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA described how funding of the Rent Supplement Program has historically been provided on a reoccurring basis every fiscal biennium or fiscal year. The HPHA stated \$500,000 is needed to maintain rental assistance for all current participants. Any further expansion of the program would require an appropriation of \$1 million in general funds for the fiscal biennium and the

establishment of one Public Housing Specialist II position for every 250 new families.

Status: Passed, with amendments.

6. HB 680, RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY: Appropriates funds to the Hawaii Public Housing Authority for the rehabilitation, remodeling, renovation, and repair of dwelling units at federal and state low-income public housing projects.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA pointed to the growing backlog of needed capital improvements across its aging public housing inventory. The Authority also described the kind of unit rehabilitation and modernization work that could be accomplished through this appropriation. The HPHA requested an amendment to allow the Authority to contract out the repair and maintenance of damaged units.

Status: Passed, with amendments.

7. HB 1395, RELATING TO HOUSING: Appropriates funds for the planning and design for new housing units at the Kapaa public housing project site in Kapaa, Kauai.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA described the location and features of the Kapaa project. The House Committee on Housing was also given a status update regarding the site's inclusion into the upcoming Ka Lei Momi Project to develop 10,000 new affordable rental and for-sale units. The HPHA explained its intent to retain service to low-income families through a one-to-one replacement of public housing units while also creating a more vibrant mixed-income, mixed-use community.

Status: Passed, with amendments.

8. HB 1397, RELATING TO SUPPORTIVE HOUSING: Establishes a supportive housing pilot program in the statewide office of homelessness and housing solutions. Appropriates funds and establishes positions.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA acknowledged the need for the State to increase its development of affordable housing and the availability of supportive

services for people experiencing homelessness. The HPHA pointed to its expertise in providing affordable housing and track record of collaboration with federal, State, and County agencies and the nonprofit sector.

Status: Hearing scheduled for February 10, 2023

Attachment A: Bill Tracking Spreadsheet as of 2/10/23

Prepared by: Benjamin Park, Chief Planner BP

2023 House Bills (as of 02/09/23)

Bill No.	Measure Title	Description	Current Status	Introducer(s)	Current Referral
HB84	RELATING TO COUNTIES.	Makes explicit the counties' authority to enact ordinances to amortize or phase out permitted, nonconforming, or otherwise allowed short-term rentals in any zoning classification. Includes <u>swapping, bartering, or exchange of a residential dwelling, or portion thereof, in definition of "short-</u>	H 2/6/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on WAL with none	QUINLAN, HASHIMOTO, HOLT, HUSSEY-BURDICK, ICHiyAMA, KILA, KOBAYASHI, LOWEN, MARTEN, MATAYOSHI, NAKASHIMA, TAKENOUCI, Chun	HSG, WAL, JHA
HB148	RELATING TO TAXATION.	Establishes a surcharge on the conveyance tax upon the transfer or conveyance of prolonged vacant property.	H 1/25/2023: Referred to HSG, FIN, referral sheet 1	PERRUSO, COCHRAN, GANADEN, HUSSEY-BURDICK, KAPELA, KILA, MARTEN, MATAYOSHI, TODD, WARD, Chun, Tam	HSG, FIN
HB176	RELATING TO CONDOMINIUM ASSOCIATIONS.	Expands the real estate commissions enforcement authority to include violations of requirements for association meetings and board of director elections. Requires newly elected or appointed condominium association board members to certify in writing compliance with specified duties and obligations. Clarifies electronic voting device procedures. Eliminates proxy voting for condominium associations. Establishes additional requirements and procedures for association meetings and board of director elections, including notices of election, notice of intent to run for election, ballots, and runoff elections. Establishes penalties for improper voting and forgery of ballot envelopes.	H 1/25/2023: Referred to HSG, CPC, referral sheet 1	TAM (Introduced by request of another party)	HSG, CPC
HB178	RELATING TO HOMEOWNER ASSOCIATIONS.	Establishes an ombudsman's office for homeowner associations within the department of commerce and consumer affairs. Establishes an ombudsman's office special fund. Requires board members of condominium associations, cooperative housing corporations, and planned community associations to meet certain educational requirements through classes offered by the ombudsman. Updates statutes relating to condominium associations, cooperative housing corporations, and planned community associations to integrate the role and functions of the ombudsman's office for homeowner associations. Appropriates funds for establishment of the ombudsman's office. Effective 1/1/2024.	H 1/25/2023: Referred to HSG, CPC, FIN, referral sheet 1	TAM	HSG, CPC, FIN
HB201	RELATING TO HISTORIC PRESERVATION.	Increases the minimum age of a building, structure, object, district, area, or site that would define it as historic property for purposes of the historic preservation program.	H 1/31/2023: The committee on WAL recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 8 Ayes: Representative(s) Ichiyama, Poepoe, Chun, Ganaden, Hashem, Morikawa, Takayama, Souza; Ayes with reservations: none; Noes: none; and Excused: none.	ICHIYAMA, AIU, HASHIMOTO	WAL, JHA

HB210	RELATING TO MOLD.	Establishes the mold information and awareness program administered by DOH. Requires mandatory disclosure of the presence of mold as part of any sale, transfer, or rental of residential, commercial, or industrial property. Requires DOH to conduct reviews every five years on mold identification and remediation technology or treatment techniques. Requires the director of health to establish a public awareness campaign. Requires disclosure forms for the sale of residential real property to include a notice to buyers about the presence of mold, if applicable. Requires a landlord or any person authorized to enter into a rental agreement on the landlord's behalf to disclose the presence of mold, if applicable. Requires DOH to study the adverse effects of mold on humans and report to the legislature.	H 1/30/2023: Re-referred to HLT, CPC, FIN, referral sheet 3	TAM, GANADEN, LAMOSAO, LOWEN, MARTEN, NAKASHIMA, PERRUSO, TODD, Kapela	HLT, CPC, FIN
HB217	RELATING TO HOME RENOVATIONS.	Updates the cost valuations of work on buildings for the work to qualify for an exemption from the requirement that plans and specifications for construction projects be prepared by a licensed engineer or architect.	H 2/8/2023: The committee on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 8 Ayes: Representative(s) Hashimoto, Aiu, Kila, Kitagawa, Marten, Onishi, Todd, Matsumoto; Ayes with reservations: none; Noes: none; and Excused: none.	TAKAYAMA, AMATO, CHUN, COCHRAN, HASHIMOTO, ICHIYAMA, KILA, KITAGAWA, KOBAYASHI, LOWEN, MARTEN, MATAYOSHI, NAKASHIMA, NISHIMOTO, TAKENOUCI	HSG, CPC
HB226	RELATING TO COOPERATIVE HOUSING CORPORATIONS.	Specifies that members of the board of directors of a cooperative housing corporation shall owe the corporation a fiduciary duty and exercise the degree of care and loyalty required of an officer or director of a corporation organized under chapter 414, HRS.	H 1/25/2023: Referred to HSG, CPC, referral sheet 1	AIU	HSG, CPC
HB234	RELATING TO TAXATION OF REAL ESTATE INVESTMENT TRUSTS.	Disallows dividends paid deduction for real estate investment trusts. Specifies that amounts collected from the disallowance be evenly divided and deposited into the dwelling unit revolving fund and rental housing revolving fund. Applies to taxable years beginning after 12/31/2023. Sunsets 12/31/2026.	H 1/25/2023: Referred to ECD, CPC, FIN, referral sheet 1	KAPELA, COCHRAN, GANADEN, HUSSEY-BURDICK, KILA, LOWEN, MARTEN, PERRUSO, POEPOE, TAM	ECD, CPC, FIN
HB270	RELATING TO HOUSING.	Allows the Hawaii Community Development Authority to approve the residential development on the nine parcels conveyed to the Office of Hawaiian Affairs pursuant to Act 15, Session Laws of Hawaii 2012. Raises the building height limit and increases the maximum floor area ratio for residential development on three of the nine parcels. Exempts the residential developments on the nine parcels from the requirement to dedicate public facilities of land or facilities, or cash payments in lieu thereof, as a condition of development; the prohibition on sale or assignment of fee simple interest in land in the Kakaako Community Development District; and the prohibition on residential development in the Kakaako Makai area. Appropriates funds for repairs of certain structures located on the nine parcels and for compensation relating to the Office of Hawaiian Affairs' pro rata portion of income and proceeds from the public land trust.	H 1/25/2023: Referred to WAL, JHA, FIN, referral sheet 1	HOLT	WAL, JHA, FIN
HB280	RELATING TO PROPERTY.	Prohibits nonresident aliens and businesses and trusts that are significantly controlled by nonresident aliens from acquiring certain residential property in the State, except as otherwise provided by law.	H 2/1/2023: The committee(s) on HSG recommend(s) that the measure be deferred.	KILA, CHUN, LAMOSAO, POEPOE	HSG, JHA, FIN

HB286	RELATING TO THE CONVEYANCE TAX.	Increases the rate of conveyance tax for condominiums and single family residences ineligible for a county homeowner's exemption with a value of at least \$2,000,000. Exempts from the conveyance tax documents and instruments conveying real property subject to a government assistance program approved and certified by the Hawaii housing finance and development corporation and used for the provision of affordable housing for qualified persons in the State. Removes maximum dollar amount of conveyance tax revenues that are to be paid into the rental housing revolving fund each fiscal year. Effective 1/1/2024.	H 1/25/2023: Referred to WAL, FIN, referral sheet 1	KILA, CHUN, HASHIMOTO, HOLT, POEPOE, TODD	WAL, FIN
HB321	RELATING TO HOUSING.	Lowers the income threshold from one hundred forty per cent to one hundred twenty per cent of the median family income for mixed-income rental projects to be eligible for rental housing revolving fund loans or grants. Effective 1/1/2024.	H 1/25/2023: Referred to HSG, FIN, referral sheet 1	CHUN, GANADEN, HUSSEY-BURDICK, ICHiyAMA, KILA, LAMOSAO, MARTEN, NISHIMOTO, SAYAMA, TAKENOUCI, WOODSON, Amato, Cochran	HSG, FIN
HB327	RELATING TO ROOFTOP SOLAR INSTALLATION.	Beginning 1/1/2024, prohibits the issuance of building permits for new single-family dwellings that are part of a development of ten or more dwellings and do not include a rooftop photovoltaic energy generating system, under certain circumstances. Authorizes the Hawaii state energy office to use moneys from the energy security special fund to administer variances. Effective 6/30/3000. (HD1)	H 2/7/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on CPC with none voting aye with reservations; none voting no (0) and none excused (0).	MARTEN, AMATO, GANADEN, GATES, HUSSEY-BURDICK, KAPELA, LOWEN, PERRUSO, POEPOE, TODD, Chun, Cochran, Kila, Lamosao	EHP/HSG, CPC, FIN
HB329	RELATING TO ENERGY.	Requires solar conduit and electrical panel readiness for new residential construction and electric vehicle readiness when an electrical panel and parking area are installed. Effective 7/1/3000. (HD1)	H 2/3/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on CPC with Representative(s) Ward voting aye with reservations; Representative(s) Garcia, Pierick voting no (2) and Representative(s) Amato, Nakashima excused (2).	MARTEN, HUSSEY-BURDICK, KAPELA, LOWEN, PERRUSO, TODD	HSG, CPC, FIN
HB356	RELATING TO HOUSING.	Short form bill relating to housing.	H 1/25/2023: Referred to HSG, referral sheet 1	HASHIMOTO	HSG
HB357	RELATING TO HOUSING.	Short form bill relating to housing.	H 1/25/2023: Referred to HSG, referral sheet 1	HASHIMOTO	HSG
HB358	RELATING TO HOUSING.	Short form bill relating to housing.	H 1/25/2023: Referred to HSG, referral sheet 1	HASHIMOTO	HSG
HB359	RELATING TO HOUSING.	Short form bill relating to housing.	H 1/25/2023: Referred to HSG, referral sheet 1	HASHIMOTO	HSG
HB360	RELATING TO HOUSING.	Short form bill relating to housing.	H 2/8/2023: The committee recommends that the measure pass with amendments, for recommittal for further consideration. The votes were as follows: 8 Ayes: Representative(s) Hashimoto, Aiu, Kila, Kitagawa, Marten, Onishi, Todd, Matsumoto; Ayes with reservations: none; Noes: none; and Excused: none.	HASHIMOTO	HSG
HB376	RELATING TO CONDOMINIUMS.	Requires associations to maintain and operate the property to ensure conformance with all laws, ordinances, and rules.	H 1/25/2023: Referred to HSG, CPC, referral sheet 1	SAIKI	HSG, CPC

HB381	RELATING TO CONDOMINIUMS.	Repeals the sunset date of Act 196, Session Laws of Hawaii 2018, that allowed for voluntary binding arbitration for condominium related disputes and amended the conditions for mediation. Effective 6/30/3000. (HD1)	H 2/8/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on CPC with none voting aye with reservations; none voting no (0) and none excused (0).	SAIKI	HSG, CPC, FIN
HB410	RELATING TO HOMELESSNESS.	Short form bill relating to homelessness.	H 1/25/2023: Referred to HLT, referral sheet 1	BELATTI	HLT
HB416	RELATING TO HOUSING DENSITY.	Prohibits each county from adopting ordinances that restrict housing density on state lands that are within 0.5 miles of an elevated mass transit station.	H 1/25/2023: Referred to HSG, WAL, FIN, referral sheet 1	TODD, HASHIMOTO, MARTEN	HSG, WAL, FIN
HB453	RELATING TO ASSISTANCE FOR PERSONS COMPLETING A TERM OF IMPRISONMENT.	Establishes within the Department of Human Services a 4-year pilot program to provide housing and child care vouchers to qualified applicants who will soon complete, or have recently completed, a term of imprisonment as a sentenced offender, and who have or will have sole or primary custody of 1 or more children under the age of 18. Requires a voucher recipient to be employed at least 20 hours per week or be employed and attend an educational program for a combined total of at least 20 hours per week. Requires reports to the Legislature. Appropriates funds.	H 1/25/2023: Referred to CMV/HUS, JHA, FIN, referral sheet 1	MIZUNO	CMV/HUS, JHA, FIN
HB465	RELATING TO WAIHAOLE VALLEY.	Requires Hawaii Housing Finance and Development Corporation to offer 5-year lease extensions to Waiahole Valley lessee at the current terms. Requires the Hawaii Housing Finance and Development Corporation to submit a report regarding whether a different entity should manage Waiahole Valley.	H 1/25/2023: Referred to WAL, JHA, FIN, referral sheet 1	KITAGAWA	WAL, JHA, FIN
HB497	RELATING TO HOUSING.	Requires the school facilities authority to conduct a feasibility study for the development of teacher and workforce housing at the Queen Liliuokalani elementary school property. Requires a report to the legislature prior to the 2024 regular session. Appropriates funds for the feasibility study. Effective 7/1/3000. (HD1)	H 2/3/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on EDN with none voting aye with reservations; Representative(s) Pierick voting no (1) and Representative(s) Amato, Nakashima excused (2).	SAYAMA, CHUN, COCHRAN, GARRETT, HASHIMOTO, HOLT, ICHIYAMA, KILA, KITAGAWA, KOBAYASHI, LAMOSAO, MARTEN, NAKASHIMA, NISHIMOTO, PERRUSO, POEPOE, QUINLAN, TAKAYAMA, TAKENOUCI, TAM, TARNAS, WARD, WOODSON	HSG, EDN, FIN
HB524	RELATING TO THE LANDLORD-TENANT CODE.	Prohibits landlords from recovering possession of a dwelling unit from tenants if habitability of the premises is significantly impaired. Sets a tenant's liability for rent if habitability of the premises is significantly impaired. Provides remedies for retaliatory evictions.	H 1/27/2023: Referred to HSG, CPC, referral sheet 2	NAKASHIMA	HSG, CPC
HB543	RELATING TO TAXATION.	Establishes an income tax credit for taxpayers who purchase and install a whole house water filter system.	H 2/8/2023: The committee on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 8 Ayes: Representative(s) Hashimoto, Aiu, Kila, Kitagawa, Todd, Matsumoto; Ayes with reservations: Representative(s) Marten, Onishi; Noes: none; and Excused: none.	AIU, HASHIMOTO, ICHIYAMA, LAMOSAO	HSG, FIN

HB567	RELATING TO THE DEPARTMENT OF HAWAIIAN HOME LANDS.	Exempts any housing development for the department of Hawaiian home lands from general excise tax and school impact fee requirements. Makes permanent the exemption of housing developed where new housing units are created by the department of Hawaiian home lands from school impact fee requirements. Lapses the appropriation provided under Act 279, SLH 2022, and appropriates funds for the purposes of Act 279, SLH 2022 for the current fiscal year. Makes permanent the issuance of county affordable housing credits to the department of Hawaiian home lands. Effective 7/1/3000. (HD1)	H 2/8/2023: The committee on JHA recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 10 Ayes: Representative(s) Tarnas, Takayama, Ganaden, Holt, Hashimoto, Ichiyama, Ilagan, Kong, Mizuno, Souza; Ayes with reservations: none; Noes: none; and Excused: none.	HOLT, AMATO, GANADEN, GATES, HASHIMOTO, MARTEN, MORIKAWA, QUINLAN, TARNAS, TODD, WARD	HSG, JHA, FIN
HB613	RELATING TO THE CONVEYANCE TAX.	Establishes the real property tax exemption special fund and requires that a portion of conveyance tax revenues be deposited into the special fund. Allows the county to use special fund moneys to offset any lost revenue incurred due to property tax exemptions provided to qualified senior citizen property owners. Appropriates moneys.	H 1/27/2023: Referred to HSG, FIN, referral sheet 2	KONG	HSG, FIN
HB614	RELATING TO HOUSING.	Appropriates funds to the Hawaii Public Housing Authority for the rehabilitation, remodeling, renovation, and repair of housing units.	H 1/27/2023: Referred to HSG, FIN, referral sheet 2	NAKAMURA, AIU, GATES, HASHIMOTO, HOLT, KILA, KITAGAWA, MARTEN, QUINLAN, TODD	HSG, FIN
HB616	RELATING TO THE AFFORDABLE HOUSING REVOLVING FUND.	Amends the Supplemental Appropriations Act of 2022 to specify that the appropriation for Hawaii housing finance and development corporation (BED160) is to be deposited into and expended from the affordable homeownership revolving fund for purposes of the revolving fund.	H 1/27/2023: Referred to HSG, FIN, referral sheet 2	NAKAMURA, AIU, AMATO, BELATTI, CHUN, COCHRAN, GANADEN, GARRETT, GATES, HASHIMOTO, HOLT, ICHİYAMA, KAPELA, KILA, KITAGAWA, LAMOSAO, LOWEN, MARTEN, MATAYOSHI, MIZUNO, MORIKAWA, NAKASHIMA, NISHIMOTO, ONISHI, PERRUSO, POEPOE, QUINLAN, SAYAMA, TAKAYAMA, TAKENOUCI, TAM, TARNAS, TODD	HSG, FIN
HB633	RELATING TO CREATING A LOCAL HOUSING MARKET.	Establishing a Local Housing Market that is tied to Hawaii State resident's incomes, and not the global economy. Thus, providing housing options that are affordable relative to wages for residents of the State.	H 1/27/2023: Referred to HSG, FIN, referral sheet 2	MATSUMOTO, ALCOS, GARCIA, PIERICK, WARD	HSG, FIN
HB634	RELATING TO THE INDIVIDUAL HOUSING ACCOUNT PROGRAM.	Updating the Individual Housing Account (IHA) statutes to more accurately reflect the current cost of housing down-payments.	H 1/27/2023: Referred to HSG, ECD, FIN, referral sheet 2	GARCIA, ALCOS, MATSUMOTO, PIERICK, WARD, Souza	HSG, ECD, FIN
HB644	RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE.	Allows a landlord or landlord's agent to charge an application screening fee at the time a rental application is processed for residential property. Caps the amount of an application screening fee at \$25 and prohibits fees to be charged for each member of a household. Requires the landlord or landlord's agent to provide a receipt for payment of the application screening fee and copy of any report obtained, if requested by the applicant, and within ten days of the applicant's request. Requires the landlord or landlord's agent to return any unauthorized fee amounts to the applicant.	H 2/8/2023: Bill scheduled to be heard by HSG on Friday, 02-10-23 9:30AM in House conference room 312 VIA VIDEOCONFERENCE.	NAKASHIMA, NISHIMOTO, TARNAS, Sayama	HSG, CPC
HB648	RELATING TO KUPUNA HOUSING.	Temporarily expands the state rent supplement program to specifically target qualified individuals who are sixty-two years of age or older and are homeless or at imminent risk of becoming homeless. Requires HPHA to submit annual reports to the legislature. Appropriates funds. Repeals 6/30/2026.	H 2/8/2023: The committee on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 8 Ayes: Representative(s) Hashimoto, Aiu, Kila, Kitagawa, Marten, Onishi, Todd, Matsumoto; Ayes with reservations: none; Noes: none; and Excused: none.	HASHIMOTO, AIU, AMATO, BELATTI, COCHRAN, GATES, HASHEM, HOLT, HUSSEY-BURDICK, ICHİYAMA, KAPELA, KITAGAWA, LAMOSAO, LOWEN, MARTEN, MATAYOSHI, MORIKAWA, NAKASHIMA, NISHIMOTO, ONISHI, PERRUSO, POEPOE, QUINLAN, TAKAYAMA, TAKENOUCI, TAM, TARNAS, TODD, WOODSON	HSG, FIN

HB655	RELATING TO AFFORDABLE HOUSING.	Requires that Hawaii housing finance and development corporation housing projects include a restrictive covenant that the percentage of units of the housing project that are designated as affordable housing, as described in the submitted housing project application, shall be affordable housing in perpetuity.	H 1/27/2023: Referred to HSG, CPC, FIN, referral sheet 2	COCHRAN, AMATO, GATES, HUSSEY-BURDICK, KAPELA, LOWEN, MARTEN, PERRUSO, POEPOE, TAM, TARNAS	HSG, CPC, FIN
HB668	RELATING TO HOUSING.	Conditions the authority of a county whose population is greater than five hundred thousand to exercise state housing powers upon a county's continued compliance with provisions regarding acceptance of the dedication of infrastructure and public highways in affordable housing developments. Amends various provisions relating to the dedication of infrastructure to a county. Effective 7/1/3000. (HD1)	H 2/9/2023: Reported from HSG (Stand. Com. Rep. No. 216) as amended in HD 1, recommending passage on Second Reading and referral to JHA.	HASHIMOTO, AIU, ICHiyAMA	HSG, JHA, FIN
HB669	RELATING TO GOVERNMENT.	Expands the jurisdiction of county land use decision-making authorities, enabling them to amend the district boundaries of lands less than fifty acres, from lands less than fifteen acres. Limits the Land Use Commission's authority over special permits for housing that includes workforce or affordable housing units with a minimum twenty-five per cent of market units on land the area of which is greater than fifty acres or for lands designated as important agricultural lands, by providing that the Land Use Commission shall only add additional restrictions or disapprove a petition. Requires the Land Use Commission to run its special permit process concurrently with the appropriate county Land Use Commission for these special permits.	H 1/27/2023: Referred to HSG, WAL, FIN, referral sheet 2	HASHIMOTO	HSG, WAL, FIN
HB670	RELATING TO THE LAND USE COMMISSION.	Specifies that a simple majority of affirmative votes by members of the land use commission is required for any boundary amendment. Effective 7/1/3000. (HD1)	H 2/3/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on WAL with Representative(s) Hussey-Burdick voting aye with reservations; Representative(s) Kapela voting no (1) and Representative(s) Amato, Nakashima excused (2).	HASHIMOTO, AIU	HSG, WAL, FIN
HB671	RELATING TO OHANA ZONES.	Appropriates funds for the ohana zones pilot program, including expenses relating to operations, upkeep of facilities, provision of services, and administrative costs. Authorizes the issuance of general obligation bonds for the construction of facilities for the ohana zones pilot program.	H 2/8/2023: Bill scheduled to be heard by HSG/HLT on Friday, 02-10-23 11:15AM in House conference room 329 VIA VIDEOCONFERENCE.	HASHIMOTO, AIU, KILA, KITAGAWA, MARTEN, TODD	HSG/HLT, FIN
HB672	RELATING TO HOUSING CAPACITY.	Requires each county to adopt reasonable standards to allow the construction of up to four dwelling units on any land with an urban state land use district classification that is zoned for residential use where a single-family dwelling unit is permitted.	H 1/30/2023: Referred to HSG, WAL, FIN, referral sheet 3	HASHIMOTO, AIU	HSG, WAL, FIN
HB673	RELATING TO HOUSING.	Authorizes the counties to reclassify lands fifteen to one hundred acres in certain rural, urban, and agricultural districts in which at least fifty per cent of the housing units on the land sought to be reclassified are set aside for persons and families with incomes at or below one hundred forty per cent of the area median income.	H 2/8/2023: The committee(s) on HSG/WAL recommend(s) that the measure be deferred.	HASHIMOTO, CHUN, LAMOSAO, MIZUNO, TAKAYAMA, TAKENOUCI	HSG/WAL, JHA

HB674	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Repeals the requirement of the Hawaii public housing authority to make available no less than fifty per cent of available federal and state low-income public housing units for applicants without preference and up to fifty per cent of available federal and state low-income public housing units for applicants with preference.	H 2/8/2023: The committee on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 8 Ayes: Representative(s) Hashimoto, Aiu, Kila, Kitagawa, Marten, Onishi, Todd, Matsumoto; Ayes with reservations: none; Noes: none; and Excused: none.	HASHIMOTO, AIU	HSG, FIN
HB675	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Requires the HHFDC to open at minimum two application periods each year for the receipt of applications for financing for the development of affordable housing in the State from the low-income housing tax credit program, Hula Mae multi-family revenue bond program, rental housing revolving fund program, and dwelling unit revolving fund program. Effective 7/1/2024.	H 2/8/2023: Bill scheduled to be heard by HSG on Friday, 02-10-23 9:30AM in House conference room 312 VIA VIDEOCONFERENCE.	HASHIMOTO, AIU	HSG, FIN
HB676	RELATING TO DISTRICT BOUNDARY AMENDMENTS.	Authorizes the appropriate county land use decision-making authority to determine district boundary amendments involving land areas over fifteen acres if the county has adopted an ordinance that meets certain requirements.	H 2/8/2023: The committee on WAL recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 8 Ayes: Representative(s) Ichiyama, Poepoe, Chun, Ganaden, Hashem, Morikawa, Takayama, Souza; Ayes with reservations: none; Noes: none; and Excused: none.	HASHIMOTO, AIU	HSG/WAL, JHA
HB677	RELATING TO THE DWELLING UNIT REVOLVING FUND.	Requires HHFDC to establish a five-year dwelling unit revolving fund equity pilot program. Creates one full-time equivalent housing development specialist III position. Appropriates funds.	H 2/8/2023: Bill scheduled to be heard by HSG on Friday, 02-10-23 9:30AM in House conference room 312 VIA VIDEOCONFERENCE.	HASHIMOTO, AIU, KILA, KITAGAWA, MARTEN, TODD	HSG, FIN
HB678	RELATING TO HOUSING.	Clarifies a county's obligations with respect to housing developed through the housing development programs overseen by the Hawaii housing finance and development corporation. Sunsets 7/1/2031.	H 2/8/2023: Bill scheduled to be heard by HSG on Friday, 02-10-23 9:30AM in House conference room 312 VIA VIDEOCONFERENCE.	HASHIMOTO, AIU	HSG, FIN
HB679	RELATING TO STATE FUNDS.	Amends the general fund appropriation for the Hawaii housing finance and development corporation in Act 236, SLH 2022, to help the State meet its American Rescue Plan Act maintenance of effort obligations.	H 2/8/2023: Bill scheduled to be heard by HSG on Friday, 02-10-23 9:30AM in House conference room 312 VIA VIDEOCONFERENCE.	HASHIMOTO, AIU, KITAGAWA, ONISHI, TODD	HSG, FIN

HB680	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Appropriates funds to the Hawaii public housing authority for the rehabilitation, remodeling, renovation, and repair of dwelling units at federal and state low-income public housing projects.	H 2/8/2023: The committee on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 8 Ayes: Representative(s) Hashimoto, Aiu, Kila, Kitagawa, Marten, Onishi, Todd, Matsumoto; Ayes with reservations: none; Noes: none; and Excused: none.	HASHIMOTO, AIU, KILA, KITAGAWA, MARTEN, ONISHI, TAKENOUCI, TODD	HSG, FIN
HB681	RELATING TO STATE BUILDING CODES.	Exempts any code with an official publication date within four years of the prior code publication date from certain adoption requirements. Effective 6/30/3000. (HD1)	H 2/7/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on CPC with Representative(s) Lowen, Perruso voting aye with reservations; Representative(s) Kapela voting no (1) and none excused (0).	HASHIMOTO, AIU	HSG, CPC, FIN
HB713	RELATING TO THE DEPARTMENT OF HAWAIIAN HOMELANDS.	Short form bill relating to the department of Hawaiian homelands.	H 1/30/2023: Referred to HSG, referral sheet 3	SAIKI	HSG
HB753	RELATING TO AN INCOME TAX CREDIT.	Establishes a two-year nonrefundable individual income tax credit for expenses paid to retrofit a residence with wind resistive devices. Applies to taxable years beginning after 12/31/2023. Sunsets 12/31/2025. Effective 6/30/3000. (HD1)	H 2/7/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on CPC with none voting aye with reservations; none voting no (0) and none excused (0).	ICHIYAMA, AIU, AMATO, COCHRAN, GARRETT, GATES, HASHEM, HASHIMOTO, HOLT, HUSSEY-BURDICK, KAPELA, KILA, KITAGAWA, LOWEN, MARTEN, MARTINEZ, MATAYOSHI, MORIKAWA, NAKASHIMA, NISHIMOTO, PERRUSO, POEPOE, SAYAMA, TAKAYAMA, TAKENOUCI, TAM, TARNAS, TODD	HSG, CPC, FIN
HB780	RELATING TO HUMAN SERVICES.	Requires the office of the lieutenant governor to convene a working group to examine the feasibility of establishing and implementing a kauhale pilot program based on specified criteria to provide shelter and other services to homeless individuals in the State and to submit a report of the working group's findings and recommendations, including any proposed legislation, to the legislature prior to the regular session of 2024.	H 2/1/2023: Re-referred to HSG/HLT, FIN, referral sheet 6	MIZUNO, AMATO, COCHRAN, GANADEN, GATES, HASHIMOTO, ICHIIYAMA, KAPELA, LAMOSAO, LOWEN, MARTEN, MARTINEZ, PERRUSO, POEPOE, TAKENOUCI, Kobayashi	HSG/HLT, FIN
HB791	RELATING TO ACCESSORY DWELLING UNITS.	Establishes the housing assistance program, to be carried out by the housing assistance program coordinator, within the department of human services to provide state grants and rental subsidies to private property owners who set aside, construct, or improve accessory dwelling units on their properties and rent the units to families or individuals who are homeless. Establishes the temporary housing assistance program commission and positions to support the housing assistance program. Appropriates funds. Sunsets 6/30/2029.	H 1/30/2023: Referred to HSG/HLT, FIN, referral sheet 3	MIZUNO, AMATO, GATES, HUSSEY-BURDICK, MARTEN, MARTINEZ, PERRUSO, POEPOE, TAM	HSG/HLT, FIN
HB814	RELATING TO AFFORDABLE HOUSING.	Requires the counties to adopt ordinances by 7/1/2024 to allow religious institutions, educational institutions, and medical institutions to build housing units on land that the institutions own for purchase in fee simple or use by the institutions, their employees, or their contractors, regardless of current zoning restrictions. Requires institutions to own housing units for thirty years before offering the housing units for sale. Effective 6/30/3000. (HD1)	H 2/7/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on WAL with none voting aye with reservations; none voting no (0) and none excused (0).	AIU, HASHIMOTO, KILA	HSG, WAL, FIN
HB815	RELATING TO THE COUNTIES.	Prohibits the counties from imposing inclusionary zoning requirements. Requires the counties to submit reports to the Legislature. Appropriates moneys.	H 1/30/2023: Referred to WAL, HSG, FIN, referral sheet 3	AIU, HASHIMOTO, KILA, Chun	WAL, HSG, FIN

HB817	RELATING TO HOUSING.	Establishes the rent reporting for credit pilot program within the Hawaii housing finance and development corporation, whereby which participant tenants may elect to have their rent payment information reported by participant landlords to consumer reporting agencies to generate and build credit. Requires a report to governor and legislature. Appropriates funds. Sunsets 6/30/2027.	H 1/30/2023: Referred to HSG, CPC, FIN, referral sheet 3	AIU, CHUN, HASHIMOTO, KILA, TAKENOUCI	HSG, CPC, FIN
HB839	RELATING TO PROPOSED HOUSING DEVELOPMENTS.	Requires the Hawaii Housing Finance and Development Corporation or an eligible developer to prepare an environmental impact statement for any proposed housing project on lands zoned as preservation or conservation by the applicable county.	H 1/30/2023: Referred to EEP/WAL, FIN, referral sheet 3	GARRETT (Introduced by request of another party)	EEP/WAL, FIN
HB886	RELATING TO TAXATION.	Eliminates the home mortgage interest deduction for second homes under Hawaii income tax law. Sunsets on 7/1/2028. Effective 6/30/3000. (HD1)	H 2/7/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on ECD with Representative(s) Ward voting aye with reservations; none voting no (0) and none excused (0).	MARTEN, AMATO, COCHRAN, GANADEN, GATES, HUSSEY-BURDICK, KAPELA, KILA, PERRUSO, POEPOE, TARNAS, TODD	HSG, ECD, FIN
HB902	RELATING TO ACTIVE DUTY MILITARY ENTITLEMENTS.	Requires the State to pay, without delay, military personnel called to active duty at the same rate as their active duty counterparts; provide basic housing allowance; provide service credit for time on active duty; and allow state and county employees to count the time called to active duty in the State toward retirement.	H 1/30/2023: Referred to CMV, LGO, FIN, referral sheet 3	HASHEM, CHUN, GANADEN, ICHIYAMA, TAKAYAMA	CMV, LGO, FIN
HB920	RELATING TO THE HAWAII STATE BUILDING CODE.	Allows the counties to adopt a county building code for single-family dwellings, additional dwellings, duplexes, and non-commercial structures that has an unspecified amount of square feet of living area and is distinct from the Hawaii state building codes. Sunsets 6/30/2026. Effective 6/30/3000. (HD1)	H 2/7/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on CPC with none voting aye with reservations; none voting no (0) and none excused (0).	ILAGAN, HASHIMOTO, SAYAMA	HSG, CPC, FIN
HB923	RELATING TO BONDS.	Requires counties with a private activity bond issuance program to exhaust their allotment before applying to the State for the state allocation. Requires a project to first apply to the county in which the project is located, if the county has a private activity bond issuance program, before applying to the State. Requires the State, if it receives a county allocation, to award that same amount to benefit that county. Requires the department of budget and finance to indicate to the Hawaii housing finance and development corporation any county amount of unused or unassigned allocation. Effective 7/2/2023.	H 2/8/2023: Bill scheduled to be heard by HSG on Friday, 02-10-23 9:30AM in House conference room 312 VIA VIDEOCONFERENCE.	HASHIMOTO, AIU	HSG, FIN
HB925	RELATING TO HOUSING.	Requires that funds from the Dwelling Unit Revolving Fund be used to provide zero interest loans or grants to certain buyers and aid certain existing-for sale projects that have received funds from the Dwelling Unit Revolving Fund. Appropriates funds to the Rental Housing Revolving Fund and the Dwelling Unit Revolving Fund. Allocates funds out of the Rental Housing Revolving Fund and the Dwelling Unit Revolving Fund for certain purposes.	H 2/8/2023: Bill scheduled to be heard by HSG on Friday, 02-10-23 9:30AM in House conference room 312 VIA VIDEOCONFERENCE.	HASHIMOTO, AIU	HSG, FIN
HB926	RELATING TO AFFORDABLE HOUSING AND HOMEOWNERSHIP INCENTIVES.	Abolishes down payment requirements for eligible Hawaii residents purchasing their first home.	H 1/30/2023: Referred to HSG, ECD, FIN, referral sheet 3	WARD, Alcos, Garcia	HSG, ECD, FIN
HB939	RELATING TO THE INDIVIDUAL HOUSING ACCOUNT PROGRAM.	Amends the individual housing account laws to increase the contribution levels and maximum account levels. Effective 6/30/3000. (HD1)	H 2/7/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on ECD with none voting aye with reservations; none voting no (0) and none excused (0).	MATSUMOTO, GARCIA, WARD	HSG, ECD, FIN

HB940	RELATING TO CREATING A LOCAL HOUSING MARKET.	Establishing a Local Housing Market that is tied to the Hawaii State resident's incomes, and not the global economy. Thus, providing housing options that are affordable relative to wages for residents of the State.	H 1/30/2023: Referred to HSG, ECD, FIN, referral sheet 3	MATSUMOTO, PIERICK	HSG, ECD, FIN
HB951	RELATING TO HOUSING.	Deposits funds into the rental housing revolving fund to be used to provide grants or loans to mixed-income rental projects or units qualifying individuals and families.	H 2/8/2023: Bill scheduled to be heard by HSG on Friday, 02-10-23 9:30AM in House conference room 312 VIA VIDEOCONFERENCE.	SAIKI, AIU, AMATO, BELATTI, CHUN, COCHRAN, GANADEN, GARRETT, GATES, HASHEM, HASHIMOTO, HOLT, HUSSEY-BURDICK, ICHiyAMA, ILAGAN, KAHALOA, KAPELA, KILA, KITAGAWA, KOBAYASHI, LAMOSAO, LOWEN, MARTEN, MARTINEZ, MATAYOSHI, MIZUNO, MORIKAWA, NAKAMURA, NISHIMOTO, ONISHI, PERRUSO, POEPOE, QUINLAN, SAYAMA, TAKAYAMA, TAKENOUCI, TAM, TARNAS, TODD, WOODSON, YAMASHITA	HSG, FIN
HB988	RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.	Increases options to build affordable housing in Hawaii Community Development Authority districts by increasing the permissible lease term to ninety-nine years. Prohibits the Hawaii Community Development Authority from encumbering lands that were classed as crown lands previous to August 15, 1895, in leases longer than sixty-five years.	H 1/30/2023: Referred to WAL, JHA, FIN, referral sheet 3	SAIKI (Introduced by request of another party)	WAL, JHA, FIN
HB992	RELATING TO THE AFFORDABLE HOMEOWNERSHIP REVOLVING FUND.	Clarifies section 6.4 of Act 248, Session Laws of Hawaii 2022, as it pertains to the appropriation for the Affordable Homeownership Revolving Fund.	H 2/8/2023: Bill scheduled to be heard by HSG on Friday, 02-10-23 9:30AM in House conference room 312 VIA VIDEOCONFERENCE.	SAIKI (Introduced by request of another party)	HSG, FIN
HB995	RELATING TO IMPORTANT AGRICULTURAL LANDS.	Clarifies the decision-making process for the Land Use Commission adoption of maps of Important Agricultural Lands and repeals the farm dwelling and farm employee housing incentive for lands designated as Important Agricultural Lands in chapter 205, Hawaii Revised Statutes.	H 2/7/2023: The committee on WAL recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 8 Ayes: Representative(s) Ichiyama, Poepoe, Chun, Ganaden, Hashem, Morikawa, Takayama, Souza; Ayes with reservations: none; Noes: none; and Excused: none.	SAIKI (Introduced by request of another party)	WAL, JHA
HB996	RELATING TO IMPORTANT AGRICULTURAL LANDS.	Repeals the provision for farm dwelling and farm employee housing on Important Agricultural Lands and adopts a new provision for farm cluster housing as an incentive for the designation of lands as Important Agricultural Lands pursuant to chapter 205, Hawaii Revised Statutes.	H 2/7/2023: The committee on WAL recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 8 Ayes: Representative(s) Ichiyama, Poepoe, Chun, Ganaden, Hashem, Morikawa, Takayama, Souza; Ayes with reservations: none; Noes: none; and Excused: none.	SAIKI (Introduced by request of another party)	WAL, JHA

HB1054	RELATING TO HOUSING.	Establishes the rental deposit loan program and rental deposit loan program revolving fund. Appropriates funds. Sunsets on 7/1/2026. Effective 7/1/3000. (HD1)	H 2/8/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on WAL with none voting aye with reservations; none voting no (0) and none excused (0).	SAIKI (Introduced by request of another party)	HSG, WAL, FIN
HB1055	RELATING TO HOUSING.	Exempts any development of homestead lots or housing for the Department of Hawaiian Home Lands from general excise and use taxes.	H 1/30/2023: Referred to HSG, JHA, FIN, referral sheet 3	SAIKI (Introduced by request of another party)	HSG, JHA, FIN
HB1059	RELATING TO AFFORDABLE HOUSING ON HAWAIIAN HOME LANDS.	Makes permanent Act 141, Session Laws of Hawaii 2009, which requires the counties to issue affordable housing credits to the Department of Hawaiian Home Lands upon the department's request.Â Makes permanent Act 98, Session Laws of Hawaii 2012, which requires the counties to issue affordable housing credits for each residential unit developed by the Department of Hawaiian Home Lands.	H 1/30/2023: Referred to HSG, FIN, referral sheet 3	SAIKI (Introduced by request of another party)	HSG, FIN
HB1068	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Establishes the Hawaii Public Housing Authority public housing tenant upward mobility pilot program. Provides part-time on-the-job training to attain minimum qualifications needed for future part-time and full-time employment. Effective upon its approval.	H 1/30/2023: Referred to HUS, FIN, referral sheet 3	SAIKI (Introduced by request of another party)	HUS, FIN
HB1117	RELATING TO TEACHER RENTAL HOUSING.	Authorizes HHFDC to assist DOE in developing teacher housing projects and contract or sponsor an experimental or demonstration housing project with any state department or agency. Appropriates funds for deposit into the dwelling unit revolving fund. Authorizes DOE to lease land and contract with private entities for the development, management, maintenance, or revitalization of teacher housing. Permits a private entity to lease teacher housing to other eligible tenants if occupancy of teacher housing falls below a threshold as determined by DOE. Effective 6/30/3000. (HD1)	H 2/8/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on EDN with none voting aye with reservations; none voting no (0) and none excused (0).	WOODSON, AIU, AMATO, BELATTI, COCHRAN, GANADEN, GARRETT, HASHIMOTO, KILA, KITAGAWA, LOWEN, MARTEN, MATAYOSHI, MIZUNO, MORIKAWA, NISHIMOTO, POEPOE, TAKAYAMA, TAM, TARNAS, TODD	HSG, EDN, FIN
HB1121	RELATING TO LEASEHOLD CONVERSION.	Excludes from taxation one hundred per cent of the gain realized by a fee simple owner from the sale of a leased fee interest in units within a condominium project, cooperative project, or planned unit development to the association of apartment owners or the residential cooperative housing corporation of the leasehold units. Applies to taxable years beginning after 12/31/2022 and does not apply to taxable years beginning after 12/31/2029. Effective 7/1/3000. (HD1)	H 2/9/2023: Reported from HSG (Stand. Com. Rep. No. 215) as amended in HD 1, recommending passage on Second Reading and referral to CPC.	TAM, AMATO, BELATTI, GANADEN, MARTEN, MIZUNO	HSG, CPC, FIN
HB1125	RELATING TO HOUSING DEVELOPMENT.	Requires the Hawaii Housing Finance and Development Corporation to follow all applicable statutes and other requirements when developing properties that conflict with a community transit-oriented development plan.	H 1/30/2023: Referred to HSG/WAL, JHA, referral sheet 3	CHUN, LAMOSAO	HSG/WAL, JHA
HB1142	RELATING TO Â§201H-181 RENT-TO-OWN PROGRAM.	Requires the HHFDC to implement its Rent-to-Own Housing Program, increases the time that the owner/renter can build equity from five years to ten years. Appropriates funds for staffing and implementing the program.	H 1/30/2023: Referred to HSG, CPC, FIN, referral sheet 3	MATSUMOTO	HSG, CPC, FIN
HB1161	RELATING TO BOARD MEMBERS.	Requires members boards of directors and officers of the condominium associations, cooperative housing corporations, and planned community associations to certify the receipt and reading of certain documents or complete a board leader course from an instructor certified by the Community Associations Institute, or similar nationally recognized organization.	H 1/30/2023: Referred to HSG, CPC, referral sheet 3	SAIKI (Introduced by request of another party)	HSG, CPC
HB1170	RELATING TO HOUSING.	Establishes the accessory dwelling unit housing development program with the Hawaii Community Development Authority to award subsidies to individuals who build accessory dwelling units. Exempts those accessory dwelling units from general excise tax for the first 3 years of rental. Appropriates moneys.	H 1/30/2023: Referred to HSG, ECD, FIN, referral sheet 3	WARD	HSG, ECD, FIN

HB1176	RELATING TO INCARCERATION.	Appropriates funds for the development and maintenance of a comprehensive approach to successful prisoner reentry and integration that provides supports to inmates while incarcerated and after their release. Establishes a pilot program within the Judiciary to allow minor children to remain with their mothers while the mothers are participating in therapeutic, drug treatment, or other residential programs. Establishes within the Judiciary a 5-year recidivism prevention pilot program consisting of the housing voucher program; child care voucher program; and employer income tax credit program. Establishes within the Department of Public Safety an offender reset program to oversee development and implementation of comprehensive pre- and post-release programs to assist offenders who are transitioning back into the community. Requires reports to the Legislature. Appropriates funds to the Department of Public Safety, Judiciary, Hawaii Paroling Authority, Department of Human Services, and Department of Health.	H 1/30/2023: Referred to HLT/HUS, JHA, FIN, referral sheet 3	GANADEN, AMATO, KAPELA, KILA, MARTEN, PERRUSO, POEPOE, TARNAS, TODD, Chun, Matsumoto	HLT/HUS, JHA, FIN
HB1185	RELATING TO TRANSIT-ORIENTED DEVELOPMENT.	Appropriates funds for statewide planning and coordination for transit-oriented development projects identified in the state strategic plan for transit-oriented development.	H 2/8/2023: The committee on WAL recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 8 Ayes: Representative(s) Ichiyama, Poepoe, Chun, Ganaden, Hashem, Morikawa, Takayama, Souza; Ayes with reservations: none; Noes: none; and Excused: none.	NAKAMURA, CHUN, COCHRAN, GARRETT, GATES, HASHIMOTO, HOLT, KAHALOA, KILA, KITAGAWA, KOBAYASHI, LAMOSAO, MARTEN, MATSUMOTO, MORIKAWA, NISHIMOTO, TAKENOUCI, TODD, WARD	HSG/WAL, FIN
HB1224	RELATING TO HOUSING.	Requires rental housing projects to maintain, in perpetuity, 50% of the project's units for certain low-income tenants in order to be eligible for the Hawaii Housing Finance and Development Corporation's rental assistance program.	H 1/30/2023: Referred to HSG, FIN, referral sheet 3	AMATO, GANADEN, HUSSEY-BURDICK, KAPELA, KILA, MARTEN, MATSUMOTO, MIZUNO, NAKASHIMA, POEPOE, TAM	HSG, FIN
HB1225	RELATING TO TAXATION.	Establishes a landlord low-income tenant tax credit.	H 1/30/2023: Referred to HSG, FIN, referral sheet 3	AMATO, GANADEN, HUSSEY-BURDICK, KILA, LAMOSAO, MIZUNO, POEPOE, TAM, Matsumoto	HSG, FIN
HB1236	RELATING TO AFFORDABLE HOUSING.	Allows a bank to invest, in aggregate, up to two per cent of the bank's total assets in limited partnerships, limited liability partnerships, limited liability companies, and corporations formed to invest in affordable housing residential properties. Requires approval from the commissioner of financial institutions to exceed this amount. Effective 6/30/3000. (HD1)	H 2/7/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on CPC with none voting aye with reservations; none voting no (0) and none excused (0).	QUINLAN, GATES, HASHIMOTO, HOLT, LAMOSAO, NAKASHIMA	HSG, CPC, FIN
HB1244	RELATING TO HOUSING.	Appropriates funds to the Hawaii public housing authority for the state rent supplement program.	H 2/8/2023: The committee on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 8 Ayes: Representative(s) Hashimoto, Aiu, Kila, Kitagawa, Marten, Onishi, Todd, Matsumoto; Ayes with reservations: none; Noes: none; and Excused: none.	HASHIMOTO, AIU, KILA, KITAGAWA, MARTEN, ONISHI, TODD	HSG, FIN

HB1246	RELATING TO HOUSING.	Authorizes the issuance of general obligation bonds with the funds to be deposited into the dwelling unit revolving fund and the rental housing revolving fund. Appropriates funds into and out of the dwelling unit revolving fund. Appropriates funds into and out of the rental housing revolving fund to be used to provide grants or loans to mixed-income rental projects or units qualifying individuals and families.	H 2/8/2023: Bill scheduled to be heard by HSG on Friday, 02-10-23 9:30AM in House conference room 312 VIA VIDEOCONFERENCE.	HASHIMOTO, AIU	HSG, FIN
HB1247	RELATING TO DEVELOPMENT PROJECTS.	Exempts affordable housing and certain qualifying housing development projects from HEPA. Establishes a definition of "program" and "project" to preempt the existing definitions under section 11-200.1-2, Hawaii Administrative Rules, and narrow the existing interpretation that requires analysis of tangentially related projects. Amends the applicability and requirements section of HEPA to clarify when multiple actions must be considered in the same environmental review document for the purposes of project segmentation. Expands the requirement that project opponents must exhaust their administrative remedies as a prerequisite to litigation to apply to environmental assessments and environmental impact statements. Retroactively applies to projects that received approval for their environmental assessment or environmental impact statement on or after August 9, 2019.	H 2/3/2023: The committee(s) on HSG/EEP recommend(s) that the measure be deferred.	HASHIMOTO, AIU, WOODSON	HSG/EEP, JHA, FIN
HB1252	RELATING TO ENERGY.	Provides rebates for eligible electric vehicle-ready parking stalls for new construction of affordable housing. Beginning with calendar year 2024, requires that electric vehicle-ready parking for new construction be integrated as a criterion in the low-income housing tax credit qualified allocation plan. Effective 6/30/3000. (HD1)	H 2/9/2023: Reported from EEP (Stand. Com. Rep. No. 236) as amended in HD 1, recommending passage on Second Reading and referral to HSG.	LOWEN, AMATO, COCHRAN, GANADEN, HASHIMOTO, HUSSEY-BURDICK, ICHIYAMA, KAHALOA, KAPELA, LAMOSAO, MARTEN, MARTINEZ, MIZUNO, NAKASHIMA, NISHIMOTO, PERRUSO, POEPOE, TODD, Tam	EEP, HSG, FIN
HB1256	RELATING TO SCHOOL CAMPUSES.	Establishes and appropriates moneys for a Maui campus housing pilot program, to be administered by the school facilities authority which shall make on-campus housing available to employees at Lahainaluna and Kulanihako'i high schools on the island of Maui. Requires the school facilities authority and department of education to submit reports to the Legislature. Effective 6/30/3000. (HD1)	H 2/7/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on EDN with none voting aye with reservations; none voting no (0) and none excused (0).	COCHRAN, AMATO, GANADEN, HASHIMOTO, TAKENOUCI, TAM, Belatti	HSG, EDN, FIN
HB1274	RELATING TO THE INDIVIDUAL HOUSING ACCOUNT PROGRAM.	Updating the Individual Housing Account (IHA) statutes to more accurately reflect the current cost of housing down-payments.	H 1/30/2023: Referred to HSG, FIN, referral sheet 3	PIERICK, Alcos	HSG, FIN
HB1338	RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE.	Prohibits a landlord from terminating certain tenancies without just cause. Requires a landlord to provide relocation assistance or waive the last month's rent when terminating a tenancy for no-fault just cause. Restricts how much and how often a landlord may increase an existing tenant's rent. Establishes the Hawaii rent board to oversee annual rent increases and conduct rental arbitrations, mediations, and investigative hearings on reports of wrongful evictions, and publish a tenant bill of rights. Requires a landlord to provide a tenant with the tenant bill of rights. Establishes a rent stabilization special fund, to be funded by a separate fee assessed on rental units to support the activities of the Hawaii rent board.	H 1/30/2023: Referred to HSG, CPC, FIN, referral sheet 3	PERRUSO, AMATO, COCHRAN, GANADEN, KAPELA, MIZUNO	HSG, CPC, FIN
HB1339	RELATING TO HOUSING.	Requires, for fixed term tenancies, a landlord to notify a tenant of any intent to raise the rent for any subsequent rental agreement or any intent to terminate a rental agreement ninety days before the expiration of the original rental agreement, but one hundred twenty days for original rental agreements with a term greater than two years. Increases the required notice period for intent to raise rent and intent to terminate for month-to-month and week-to-week tenancies.	H 1/30/2023: Referred to HSG, CPC, FIN, referral sheet 3	PERRUSO, AMATO, COCHRAN, GANADEN, HUSSEY-BURDICK, KAPELA, MARTEN, POEPOE	HSG, CPC, FIN

HB1363	RELATING TO TAXATION.	Extends the period within which a county may adopt a surcharge on state tax, under certain conditions, from 3/31/2019 to 12/31/2023. Authorizes the use of county surcharge revenues for housing infrastructure in counties having a population of five hundred thousand or less. Temporarily authorizes counties that have previously adopted a surcharge on state tax to amend the uses of the surcharge. Effective 6/30/3000. (HD1)	H 2/9/2023: Reported from LGO (Stand. Com. Rep. No. 244) as amended in HD 1, recommending passage on Second Reading and referral to HSG.	YAMASHITA	LGO, HSG, FIN
HB1395	RELATING TO HOUSING.	Appropriates funds for the planning and design for new housing units at the Kapaa public housing project site in Kapaa, Kauai.	H 2/8/2023: The committee on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 8 Ayes: Representative(s) Hashimoto, Aiu, Kila, Kitagawa, Marten, Onishi, Todd, Matsumoto; Ayes with reservations: none; Noes: none; and Excused: none.	NAKAMURA, HASHIMOTO, HOLT, KILA, KITAGAWA, TODD	HSG, FIN
HB1397	RELATING TO SUPPORTIVE HOUSING.	Establishes a supportive housing pilot program in the statewide office on homelessness and housing solutions. Appropriates funds and establishes positions.	H 2/8/2023: Bill scheduled to be heard by HSG/HLT on Friday, 02-10-23 11:15AM in House conference room 329 VIA VIDEOCONFERENCE.	NAKAMURA, AMATO, BELATTI, CHUN, COCHRAN, GANADEN, GARRETT, GATES, HASHIMOTO, HUSSEY-BURDICK, KAHALOA, KILA, KITAGAWA, LAMOSAO, LOWEN, MARTEN, MATAYOSHI, MIZUNO, MORIKAWA, NAKASHIMA, NISHIMOTO, PERRUSO, SAYAMA, TAKAYAMA, TAKENOCHI, TAM, TARNAS, TODD	HSG/HLT, FIN
HB1419	RELATING TO TRANSPORTATION.	Requires the Department of Accounting and General Services to enable parking stall sharing among public employees, accommodate more electric vehicle charging stations, and provide bicycle storage lockers at facilities where parking is made available to public employees. Requires new public housing developments' parking stalls to accommodate electric vehicle charging stations and bicycle storage lockers.	H 1/30/2023: Referred to LGO, FIN, referral sheet 3	TODD, COCHRAN, HASHIMOTO, KAHALOA, KILA, KITAGAWA, LOWEN, MARTEN, PERRUSO	LGO, FIN
HB1439	RELATING TO EVICTION MEDIATION.	Establishes and appropriates funds for a pre-litigation mediation pilot program. Requires landlords to participate in mediation before filing an action for summary possession. Creates and appropriates funds for an emergency rent relief program. Effective 6/30/3000. (HD1)	H 2/8/2023: Passed Second Reading as amended in HD 1 and referred to the committee(s) on CPC with none voting aye with reservations; none voting no (0) and none excused (0).	HASHIMOTO, KITAGAWA, MATAYOSHI, SAYAMA	HSG, CPC, FIN
HB1473	RELATING TO HOMESTEAD EXEMPTIONS.	Requires the Legislative Reference Bureau to conduct a study to determine an appropriate increase to the homestead exemption in bankruptcy proceedings.	H 1/30/2023: Referred to HSG, FIN, referral sheet 3	SAIKI (Introduced by request of another party)	HSG, FIN
HB1479	RELATING TO TAXATION.	Extends the period in which a county may adopt a surcharge on state tax, under certain conditions. Authorizes the use of the surcharge revenues for affordable and workforce housing infrastructure. Allows the counties to use surcharge revenues for housing infrastructure, including roadways, water, and sewer.	H 1/30/2023: Referred to LGO, HSG, FIN, referral sheet 3	SAIKI (Introduced by request of another party)	LGO, HSG, FIN
HB1481	RELATING TO RURAL DISTRICTS.	Allows up to one dwelling per quarter-acre in rural districts.	H 1/30/2023: Referred to HSG, WAL, FIN, referral sheet 3	SAIKI (Introduced by request of another party)	HSG, WAL, FIN

HB1484	RELATING TO RENT CONTROL.	Prohibits a landlord from increasing a tenant's rent more than five per cent plus the percentage change in the cost of living during the previous twelve months. Prohibits a landlord from increasing a tenant's rent more than once over a twelve-month period. Requires a landlord to provide a tenant with sixty days' notice before increasing the tenant's rent. Requires a landlord to provide a tenant with ninety days' notice before terminating the lease, for tenancies of month-to-month or longer. Requires the Office of Consumer Protection to submit reports to the Legislature.	H 1/30/2023: Referred to HSG, CPC, FIN, referral sheet 3	SAIKI (Introduced by request of another party)	HSG, CPC, FIN
HB1501	RELATING TO CONDOMINIUM ASSOCIATIONS.	Establishes an ombudsman's office for condominium associations within the department of commerce and consumer affairs. Establishes an ombudsman's office special fund. Requires condominium association board members to meet certain educational requirements through classes offered by the ombudsman. Updates the Condominium Property Act to integrate the role and functions of the ombudsman's office for condominium associations. Appropriates funds for establishment of the ombudsman's office. Effective 1/1/2024.	H 1/30/2023: Referred to HSG, CPC, FIN, referral sheet 3	SAIKI	HSG, CPC, FIN
HB1504	RELATING TO HOUSING.	Appropriates funds to the Hawaii Public Housing Authority to modernize Hale Poai.	H 1/30/2023: Referred to HSG, FIN, referral sheet 3	SAIKI	HSG, FIN
HB1509	RELATING TO COMMON-INTEREST DEVELOPMENTS.	Establishes the common-interest development oversight task force to examine the feasibility of bringing the various common-interest developments in the State under the oversight of the department of commerce and consumer affairs.	H 1/30/2023: Referred to HSG, CPC, referral sheet 3	SAIKI	HSG, CPC

2023 Senate Bills (as of 02/09/23)

Bill No.	Measure Title	Description	Current Status	Introducer(s)	Current Referral
SB22	RELATING TO PROCUREMENT.	Requires that any procurement change order that increases the contract cost by more than fifty per cent or substantially increases the scope of work be considered a new contract for procurement purpose.	S 2/2/2023: The committee on GVO deferred the measure.	RHOADS	CPN/HOU, JDC
SB55	RELATING TO TAX CREDITS.	Increases the amount of the tax credit for individuals and households and the adjusted gross income eligibility cap for the income tax credit for low-income household renters using tax brackets for individuals and different categories of households. For taxable years beginning after 12/1/2024. Provides for increases of each tax credit amount every three years based on the consumer price index.	S 1/31/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 5 Aye(s): Senator(s) Chang, Kanuha, Aquino, Rhoads, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.	RHOADS	HOU, WAM
SB136	RELATING TO PROCUREMENT.	Requires that in evaluating and determining the award for redevelopment of state or county lands through competitive sealed bidding or competitive sealed proposals, the number of housing units proposed shall constitute forty per cent of the evaluation score regardless of whether the development of housing is proposed. Applies to the urban areas of state or county land located within a one-half mile radius of mass transit stops or stations.	S 2/6/2023: The committee(s) on HOU/WTL has scheduled a public hearing on 02-09-23 1:15PM; Conference Room 225 & Videoconference.	CHANG, AQUINO, Keith-Agaran, Kidani	HOU/WTL, WAM
SB139	RELATING TO IMPORTANT HOUSING LANDS.	Establishes that all state-owned lands located within one mile of any rail mass transit station, excluding lands under the jurisdiction of the Department of Hawaiian Home Lands, shall be designated as important housing lands to promote the development of homes priced below market rates for eligible residents. Requires state and county housing policies, tax policies, land use plans, ordinances, and rules to promote the long-term viability of important housing lands consistent with certain policies.	S 2/6/2023: The committee(s) on HOU/WTL has scheduled a public hearing on 02-09-23 1:15PM; Conference Room 225 & Videoconference.	CHANG, AQUINO, ELEFANTE, KANUHA, KEITH-AGARAN, RHOADS, Kidani, Richards	HOU/WTL, WAM
SB140	RELATING TO THE HOUSING SHORTAGE.	Requires the Office of Planning and Sustainable Development to identify and analyze existing and projected housing needs and identify adequate sites for housing sufficient to meet housing demands for all income levels each year.	S 2/6/2023: The committee(s) on WTL/HOU has scheduled a public hearing on 02-09-23 1:15PM; Conference Room 225 & Videoconference.	CHANG, AQUINO, KANUHA, Elefante, McKelvey, Richards, Wakai	WTL/HOU, WAM
SB247	RELATING TO HOUSING.	Establishes the ALOHA Homes Program to develop low-cost homes on state-owned and county-owned land in urban redevelopment sites to be sold in leasehold by the Hawaii Public Housing Authority to qualified residents. Exempts certain land from the definition of public lands. Provides for the disposition of lands acquired by the Hawaii Public Housing Authority but no longer needed for the ALOHA Homes Program. Appropriates funds.	S 2/7/2023: The committee(s) on GVO recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in GVO were as follows: 4 Aye(s): Senator(s) McKelvey, Gabbard, San Buenaventura, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 1 Excused: Senator(s) Wakai.	FEVELLA, Wakai	GVO, WAM/JDC

SB248	RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.	Allows the raising of the building height limit for 2 of the 6 parcels owned by the Office of Hawaiian Affairs in the Kakaako Makai area to 400 feet. Lifts the current restriction against residential development in Kakaako Makai to allow residential development by the Office of Hawaiian Affairs or by third parties to which the Office of Hawaiian Affairs conveys the parcels. Requires the Office of Hawaiian Affairs and any developer to provide written notice to any tenant or resident of potential aircraft related nuisances before entering into a lease, and to assess and propose mitigation efforts to address aircraft related nuisances in development plans and proposals.	S 1/23/2023: Referred to HWN/HOU/WTL/TCA, JDC/WAM.	FEVELLA, CHANG	HWN/HOU/WTL/TCA, JDC/WAM
SB253	RELATING TO PROPERTY.	Prohibits nonresident aliens and businesses and trusts that are significantly controlled by nonresident aliens from acquiring certain residential property in the State, except as otherwise provided by law.	S 1/23/2023: Referred to HOU/WTL, JDC.	FEVELLA, Kidani	HOU/WTL, JDC
SB256	RELATING TO TAXATION OF REAL ESTATE INVESTMENT TRUSTS.	Disallows dividends paid deduction for real estate investment trusts. Specifies that amounts collected from the disallowance be evenly divided and deposited into the dwelling unit revolving fund and rental housing revolving fund. Applies to taxable years beginning after 12/31/2023. Sunsets 12/31/2026.	S 1/25/2023: Referred to HOU/CPN, WAM.	FEVELLA, CHANG	HOU, WAM
SB327	RELATING TO HOUSING DISCRIMINATION.	Allows counties to prohibit discrimination against renters based on their source of income.	S 1/31/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 5 Aye(s): Senator(s) Chang, Kanuha, Aquino, Rhoads, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.	CHANG	HOU, JDC
SB328	RELATING TO AFFORDABLE HOUSING.	Requires at least one hundred thousand housing units to be developed near the rail station nearest to the Aloha Stadium. Requires a minimum of eighty per cent of those housing units to be priced or rented as affordable.	S 1/25/2023: Referred to HOU/WTL/EET, WAM.	CHANG	HOU/WTL/EET, WAM
SB330	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Authorizes the Hawaii Housing Finance and Development Corporation the right of first refusal for the development of property for all development on state lands, excluding Hawaii Public Housing Authority and Department of Hawaiian Home Land lands, that are within a one-half mile radius of a rail transit station, provided there is a transfer of any property interest, including a leasehold interest, in state lands that are within a one-half mile radius of a rail transit station.	S 2/6/2023: The committee(s) on HOU/WTL has scheduled a public hearing on 02-09-23 1:15PM; Conference Room 225 & Videoconference.	CHANG, RHOADS, Fukunaga, Keohokalole, Kidani	HOU/WTL, WAM
SB331	RELATING TO HOUSING.	Prohibits a county from enacting a development policy, standard, or condition that would have the effect of changing the land use designation or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed under the general plan or specific land use designation and zoning ordinances of the county in effect on January 1, 2023.	S 1/27/2023: Re-Referred to WTL, JDC.	CHANG, AQUINO, KEITH-AGARAN, Kidani	WTL, JDC
SB332	RELATING TO HOUSING DENSITY.	Prohibits each county from adopting ordinances that restrict housing density on state lands that are within 0.5 miles of an elevated mass transit station.	S 1/25/2023: Referred to HOU/PSM/WTL, JDC.	CHANG, AQUINO, RHOADS, Keith-Agaran, Kidani	HOU/PSM/WTL, JDC

SB333	RELATING TO HOUSING.	Promotes development within one-half mile radius of any station along the rail transit system. Eliminates certain restrictions for developing state-owned real property located within one-half mile radius of any station along the rail transit system. Permits high-density development of state-owned real property located within one-half mile radius of any station along the rail transit system.	S 1/25/2023: Referred to HOU/PSM/WTL, JDC.	CHANG, KANUHA, KEITH-AGARAN, Dela Cruz, Kidani, Shimabukuro	HOU/PSM/WTL, JDC
SB334	RELATING TO THE HAWAII INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT.	Amends the membership of the Hawaii Interagency Council for Transit-Oriented Development to include the House of Representatives chairs of the committees on housing and transportation and the Senate chairs of the committees on housing and transportation.	S 1/25/2023: Referred to HOU/WTL, JDC.	CHANG, AQUINO, KANUHA, RHOADS, Kidani	HOU/WTL, JDC
SB336	RELATING TO HOUSING.	Restricts any county from disapproving or imposing certain conditions on a housing development project or an emergency shelter unless the county meets certain requirements.	S 1/31/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 4 Aye(s): Senator(s) Chang, Kanuha, Aquino, Rhoads; Aye(s) with reservations: none ; 1 No(es): Senator(s) Awa; and 0 Excused: none.	CHANG, RHOADS, Kidani	HOU, WAM
SB338	RELATING TO THE DEPARTMENT OF HOUSING.	Creates the Department of Housing. Places the Hawaii Community Development Authority, Hawaii Housing Finance and Development Corporation, Office of Planning and Sustainable Development, and Hawaii Public Housing Authority under the Department of Housing for administrative purposes.	S 2/7/2023: The committee(s) on HOU deferred the measure until 02-14-23 1:00PM; CR 225.	CHANG, KANUHA, Kidani, Richards, Wakai	HOU/GVO, WAM
SB340	RELATING TO HOUSING.	Appropriates funds to the Hawaii Public Housing Authority for the rehabilitation, remodeling, renovation, and repair of housing units.	S 2/2/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 4 Aye(s): Senator(s) Chang, Kanuha, Aquino, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 1 Excused: Senator(s) Rhoads.	CHANG, AQUINO, ELEFANTE, FUKUNAGA, KANUHA, KEITH-AGARAN, KEOHOKALOOLE, MCKELVEY, RHOADS, Ihara, Kidani, Kim, Richards, Wakai	HOU, WAM
SB359	RELATING TO THE CONVEYANCE TAX.	Increases the rate of conveyance tax for condominiums and single family residences ineligible for a county homeowner's exemption with a value of at least \$2,000,000. Exempts from the conveyance tax documents and instruments conveying real property subject to a government assistance program approved and certified by the Hawaii housing finance and development corporation and used for the provision of affordable housing for qualified persons in the State. Removes maximum dollar amount of conveyance tax revenues that are to be paid into the rental housing revolving fund each fiscal year. Effective 1/1/2024.	S 2/2/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 4 Aye(s): Senator(s) Chang, Kanuha, Aquino, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 1 Excused: Senator(s) Rhoads.	CHANG	HOU/CPN, WAM

SB362	RELATING TO HOUSING.	Establishes the rent reporting for credit pilot program within the Hawaii housing finance and development corporation, whereby which participant tenants may elect to have their rent payment information reported by participant landlords to consumer reporting agencies to generate and build credit. Requires a report to governor and legislature. Appropriates funds. Sunsets 6/30/2027.	S 1/31/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 5 Aye(s): Senator(s) Chang, Kanuha, Aquino, Rhoads, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.	CHANG	HOU, WAM
SB363	RELATING TO THE AFFORDABLE HOUSING REVOLVING FUND.	Amends the Supplemental Appropriations Act of 2022 to specify that the appropriation for Hawaii housing finance and development corporation (BED160) is to be deposited into and expended from the affordable homeownership revolving fund for purposes of the revolving fund.	S 2/2/2023: The committee on HOU deferred the measure.	CHANG	HOU, CPN/WAM
SB393	RELATING TO THE LANDLORD-TENANT CODE.	Until 12/31/2024, extends the period for a notice of termination of the rental agreement from 5 business days to 15 calendar days; requires landlords to engage in mediation and delay filing an action for summary possession if a tenant schedules or attempts to schedule a mediation; requires landlords to include specific information in the fifteen-calendar day notice provided to tenants and certain mediation centers. Appropriates moneys.	S 2/3/2023: The committee(s) on CPN has scheduled a public hearing on 02-09-23 9:31AM; Conference Room 229 & Videoconference.	DELA CRUZ (Introduced by request of another party)	CPN, WAM
SB448	RELATING TO THE DEPARTMENT OF HAWAIIAN HOME LANDS.	Exempts housing development for the Department of Hawaiian Home Lands from general excise tax and school impact fee requirements. Extends the issuance of county affordable housing credits to the Department of Hawaiian Home Lands.	S 2/7/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 5 Aye(s): Senator(s) Chang, Kanuha, Aquino, Awa; Aye(s) with reservations: Senator(s) Rhoads ; 0 No(es): none; and 0 Excused: none.	KEOHOKALOLE	HWN/HOU, WAM
SB469	RELATING TO HOUSING.	Authorizes the counties to reclassify lands fifteen to one hundred acres in certain rural, urban, and agricultural districts in which at least fifty per cent of the housing units on the land sought to be reclassified are set aside for persons and families with incomes at or below one hundred forty per cent of the area median income.	S 2/7/2023: The committee(s) on WTL has scheduled a public hearing on 02-10-23 2:05PM; Conference Room 229 & Videoconference.	INOUYE, Dela Cruz, Keith-Agaran, McKelvey, Wakai	WTL, WAM

SB489	RELATING TO AFFORDABLE HOUSING.	Expands from forty-five days to sixty days, the time within which: any agency that reviews and comments upon an application for a business or development-related permit, license, or approval for a Hawaii Housing Finance and Development Corporation housing project shall respond; a county shall approve, approve with modification, or disapprove housing projects developed by the Hawaii Housing Finance and Development Corporation; and the Land Use Commission shall approve, approve with modification, or disapprove a boundary change for a Hawaii Housing Finance and Development Corporation housing project. Clarifies that the provisions that require agencies, counties, and the Land Use Commission to act within sixty days, or deem their failure to do so as their acceptance or approval of the application, project, or petition, do not apply to applications, projects, and petitions that have been withdrawn.	S 1/27/2023: Re-Referred to HOU/WTL, JDC.	KOUCHI (Introduced by request of another party)	HOU, WAM
SB491	RELATING TO WETLAND PRESERVATION.	Adds definitions for "floodway", "natural stormwater infrastructure", and "wetlands" to section 343-2, Hawaii Revised Statutes. Requires a proposed housing project of the Hawaii Housing Finance and Development Corporation that is exempt from all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, and construction standards to ensure that the proposed project does not impact wetlands or natural stormwater infrastructure. Requires an environmental assessment for actions under the environmental impact statements law that propose any development that would impact wetlands or natural stormwater infrastructure.	S 2/8/2023: Report adopted; Passed Second Reading and referred to JDC/WAM, with Senator Elefante voting "Aye, with reservations".	ELEFANTE	HOU/WTL, JDC
SB507	RELATING TO HOUSING.	Clarifies that notwithstanding any other law to the contrary, the Hawaii Housing Finance and Development Corporation may develop certain housing projects that shall be exempt from all statutes, ordinances, charter provisions, and rules relating to planning, zoning, and other certain standards, provided that certain conditions are met. (SD1)	S 2/9/2023: Reported from HOU (Stand. Com. Rep. No. 122) as amended (SD 1), with recommendation of recommitment to HOU.	GABBARD, Kidani, Shimabukuro	AEN/WTL, JDC/WAM
SB551	RELATING TO ZONING EXEMPTIONS.	Requires the Hawaii Housing Finance and Development Corporation to comply with various development statutes, ordinances, charter provisions, and rules when developing on lands of the state conservation district or a county preservation district.	S 1/27/2023: Re-Referred to HOU/WTL, WAM/JDC.	KANUHA	HOU
SB552	RELATING TO HOUSING.	Short form bill.	S 1/25/2023: Referred to HOU.	KANUHA	HOU
SB553	RELATING TO HOUSING.	Short form bill.	S 1/25/2023: Referred to HOU.	KANUHA	HOU
SB579	RELATING TO HOUSING.	Short form bill.	S 1/25/2023: Referred to WAM.	KANUHA	WAM
SB643	RELATING TO PROPOSED HOUSING DEVELOPMENTS.	Requires the Hawaii Housing Finance and Development Corporation or an eligible developer to prepare an environmental impact statement for any proposed housing project on lands zoned as preservation or conservation by the applicable county.	S 1/25/2023: Referred to HOU/AEN/WTL, JDC.	FUKUNAGA	HOU/WTL, WAM/JDC
SB644	RELATING TO THE CONVEYANCE TAX.	Increases the conveyance tax rates. Exempt the conveyance tax on property with a restriction on increasing the rental price or resale price above any increase in the consumer price index for at least thirty years. Removes the maximum disposition caps of the conveyance tax allocated to the Rental Housing Revolving Fund and Legacy Land Use Conservation Fund. Allocates ten per cent of the conveyance tax for homeless services and supportive housing. Creates the Homeless Services Fund.	S 2/7/2023: The committee on HOU deferred the measure.	FUKUNAGA	HOU/AEN/WTL, JDC

SB678	RELATING TO AFFORDABLE HOUSING.	Temporarily exempts affordable housing projects from specific state and county fees and exactions related to discretionary approval or ministerial permitting, except application fees payable to the Hawaii Housing Finance and Development Corporation; provided that the units are exclusively made available to certain qualified residents who are owner or renter occupants and own no other real property. Repeals 6/30/2028.	S 1/31/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 4 Aye(s): Senator(s) Chang, Kanuha, Aquino, Rhoads; Aye(s) with reservations: none ; 1 No(es): Senator(s) Awa; and 0 Excused: none.	SAN BUENAVENTURA, CHANG, MCKELVEY	HHS/HOU, WAM
SB736	RELATING TO HOUSING.	Allows the Hawaii Community Development Authority to approve the residential development on the nine parcels conveyed to the Office of Hawaiian Affairs pursuant to Act 15, Session Laws of Hawaii 2012. Raises the building height limit and increases the maximum floor area ratio for residential development on three of the nine parcels. Exempts the residential developments on the nine parcels from the requirement to dedicate public facilities of land or facilities, or cash payments in lieu thereof, as a condition of development; the prohibition on sale or assignment of fee simple interest in land in the Kakaako Community Development District; and the prohibition on residential development in the Kakaako Makai area. Appropriates funds for repairs of certain structures located on the nine parcels and for compensation relating to the Office of Hawaiian Affairs' pro rata portion of income and proceeds from the public land trust.	S 2/8/2023: The committee(s) on WTL/HWN deferred the measure until 02-16-23 1:00PM; Conference Room 224 & Videoconference.	KIDANI, AQUINO, FEVELLA, INOUYE, KANUHA, RICHARDS, SHIMABUKURO, Keohokalole	WTL/HWN, WAM/JDC
SB763	RELATING TO HOUSING.	Requires Hawaii Housing Finance and Development Corporation to amend the Low-Income Housing Tax Credit Program and Qualified Allocation Plan to allow up to twenty per cent of the maximum one hundred-twenty points on the criteria point system to be allocated to projects offering to convey ownership of the completed project to the State or an organization obliged to use all financial surpluses generated by the project to construct more housing and prioritize applicants based on the timeliness and loan amount repaid to the Rental Housing Revolving Fund.	S 2/2/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 4 Aye(s): Senator(s) Chang, Kanuha, Aquino, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 1 Excused: Senator(s) Rhoads.	KANUHA, AQUINO, CHANG, KEITH-AGARAN, MCKELVEY, RICHARDS, Dela Cruz, Kidani, Moriwaki, Wakai	HOU, JDC/WAM
SB764	RELATING TO AFFORDABLE HOUSING.	Allows a bank to invest, in aggregate, up to two per cent of the bank's total assets in limited partnerships, limited liability partnerships, limited liability companies, and corporations formed to invest in affordable housing residential properties. Requires approval from the commissioner of financial institutions to exceed this amount.	S 1/31/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, UNAMENDED. The votes in HOU were as follows: 4 Aye(s): Senator(s) Chang, Kanuha, Aquino, Rhoads; Aye(s) with reservations: none ; 1 No(es): Senator(s) Awa; and 0 Excused: none.	KANUHA	HOU, CPN

SB766	RELATING TO AFFORDABLE HOUSING.	Beginning 7/1/2025, requires the Department of Land and Natural Resources State Historic Preservation Division to contract its review of proposed state projects, and projects affecting historic properties to third party consultants if the projects involve the development of affordable housing and the division, after an initial evaluation, determines it will not be able to complete its review within sixty days. Establishes requirements for qualified third parties providing review services. Requires the project proponent to pay for the reasonable fee requirements of the third party consultant. Allows the project proponent to contract or sponsor with any county, housing authority, non-profit organization, or person, to meet the third party fee requirement. Requires the Department to publish a draft of its proposed rules within one year and within one year thereafter, present its proposed final rules to the Board of Land and Natural Resources. (SD1)	S 2/3/2023: Report adopted; Passed Second Reading, as amended (SD 1) and referred to JDC/WAM.	KANUHA, AQUINO, CHANG, KEITH-AGARAN, MCKELVEY, RHOADS, RICHARDS, Dela Cruz, Kidani, Wakai	HWN/WTL, JDC/WAM
SB769	RELATING TO DISTRICT BOUNDARY AMENDMENTS.	Authorizes the appropriate county land use decision-making authority to determine district boundary amendments involving land areas over fifteen acres if the county has adopted an ordinance that meets certain requirements.	S 1/25/2023: Referred to WTL/GVO, JDC.	KANUHA, CHANG, DECOITE, KEITH-AGARAN, Dela Cruz	WTL/GVO, JDC
SB858	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Establishes priority for projects that are awarded funds from the Rental Housing Revolving Fund that are owned by the State or an organization obliged to reinvest financial surplus generated by a completed project into a newly constructed housing project. Requires the Hawaii Housing Finance and Development Corporation to amend Hawaii Administrative Rules to award application criteria points to projects that fulfill these criteria and prioritize applications based on timing and loan amount repaid early.	S 2/2/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 4 Aye(s): Senator(s) Chang, Kanuha, Aquino, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 1 Excused: Senator(s) Rhoads.	CHANG, MCKELVEY, RHOADS, Keith-Agaran, Kidani	HOU, WAM
SB859	RELATING TO HOUSING.	Authorizes the issuance of general obligation bonds for the Hawaii Housing Finance and Development Corporation and Hawaii Public Housing Authority's programs to develop affordable rental and for sale housing in the State. Appropriates funds.	S 1/31/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 5 Aye(s): Senator(s) Chang, Kanuha, Aquino, Rhoads, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.	CHANG, MCKELVEY, RHOADS, Ihara, Keith-Agaran, Kidani	HOU, WAM
SB860	RELATING TO INDIVIDUAL HOUSING ACCOUNTS.	Establishes the Housing Savings Account System for all employees in the State.	S 1/27/2023: Referred to HOU/LBT, WAM.	CHANG, AQUINO, MCKELVEY, Keohokalole	HOU/LBT, WAM

SB861	RELATING TO HOUSING SAVINGS ACCOUNTS.	Directs the Legislative Reference Bureau to conduct a study of a housing savings account system.	S 2/7/2023: The committee(s) on GVO recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in GVO were as follows: 3 Aye(s): Senator(s) McKelvey, Gabbard, San Buenaventura; Aye(s) with reservations: none ; 1 No(es): Senator(s) Awa; and 1 Excused: Senator(s) Wakai.	CHANG, AQUINO, MCKELVEY, Kidani, Moriwaki, Wakai	HOU/GVO, WAM
SB863	RELATING TO HOUSING.	Establishes the Hawaii Residential Developers Loan Corporation for the purpose of guaranteeing and insuring loans made by private financial institutions to developers of residential housing for Hawaii residents who will be owner-occupants and who own no other real property. Establishes a special fund to be used by the Corporation to guarantee and insure loans. Appropriates funds.	S 2/7/2023: The committee(s) on HOU/CPN has scheduled a public hearing on 02-10-23 9:30AM; Conference Room 229 & Videoconference.	CHANG, KEOHOKALOLE, RHOADS, Ihara, Kidani	HOU/CPN, WAM
SB864	RELATING TO HOUSING.	Requires the Hawaii Housing Finance and Development Corporation to prioritize the allocation of low-income housing tax credits to state-owned development projects.	S 2/2/2023: The committee on HOU deferred the measure.	CHANG, KEOHOKALOLE, MCKELVEY, MORIWAKI, RHOADS, Elefante, Ihara, Kidani, Wakai	HOU, WAM
SB865	RELATING TO HOMELESSNESS.	Authorizes the issuance of general obligation bonds to the Hawaii Public Housing Authority for the development and construction of permanent supportive housing for certain vulnerable individuals. Requires the Hawaii Housing Finance and Development Corporation to consider any available federal low-income housing tax credits needed for construction of permanent supportive housing units.	S 2/7/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 5 Aye(s): Senator(s) Chang, Kanuha, Aquino, Rhoads, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.	CHANG, AQUINO, KEOHOKALOLE, Kidani	HOU/WTL/GVO, WAM
SB866	RELATING TO HOUSING.	Clarifies that the eligibility for the general excise tax exemption includes the nonreceipt of financing from the Hawaii Housing and Finance and Development Corporation. Allows certain affordable rental housing projects to receive a waiver of various development fees from a county. Removes the limit on the type of costs eligible for exemption from the general excise tax for development of affordable rental housing certified by the Hawaii Housing Finance and Development Corporation.	S 1/27/2023: Referred to HOU/PSM, WAM.	CHANG, AQUINO, MCKELVEY, Kidani	HOU/PSM, WAM
SB867	RELATING TO INCLUSIONARY ZONING.	Prohibits any law, ordinance, or rule from imposing an inclusionary zoning requirement on housing offered exclusively for sale in perpetuity to buyers who are residents of the State, are owner-occupants, and do not own any other real property. Requires each county to submit a report on inclusionary zoning requirements to the Legislature every year until the Regular Session of 2028.	S 1/27/2023: Referred to HOU/PSM, JDC/WAM.	CHANG, AQUINO, Keith-Agaran, Keohokalole	HOU/PSM, JDC/WAM
SB868	RELATING TO HOUSING.	Directs the Hawaii Housing Finance and Development Corporation to develop mixed-use reasonably priced housing at the Aloha Stadium site.	S 1/27/2023: Referred to EET/HOU, WAM.	CHANG, AQUINO, Elefante	EET/HOU, WAM
SB871	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Repeals the Board of Directors of the Hawaii Housing Finance and Development Corporation and requires the Corporation to employ an Executive Director to be nominated by the Governor, subject to the advice and consent of the Senate. Makes conforming amendments.	S 2/7/2023: The committee(s) on HOU deferred the measure until 02-14-23 1:00PM; CR 225.	CHANG, ELEFANTE, Kidani	HOU/GVO, JDC/WAM

SB872	RELATING TO HOUSING.	Allows the Hawaii Housing Finance and Development Corporation to develop certain housing projects that are exempt from laws, rules, and ordinances, including income restrictions, under certain circumstances.	S 1/27/2023: Referred to HOU/PSM/WTL, JDC.	CHANG, Keith-Agaran	HOU/PSM/WTL, JDC
SB874	RELATING TO SCHOOL IMPACT FEES.	Exempts certain housing developments from assessments of school impact fees.	S 2/6/2023: The committee(s) on HOU/EDU has scheduled a public hearing on 02-09-23 1:00PM; Conference Room 225 & Videoconference.	CHANG, MCKELVEY	HOU/EDU, WAM
SB881	RELATING TO KUPUNA HOUSING.	Temporarily expands the state rent supplement program to specifically target qualified individuals who are sixty-two years of age or older and are homeless or at imminent risk of becoming homeless. Requires HPHA to submit annual reports to the legislature. Appropriates funds. Repeals 6/30/2026.	S 2/8/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 5 Aye(s): Senator(s) Chang, Kanuha, Aquino, Rhoads, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.	MORIWAKI, CHANG, KANUHA, MCKELVEY, SAN BUENAVENTURA, SHIMABUKURO, Keohokalole	HOU/HHS, WAM
SB898	RELATING TO TRANSPORTATION.	Requires the Department of Accounting and General Services to enable parking stall sharing among public employees, accommodate more electric vehicle charging stations, and provide bicycle storage lockers at facilities where parking is made available to public employees. Requires new public housing developments' parking stalls to accommodate electric vehicle charging stations and bicycle storage lockers.	S 2/7/2023: The committee(s) on TCA recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in TCA were as follows: 3 Aye(s): Senator(s) Lee, Elefante; Aye(s) with reservations: Senator(s) Inouye ; 1 No(es): Senator(s) Awa; and 1 Excused: Senator(s) Keohokalole.	MORIWAKI, CHANG, DECOITE, FEVELLA, INOUE, KANUHA, KEITH-AGARAN, KIM, LEE, MCKELVEY, SAN BUENAVENTURA, SHIMABUKURO, Ihara	HHS/HOU, WAM
SB924	RELATING TO TAXATION.	Eliminates the home mortgage interest deduction for second homes under Hawaii income tax law. Requires the amount of state revenue gained by eliminating the deduction to be deposited into the Rental Housing Revolving Fund.	S 1/27/2023: Referred to HOU, WAM.	RHOADS, CHANG	HOU, WAM
SB930	RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE.	Allows a landlord or landlord's agent to charge an application screening fee at the time a rental application is processed for residential property. Caps the amount of an application screening fee at \$25 and prohibits fees to be charged for each member of a household. Requires the landlord or landlord's agent to provide a receipt for payment of the application screening fee and copy of any report obtained, if requested by the applicant, and within ten days of the applicant's request. Requires the landlord or landlord's agent to return any unauthorized fee amounts to the applicant.	S 2/7/2023: The committee(s) on CPN recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in CPN were as follows: 5 Aye(s): Senator(s) Keohokalole, Fukunaga, McKelvey, Richards, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.	RHOADS, CHANG, Keith-Agaran	CPN

SB936	RELATING TO HOUSING.	Appropriates funds to the Hawaii Public Housing Authority to modernize Hale Poi.	S 2/2/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, UNAMENDED. The votes in HOU were as follows: 4 Aye(s): Senator(s) Chang, Kanuha, Aquino, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 1 Excused: Senator(s) Rhoads.	CHANG	HOU, WAM
SB938	RELATING TO HOUSING CAPACITY.	Requires each county to adopt reasonable standards to allow the construction of up to four dwelling units on any land with an urban state land use district classification that is zoned for residential use where a single-family dwelling unit is permitted.	S 1/27/2023: Referred to PSM/HOU/WTL, WAM.	CHANG	PSM/HOU/WTL, WAM
SB939	RELATING TO AFFORDABLE HOUSING.	Establishes as a priority guideline for the provision of affordable housing the use of lands leased to the federal government or under federal government control and that are to be returned to the State.	S 1/27/2023: Referred to HOU/PSM/WTL, WAM.	CHANG	HOU/PSM/WTL, WAM
SB968	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Prohibits the Hawaii Public Housing Authority from banning pet animals from housing under its control.	S 1/30/2023: Referred to HOU, JDC.	LEE, CHANG, ELEFANTE, MCKELVEY, SHIMABUKURO, Ihara	GVO/TCA, WAM
SB999	RELATING TO HOUSING.	Appropriates funds to the Hawaii public housing authority for the state rent supplement program.	S 1/30/2023: Referred to HOU, WAM.	RHOADS	HOU, WAM
SB1040	RELATING TO HOMELESSNESS.	Requires the Department of Hawaiian Home Lands to establish the Kauhale Pilot Program on the Leeward Coast of Oahu to provide individual or shared micro housing units and services to homeless Native Hawaiian individuals and families who meet the definition of homeless under federal guidelines. Exempts low-income rentals, tiny home villages, and kauhale from certain provisions for the duration of their underlying leases consistent with the Governor's 2015 and 2018 Proclamations on Homelessness. Appropriates funds.	S 2/8/2023: The committee(s) on HWN/WTL deferred the measure until 02-16-23 1:00PM; Conference Room 224 & Videoconference.	SHIMABUKURO, AQUINO, CHANG	HWN/WTL, WAM
SB1062	RELATING TO RURAL DISTRICTS.	Allows up to one dwelling per quarter-acre in rural districts.	S 1/27/2023: Referred to HOU/WTL, WAM.	KEITH-AGARAN, AQUINO, CHANG, Richards	HOU/WTL, WAM
SB1094	RELATING TO GOVERNMENT.	Expands the jurisdiction of county land use decision-making authorities, enabling them to amend the district boundaries of lands less than fifty acres, from lands less than fifteen acres. Limits the Land Use Commission's authority over special permits for housing that includes workforce or affordable housing units with a minimum twenty-five per cent of market units on land the area of which is greater than fifty acres or for lands designated as important agricultural lands, by providing that the Land Use Commission shall only add additional restrictions or disapprove a petition. Requires the Land Use Commission to run its special permit process concurrently with the appropriate county Land Use Commission for these special permits.	S 1/27/2023: Referred to PSM/WTL/HOU, WAM/JDC.	KEITH-AGARAN, CHANG, Shimabukuro	PSM/WTL/HOU, WAM/JDC
SB1099	RELATING TO TAXATION.	Extends the period in which a county may adopt a surcharge on state tax, under certain conditions. Authorizes the use of the surcharge revenues for affordable and workforce housing infrastructure. Allows the counties to use surcharge revenues for housing infrastructure, including roadways, water, and sewer.	S 2/9/2023: Reported from PSM (Stand. Com. Rep. No. 127) with recommendation of passage on Second Reading and referral to WAM.	KEITH-AGARAN, KANUHA, MCKELVEY	PSM, WAM

SB1113	RELATING TO RENT CONTROL.	Prohibits a landlord from increasing a tenant's rent more than five per cent plus the percentage change in the cost of living during the previous twelve months. Prohibits a landlord from increasing a tenant's rent more than once over a twelve-month period. Requires a landlord to provide a tenant with sixty days' notice before increasing the tenant's rent. Requires a landlord to provide a tenant with ninety days' notice before terminating the lease, for tenancies of month-to-month or longer. Requires the Office of Consumer Protection to submit reports to the Legislature.	S 1/27/2023: Referred to HOU, CPN/JDC.	KEITH-AGARAN (Introduced by request of another party)	HOU, CPN/JDC
SB1114	RELATING TO THE DWELLING UNIT REVOLVING FUND.	Requires HHFDC to establish a five-year dwelling unit revolving fund equity pilot program. Creates one full-time equivalent housing development specialist III position. Appropriates funds.	S 1/27/2023: Referred to HOU, WAM.	KEITH-AGARAN, CHANG, KANUHA, KEOHOKALOLE, MCKELVEY, SHIMABUKURO	HOU, WAM
SB1133	RELATING TO THE LANDLORD-TENANT CODE.	Extends from 5 business days to 15 calendar days the period for a notice of termination of a rental agreement. Requires landlords to engage in mediation and delay the filing of an action for summary possession if a tenant schedules or attempts to schedule a mediation. Requires landlords to provide specific information in the 15-calendar day notice to tenants and certain mediation centers. Appropriates moneys.	S 1/27/2023: Referred to CPN, WAM/JDC.	MCKELVEY	CPN, WAM/JDC
SB1139	RELATING TO HOUSING.	Requires rental housing projects to maintain, in perpetuity, 50% of the project's units for certain low-income tenants in order to be eligible for the Hawaii Housing Finance and Development Corporation's rental assistance program.	S 1/27/2023: Referred to HOU, WAM.	MCKELVEY	HOU, WAM
SB1145	RELATING TO AFFORDABLE HOUSING.	Requires that Hawaii housing finance and development corporation housing projects include a restrictive covenant that the percentage of units of the housing project that are designated as affordable housing, as described in the submitted housing project application, shall be affordable housing in perpetuity.	S 1/27/2023: Referred to HOU, WAM.	MCKELVEY, AQUINO, CHANG, KANUHA, LEE, Moriwaki	HOU, WAM
SB1152	RELATING TO TAXATION.	Establishes a landlord low-income tenant tax credit.	S 2/7/2023: The committee on HOU deferred the measure.	MCKELVEY, CHANG, SAN BUENAVENTURA, Wakai	HHS/HOU, WAM
SB1170	RELATING TO AFFORDABLE HOUSING CREDITS.	Requires the counties to issue affordable housing credits for affordable housing units that are constructed pursuant to chapter 201H, Hawaii Revised Statutes. Repeals on June 30, 2031.	S 1/27/2023: Referred to HOU/PSM, WAM.	DELA CRUZ	HOU/PSM, WAM
SB1171	RELATING TO HOUSING.	Requires that funds from the Dwelling Unit Revolving Fund be used to provide zero interest loans or grants to certain buyers and aid certain existing-for sale projects that have received funds from the Dwelling Unit Revolving Fund. Appropriates funds to the Rental Housing Revolving Fund and the Dwelling Unit Revolving Fund. Allocates funds out of the Rental Housing Revolving Fund and the Dwelling Unit Revolving Fund for certain purposes.	S 1/27/2023: Referred to HOU, WAM.	DELA CRUZ	HOU, WAM
SB1195	RELATING TO WAIHAOLE VALLEY.	Requires Hawaii Housing Finance and Development Corporation to offer 5-year lease extensions to Waiahole Valley lessee at the current terms. Requires the Hawaii Housing Finance and Development Corporation to submit a report regarding whether a different entity should manage Waiahole Valley.	S 1/27/2023: Referred to WTL, WAM/JDC.	AWA, AQUINO, San Buenaventura	WTL, WAM/JDC
SB1205	RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE.	Prohibits landlords from recovering possession of a dwelling unit from tenants if habitability of the premises is significantly impaired. Sets a tenant's liability for rent if habitability of the premises is significantly impaired. Provides remedies for retaliatory evictions. Updates landlord-tenant code to ensure a basic level of health housing that will improve health, education, and achievement outcomes for the most vulnerable of children while minimizing long-term costs to the State.	S 1/27/2023: Referred to CPN, JDC.	CHANG	CPN, JDC

SB1206	RELATING TO DEPOSITS OF PUBLIC FUNDS.	Exempts depositories from the requirement to pay all deposits of public funds upon demand upon the condition that the depository have provided loans with below-market interest rates and longer terms for housing projects where all dwelling units are exclusively reserved for owner-occupiers who own no other real property and are residents of the State.	S 2/7/2023: The committee(s) on CPN/HOU has scheduled a public hearing on 02-10-23 9:30AM; Conference Room 229 & Videoconference.	CHANG	CPN/HOU, WAM
SB1208	RELATING TO TAXATION.	Increases the low-income household renters' income tax credit. Applies to taxable years beginning after 12/31/2022.	S 1/27/2023: Referred to HOU, WAM.	AQUINO, CHANG, DECOITE, KEITH-AGARAN, MCKELVEY, RHOADS, Ihara, Kidani, Wakai	HOU, WAM
SB1241	RELATING TO EVICTION MEDIATION.	Establishes and appropriates funds for a pre-litigation mediation pilot program. Requires landlords to participate in mediation before filing an action for summary possession. Creates and appropriates funds for an emergency rent relief program.	S 1/30/2023: Referred to CPN/JDC, WAM.	LEE, MCKELVEY, Wakai	HOU, JDC
SB1248	RELATING TO RENT TO BUILD EQUITY.	Requires developers of housing projects that are exempt from certain laws to enter into profit-sharing agreements with the tenants of those properties. Applies to new housing projects approved after July 1, 2023.	S 1/30/2023: Referred to HOU, CPN/WAM.	FEVELLA	HOU, CPN/WAM
SB1255	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Establishes the Hawaii Public Housing Authority public housing tenant upward mobility pilot program. Provides part-time on-the-job training to attain minimum qualifications needed for future part-time and full-time employment. Effective upon its approval.	S 1/30/2023: Referred to LBT/HOU, WAM.	CHANG	HOU, WAM
SB1286	RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.	Increases options to build affordable housing in Hawaii Community Development Authority districts by increasing the permissible lease term to ninety-nine years. Prohibits the Hawaii Community Development Authority from encumbering lands that were classed as crown lands previous to August 15, 1895, in leases longer than sixty-five years.	S 2/6/2023: The committee(s) on HOU/WTL has scheduled a public hearing on 02-09-23 1:15PM; Conference Room 225 & Videoconference.	KOUCHI (Introduced by request of another party)	HOU/WTL, WAM/JDC
SB1290	RELATING TO THE AFFORDABLE HOMEOWNERSHIP REVOLVING FUND.	Clarifies section 6.4 of Act 248, Session Laws of Hawaii 2022, as it pertains to the appropriation for the Affordable Homeownership Revolving Fund.	S 1/30/2023: Referred to HOU, WAM.	KOUCHI (Introduced by request of another party)	HOU, WAM
SB1352	RELATING TO HOUSING.	Establishes the rental deposit loan program and incentives to support development of affordable housing, local renters, third party reviewers, and address government processes to lower housing costs. Appropriates \$2,500,000 for each year of the 2023-2025 fiscal biennium for establishment of the rental deposit loan program.	S 2/6/2023: The committee(s) on HOU/WTL has scheduled a public hearing on 02-09-23 1:15PM; Conference Room 225 & Videoconference.	KOUCHI (Introduced by request of another party)	HOU/WTL, WAM
SB1353	RELATING TO HOUSING.	Exempts any development of homestead lots or housing for the Department of Hawaiian Home Lands from general excise and use taxes.	S 2/7/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 5 Aye(s): Senator(s) Chang, Kanuha, Aquino, Awa; Aye(s) with reservations: Senator(s) Rhoads ; 0 No(es): none; and 0 Excused: none.	KOUCHI (Introduced by request of another party)	HWN/HOU, WAM

SB1366	RELATING TO DEVELOPMENT PROJECTS.	Exempts affordable housing and certain qualifying housing development projects from HEPA. Establishes a definition of "program" and "project" to preempt the existing definitions under section 11-200.1-2, Hawaii Administrative Rules, and narrow the existing interpretation that requires analysis of tangentially related projects. Amends the applicability and requirements section of HEPA to clarify when multiple actions must be considered in the same environmental review document for the purposes of project segmentation. Expands the requirement that project opponents must exhaust their administrative remedies as a prerequisite to litigation to apply to environmental assessments and environmental impact statements. Retroactively applies to projects that received approval for their environmental assessment or environmental impact statement on or after August 9, 2019.	S 1/30/2023: Referred to AEN/HOU, JDC.	KOUCHI (Introduced by request of another party)	LBT/HOU, WAM
SB1436	RELATING TO HOUSING.	Appropriates funds for the planning and design for new housing units at the Kapaa public housing project site in Kapaa, Kauai.	S 1/30/2023: Referred to HOU, WAM.	KEITH-AGARAN	AEN/HOU, JDC
SB1439	RELATING TO SUPPORTIVE HOUSING.	Establishes a supportive housing pilot program in the statewide office on homelessness and housing solutions. Appropriates funds and establishes positions.	S 2/7/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 4 Aye(s): Senator(s) Chang, Kanuha, Aquino, Rhoads; Aye(s) with reservations: none ; 1 No(es): Senator(s) Awa; and 0 Excused: none.	KEITH-AGARAN	CPN/JDC, WAM
SB1442	RELATING TO OHANA ZONES.	Appropriates funds for the ohana zones pilot program, including expenses relating to operations, upkeep of facilities, provision of services, and administrative costs. Authorizes the issuance of general obligation bonds for the construction of facilities for the ohana zones pilot program.	S 1/30/2023: Referred to HOU, WAM.	SAN BUENAVENTURA, AQUINO, CHANG, DECOITE, FUKUNAGA, KEOHOKALOLE, MCKELVEY, MORIWAKI, SHIMABUKURO, Wakai	HOU, WAM
SB1460	RELATING TO ENERGY.	Provides rebates for eligible electric vehicle ready parking stalls for new construction of affordable housing. Beginning with calendar year 2024, requires that electric vehicle ready parking for new construction be integrated as a criterion in the low-income housing tax credit qualified allocation plan.	S 1/30/2023: Referred to EET/TCA, WAM.	CHANG	EET/TCA, WAM
SB1461	RELATING TO BUILDING INDUSTRY PROFESSIONALS.	Amends the exemption from the requirement that plans and specifications for construction projects be prepared and construction observed by a licensed engineer, architect, or landscape architect to be determined by floor area of work rather than estimated cost. Exempts one- or two-storied structures that are used primarily as a residence from such requirements.	S 1/30/2023: Referred to HOU, CPN.	CHANG	HOU, CPN
SB1462	RELATING TO LIMITED-PROFIT HOUSING ASSOCIATIONS.	Establishes an organizational and regulatory framework for limited-profit housing associations.	S 1/30/2023: Referred to HOU, CPN.	CHANG	HOU, CPN

SB1463	RELATING TO THE RESIDENTIAL LANDLORD-TENANT CODE.	Prohibits a landlord from terminating certain tenancies without just cause. Requires a landlord to provide relocation assistance or waive the last month's rent when terminating a tenancy for no-fault just cause. Restricts how much and how often a landlord may increase an existing tenant's rent. Establishes the Hawaii rent board to oversee annual rent increases and conduct rental arbitrations, mediations, and investigative hearings on reports of wrongful evictions, and publish a tenant bill of rights. Requires a landlord to provide a tenant with the tenant bill of rights. Establishes a rent stabilization special fund, to be funded by a separate fee assessed on rental units to support the activities of the Hawaii rent board.	S 1/30/2023: Referred to CPN, WAM/JDC.	CHANG	CPN, WAM/JDC
SB1464	RELATING TO HOUSING.	Requires, for fixed term tenancies, a landlord to notify a tenant of any intent to raise the rent for any subsequent rental agreement or any intent to terminate a rental agreement ninety days before the expiration of the original rental agreement, but one hundred twenty days for original rental agreements with a term greater than two years. Increases the required notice period for intent to raise rent and intent to terminate for month-to-month and week-to-week tenancies.	S 2/6/2023: Re-Referred to HOU, CPN/JDC.	CHANG	HOU, CPN
SB1467	RELATING TO AFFORDABLE HOUSING.	Establishes the Affordable Housing Land Inventory Task Force to update the maps, tier tables, and inventories of State lands suitable and available for affordable housing development in the Affordable Rental Housing Report and Ten-Year Plan. Requires a report to the Legislature.	S 1/30/2023: Referred to HOU/WTL, WAM.	KOUCHI (Introduced by request of another party)	HOU, WAM
SB1496	RELATING TO THE LOW-INCOME HOUSEHOLD RENTERS CREDIT.	Increases the maximum value of the low-income household renters credit to \$150 per qualified exemption for households. Adjusts and provides income threshold tiers based on filing status.	S 1/30/2023: Referred to HOU, WAM.	DECOITE, CHANG, KEITH-AGARAN, MCKELVEY, RHOADS, SHIMABUKURO, Fukunaga, Ihara, Kidani, Moriwaki, San Buenaventura, Wakai	HOU, WAM
SB1551	RELATING TO HOMELESSNESS.	Authorizes the Hawaii Public Housing Authority, in consultation with the Department of Human Services and Department of Health, to establish and administer the kauhale program to provide individual or shared housing units and support services to homeless individuals and families who meet the definition of "chronically homeless". Authorizes the Hawaii Public Housing Authority to establish an advisory committee. Requires reports to the Legislature. Exempts existing low-income rental units, tiny home villages, and kauhale from certain provisions of the HRS, consistent with the Governor's 2015 and 2018 proclamations on homelessness. Appropriates funds.	S 2/7/2023: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 5 Aye(s): Senator(s) Chang, Kanuha, Aquino, Rhoads, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.	KOUCHI (Introduced by request of another party)	HOU/HHS, WAM
SB1568	RELATING TO TAXATION.	Extends the period in which a county may adopt a surcharge on state tax, under certain conditions, from 3/31/2019 to 12/31/2023. Authorizes the use of county surcharge revenues for housing infrastructure. Temporarily authorizes counties that have previously adopted a surcharge on state tax to amend the rates and uses of the surcharge.	S 1/30/2023: Referred to HOU/PSM, WAM.	KEITH-AGARAN	HOU/PSM, WAM
SB1573	RELATING TO AFFORDABLE HOUSING.	Establishes a working group within the Department of Land and Natural Resources for administrative purposes. Requires the working group to ascertain the State's available water resources as pertaining to affordable housing. Requires the working group to inventory all available water resources statewide and identify sources of aquifer replenishment in relation to affordable housing development. Requires a report to the Legislature.	S 2/6/2023: The committee(s) on HOU/WTL has scheduled a public hearing on 02-09-23 1:15PM; Conference Room 225 & Videoconference.	KANUHA	HOU/WTL, WAM

SB1587	RELATING TO BED BUGS.	Prohibits landlords, including those operating in public housing and educational dorm settings, from renting a dwelling unit that the landlord knows has a current bed bug infestation. Establishes procedures that landlords shall take upon receiving notice of an actual or suspected bed bug infestation	S 2/7/2023: The committee(s) on CPN/HOU has scheduled a public hearing on 02-10-23 9:30AM; Conference Room 229 & Videoconference.	RICHARDS, AQUINO, ELEFANTE, MCKELVEY, San Buenaventura	HOU/WTL, WAM
SB1596	RELATING TO SCHOOL CAMPUSES.	Establishes and appropriates moneys for a Maui campus housing pilot program, to be administered by the School Facilities Authority which shall make on-campus housing available to employees at Lahainaluna and Kulanihako'i high schools on the island of Maui. Requires the School Facilities Authority and Department of Education to submit joint reports to the Legislature.	S 2/6/2023: The committee(s) on EDU/HOU has scheduled a public hearing on 02-09-23 1:00PM; Conference Room 225 & Videoconference.	MCKELVEY, CHANG	EDU/HOU, WAM
SB1606	RELATING TO TAXATION.	Establishes a surcharge on the conveyance tax upon the transfer or conveyance of prolonged vacant property.	S 1/30/2023: Referred to HOU, WAM.	SHIMABUKURO, AQUINO, CHANG, Awa, Kidani, Moriwaki, Wakai	HOU, WAM
SB1617	RELATING TO DOWN PAYMENTS.	Establishes within the Hawaii Housing Finance and Development Corporation a current and returning resident down payment program to provide matching funds for the down payment on a primary residence. Appropriates funds.	S 1/31/2023: The committee on HOU deferred the measure.	SHIMABUKURO	HOU/HHS, WAM/JDC

Hawaii Public Housing Authority Report for the Month of January 2023

I. Planning and Evaluation

A. 2023 Legislative Session Activities

- Opening Day of the 32nd Hawaii State Legislature, Regular Session of 2023, convened on January 18, 2023. HPHA provided budget testimony to the Senate Ways and Means Committee on January 19, 2023 and the House Finance Committee on January 20, 2023.
- On January 24, 2023, the HPHA monitored the 2023 Legislative Priorities webinar, sponsored by House Housing Committee Chair Representative Troy Hashimoto and Senate Housing Committee Chair Senator Stanley Chang. Some of their priorities for the 2023 Legislative Session are:
 - Increasing the amount of affordable rental and for-sale housing
 - Working to require Private Activity Bonds to be used for housing development
 - Investing in the Dwelling Unit Revolving Fund
 - Streamlining State/County predevelopment
 - Investing in infrastructure
 - Focusing development along Honolulu's Transit-Oriented Development (TOD) rail line
 - Mediation and Rental Relief
 - Expanding the State Rent Supplement Program
 - Identifying and preparing State lands for high density housing
 - Funding the renovation of vacant public housing units
 - Housing finance reform

B. Hawaii Department of Transportation Broadband Pilot Program

- The purpose of the Hawaii Department of Transportation (HDOT) Broadband Pilot Program is to provide increased connectivity for the State highway system and support the public's need for internet access and affordability. The HPHA continues to collaborate with the HDOT to incorporate HPHA public housing properties into the HDOT Broadband Pilot program.
- With the completion of the Environmental Review process, the following federal properties are now eligible to participate and receive free broadband services, with Kauiokalani potentially being the next project moving forward:

Oahu - Kalihi Valley Homes, Kuhio Homes and Kuhio Park Terrace Low-Rise, Kamehameha Homes, Kaahumanu Homes, Mayor Wright Homes, Kalanihuia, Waimaha-Sunflower, Kau`iokalani, Maili I, Maili II

Hawaii Island – Pahala, Hale Aloha O Puna

II. Fiscal Management

A. Variance Report for December 2022

1. Revenue for the Month of December 2022

HUD Operating Grants \$3,730,690 higher than budget

The favorable variance of \$3,730,690 was because HUD operating grants for the following programs were higher than budget during the month:

- Housing Choice Voucher program higher by \$2,054,380,
- Mainstream and Emergency Housing Vouchers lower by \$232,984,
- Project-Based Contract Administration program higher by \$61,939,
- Operating subsidies of the federal housing programs higher by \$347,355, and
- \$1,500,000 of HUD held HAP fund reserve was released for housing projects under MTW fungibility.

CFP Grant Income \$545,217 higher than budget

The Public Housing Capital Fund Program (“CFP”) is granted by the U.S Department of Housing and Urban Development (HUD) for capital and management activities including modernization and development of public housing. CFP drawdowns for the expenditures that are not capitalized are reported on this line as operating income. The amount of capitalized CFP expenditures is reported in the Balance Sheet under construction in progress.

CFP drawdown during the month for expenditures not being capitalized was \$545,217 higher than budget.

COCC Fee Income \$114,643 higher than budget

The favorable variance of \$114,643 was mainly due to a higher management fee per unit month that HUD allows COCC to charge public housing projects. HUD raised the management fee from \$69.02 to \$79.84 per unit month.

State CIP Fund \$15,813 higher than budget

State of Hawaii appropriates the Capital Improvement Project fund (“CIP”). An expenditure of CIP on capital project below the capitalization threshold of \$100,000 is recognized as operation income under this line, whereas the amount equal or exceeding the threshold is capitalized and reported in the Balance Sheet under construction in progress.

It is impractical to estimate the amount not meeting capitalization threshold during the annual budgeting process, and therefore no amount was budgeted under this line for the current fiscal year.

Out of the CIP expenditures during the month, \$15,813 was not capitalized and was reported as income on this line.

Grant Income \$55,847 lower than budget

The unfavorable variance of \$55,847 was because the amount of the state general fund utilized by housing projects was less than budget.

Other Income \$363,325 lower than budget

The unfavorable variance of \$363,325 was because the front-line service fees generated by COCC programs and branches were lower than the amount budgeted.

2. Expenses for the Month of December 2022

Administrative \$431,813 lower than budget

The favorable variance of \$431,813 was due to:

- \$364,093 lower HPHA administrative payroll expenses,
- \$289 higher private management company’s administrative payroll expenses,
- \$3,941 higher audit fee paid during the month,
- \$32,786 less front-line service fees charged by the Application, Hearings and Compliance offices,
- \$17,704 lower legal expenses,
- \$7,057 less travel expenses,
- \$12,766 higher management agent fees,
- \$9,062 lower consultant and other professional service expenses,
- \$21,220 lower expenses on office supplies, and
- \$3,112 higher expenses of the items not specified above (training, computer software, automobile, etc.).

Management Fees \$115,504 higher than budget

The unfavorable variance of \$115,504 was due to a raise of management fee per unit month that HUD allows for COCC to charge the public housing projects.

Tenant Services \$9,513 lower than budget

The favorable variance of \$9,513 was because:

- Tenant relocation cost was \$1,205 higher than budget,
- \$5,835 budgeted for tenant participation expense did not occur,
- The emergency housing voucher program expended \$5,878 more than budget for tenant services, and
- All other tenant service cost was \$10,761 less than budget.

Maintenance \$254,662 lower than budget

The favorable variance of \$254,662 was due to:

- \$252,729 lower salaries and fringe benefits of HPHA maintenance employees,
- \$1,886 smaller expense of wages and benefits paid to maintenance employees of the private management company,
- \$33,637 less expense on furniture, appliance, and equipment,
- \$76,312 higher expense on materials and supplies used for building, ground, safety, painting, electrical, janitorial maintenances, etc.,
- \$267,856 lower front-line service fees billed by the Multi-Skilled Workers Pilot Program team, and
- \$225,135 higher expense paid for contracted repairs and services including refuse collection, sewer system repair, plumbing repair, pest control service, building and unit repair, tree trimming service, vehicle and equipment rental, janitorial service, elevator maintenance, fire extinguisher service, appliance repair, electrical repair, HVAC repair, etc.

Protective Services \$42,334 higher than budget

The unfavorable variance of \$42,334 was due to:

- The expense of outsourced security services was \$52,646 higher, and
- The cost for security equipment installation/maintenance was \$10,312 lower.

Bad Debt Expense \$352,503 higher than budget

The unfavorable variance of \$352,503 was the result of month end reconciliation of tenant accounts receivable and adjustments of allowances for doubtful accounts.

General Expenses \$14,227 higher than budget

The unfavorable variance of \$14,227 was due to the following payments:

- \$7,916 of Section 8 Port-out voucher administrative fees,
- \$1,330 of Section 8 late annual certification charges, and
- \$4,981 of unidentified Pcard purchases and adjustments.

3. Revenue year to date

CFP Grant Income \$1,047,779 higher than budget

The Public Housing Capital Fund Program (“CFP”) is granted by the U.S. Department of Housing and Urban Development (HUD) for capital and management activities including modernization and development of public housing. CFP drawdowns for the expenditures that are not capitalized are reported on this line as operating income. The amount of capitalized CFP expenditures is reported in the Balance Sheet under construction in progress.

The CFP drawdowns year to date for non-capitalized expenditures and reported as operating income on this line were \$1,047,779 higher than budget.

State CIP Fund \$49,739 higher than budget

Out of total CIP fiscal year to date expenditures, \$49,739 was not capitalized and was reported as operating income on this line.

Grant Income \$357,536 lower than budget

The unfavorable variance of \$357,536 was because:

- The fiscal year to date amount of the state general fund grants utilized by public housing projects was \$300,594 less than budget, and
- Rental supplement program expended \$56,942 less than budget during the fiscal year to date.

Other Income \$1,960,932 lower than budget

The unfavorable variance of \$1,960,932 was because the front-line service fees generated by the Multi-Skilled Workers Pilot Program and other COCC branches were lower than budget.

4. Expenses year to date

Administrative \$2,087,906 lower than budget

The favorable variance of \$2,087,906 was due to:

- \$1,667,093 lower payroll expenses of HPHA administrative employees,
- \$172,857 higher administrative payroll expenses of the private management company,
- \$75,162 higher audit fee due to payment timing,
- \$181,780 lower front-line service fees charged by the Application Services Unit, Hearings and Compliance offices,
- \$113,285 less legal expenses,
- \$37,531 lower travel expenses,
- \$52,142 higher management agent fees,
- \$241,024 lower consultant and other professional service expenses,
- \$71,417 lower expenses on office supplies, and
- \$75,936 lower expenses of the items not specified above (training, computer software, automobile, etc.)

Tenant Services \$18,676 higher than budget

The unfavorable variance of \$18,676 was because:

- Tenant relocation cost was \$304 lower,
- \$34,964 budgeted for tenant participation expense did not occur,
- The emergency housing voucher program expended \$120,614 more than budget for tenant services, and
- All other tenant service cost was \$66,670 less than budget.

Maintenance \$3,731,572 lower than budget

The \$3,731,572 favorable variance was due to:

- \$1,341,921 lower salaries and fringe benefits of HPHA maintenance employees,
- \$136,154 smaller expenses of wages and benefits paid to maintenance employees of the private management company,

- \$515,264 less expenses on furniture, appliance, and equipment,
- \$80,050 higher expenses on materials and supplies used for building, ground, safety, painting, electric, janitorial maintenances, etc.,
- \$1,442,126 lower front-line service fees billed by the Multi-Skilled Workers Pilot Program team, and
- \$376,157 lower expenses paid for contracted services including refuse collection, sewer, plumbing, pest control, building, tree trimming, vehicle and equipment rental, janitorial, elevator, fire extinguisher, appliance, electric, HVAC, etc.

Protective Services \$185,038 lower than budget

The favorable variance of \$185,038 was due to:

- \$123,117 lower expenses of outsourced security services for the housing programs, and
- \$61,922 budgeted for security equipment installation/maintenance was not incurred.

Bad Debt Expense \$857,431 higher than budget

The unfavorable variance of \$857,431 was the result of the reconciliation of accounts receivable and adjustments of allowances for bad debt.

General Expenses \$304,411 higher than budget

The \$304,411 unfavorable variance was due to the following factors:

- \$116,937 of Pcard purchase expenses was not identified and booked to proper expense accounts,
- \$43,645 was paid for Section 8 Port-out voucher admin fees,
- \$37,492 was charged for Section 8 late annual certifications,
- \$94,094 of construction projects was written off, and
- \$12,243 of other general expenses occurred.

HAWAII PUBLIC HOUSING AUTHORITY
Agency Total
Actual vs Budget Comparison
For the Month of December 2022, and the 6 Months ended December 31, 2022

(Amounts in Full Dollars)

Month of December 2022				Year To Date ended December 31, 2022							
Actual	Budget	Variance		Actual	Budget	Variance		Prior Year	Variance		
		Amount	%			Amount	%		Amount	%	
REVENUES											
2,079,434	2,035,180	44,254	2%	Dwelling Rental Income	12,559,432	12,195,899	363,533	3%	11,923,502	635,929	5%
14,630,510	10,899,820	3,730,690	34%	HUD Operating Grants	69,419,196	64,230,152	5,189,044	8%	70,086,020	(666,824)	-1%
1,460,114	914,897	545,217	60%	CFP Grant Income	3,792,471	2,744,692	1,047,779	38%	-	3,792,471	100%
1,047,905	933,262	114,643	12%	COCC Fee Income	4,458,519	4,202,483	256,036	6%	2,619,871	1,838,648	70%
15,813	-	15,813	100%	State CIP Fund	49,739	-	49,739	100%	11,393	38,346	>100%
448,748	504,595	(55,847)	-11%	Grant Income	2,670,034	3,027,570	(357,536)	-12%	2,805,139	(135,105)	-5%
237,656	600,981	(363,325)	-60%	Other Income	1,451,546	3,412,478	(1,960,932)	-57%	2,310,493	(858,947)	-37%
\$ 19,920,180	15,888,736	4,031,444	25%	Total Revenues	\$ 94,400,937	89,813,274	4,587,663	5%	89,756,418	4,644,518	5%
EXPENSES											
1,881,885	2,313,698	(431,813)	-19%	Administrative	11,455,351	13,543,257	(2,087,906)	-15%	10,809,466	645,885	6%
-	-	-	0%	Asset Management Fees	-	-	-	0%	17,350	(17,350)	-100%
979,723	864,219	115,504	13%	Management Fees	4,049,653	3,788,367	261,286	7%	2,229,224	1,820,429	82%
68,182	73,017	(4,835)	-7%	Bookkeeping Fees	408,866	429,757	(20,891)	-5%	390,647	18,219	5%
8,541,792	8,208,790	333,002	4%	Housing Assistance Payments	50,223,829	48,200,424	2,023,405	4%	44,647,982	5,575,847	12%
13,959	23,472	(9,513)	-41%	Tenant Services	159,858	141,182	18,676	13%	216,492	(56,634)	-26%
1,217,773	1,149,995	67,778	6%	Utilities	7,465,153	6,899,970	565,183	8%	6,586,553	878,600	13%
2,183,713	2,438,375	(254,662)	-10%	Maintenance	11,572,287	15,303,859	(3,731,572)	-24%	12,786,807	(1,214,520)	-9%
364,949	322,615	42,334	13%	Protective Services	1,756,652	1,941,690	(185,038)	-10%	1,559,732	196,920	13%
62,039	59,946	2,093	3%	Insurance	373,415	359,676	13,739	4%	374,105	(690)	0%
1,981,778	1,981,778	-	0%	Depreciation Expense	11,915,778	11,915,778	-	0%	11,976,453	(60,675)	-1%
371,821	19,318	352,503	>100%	Bad Debt Expense	973,339	115,908	857,431	>100%	1,713	971,625	>100%
14,387	160	14,227	>100%	General Expenses	305,371	960	304,411	>100%	1,070,151	(764,780)	-71%
17,682,003	17,455,383	226,619	1%	Total Expenses	100,659,552	102,640,828	(1,981,276)	2%	92,666,676	7,992,876	9%
\$ 2,238,177	(1,566,648)	3,804,825	>100%	Net Income(Loss)	\$ (6,258,615)	(12,827,554)	6,568,939	51%	(2,910,258)	(3,348,357)	<-100%
CASH BASIS											
2,238,177	(1,566,648)	3,804,825	>100%	Net Income(loss) per Above	(6,258,615)	(12,827,554)	6,568,939	51%	(2,910,258)	(3,348,357)	<-100%
1,981,778	-	1,981,778	n/a	Add back non cash items:							
371,821	19,318	352,503	>100%	Depreciation Expense	11,915,778	-	11,915,778	n/a	11,976,453	(60,675)	-1%
				Bad Debt Expense	973,339	115,908	857,431	>100%	1,713	971,625	>100%
\$ 4,591,777	(1,547,330)	6,139,106	>100%	TOTAL CASH BASIS	\$ 6,630,501	(12,711,646)	19,342,147	>100%	9,067,908	(2,437,407)	-27%

HAWAII PUBLIC HOUSING AUTHORITY
Consolidated Balance Sheet

Agency Total

As fo December 31, 2022 and November 30, 2022

	<u>As of December 31, 2022</u>	<u>As of November 30, 2022</u>	<u>Increase (Decrease)</u>
ASSETS:			
Cash	172,728,990	173,595,148	(866,158)
Receivables:			
Tenant Receivables	5,637,765	5,321,752	316,012
Other	2,648,072	1,105,635	1,542,437
Less Allowance for Doubtful Accounts	(5,383,780)	(4,970,717)	(413,064)
Accounts receivable (net of allowance)	2,902,056	1,456,670	1,445,386
Accrued Interest	156,314	156,314	-
Prepaid Expenses	379,646	439,224	(59,578)
Inventories	778,428	779,201	(773)
Total Current Assets	<u>176,945,434</u>	<u>176,426,558</u>	<u>518,877</u>
Property, Plant & Equipment:			
Land	25,518,054	25,518,054	-
Buildings	805,186,113	805,186,113	-
Furniture & Equipment	8,827,280	8,827,280	-
Motor vehicles	5,429,726	5,429,726	-
Construction in Progress	47,339,103	41,551,227	5,787,876
Less: Accumulated Depreciation	(527,561,800)	(525,580,022)	(1,981,778)
Notes, Loans & Mortgage Receivable-Non Current	7,014,594	7,014,594	-
Other Long Term Assets	-	-	-
Deferred Outflows of Resources	6,377,838	6,377,838	-
Total Assets & Deferred Outflow of Resources	<u>\$ 555,076,343</u>	<u>\$ 550,751,368</u>	<u>4,324,974</u>
LIABILITIES AND NET POSITION			
Accounts Payable	5,936,899	4,267,835	1,669,064
Accrued Salaries & Wages	1,041,383	1,041,383	-
Tenant Security Deposits	1,517,792	1,512,948	4,844
Other Liabilities & Deferred Income	2,961,829	4,621,959	(1,660,130)
Total Current Liabilities	<u>11,457,903</u>	<u>11,444,125</u>	<u>13,778</u>
Net Pension Liability	34,794,567	34,794,567	-
Net OPEB Liability	35,852,697	35,852,697	-
Other Long Term Liabilities	1,938,636	1,933,984	4,653
Deferred Inflows of Resources	11,064,622	11,064,622	-
Net Assets			
Investment in capital assets	364,738,476	360,932,379	3,806,098
Restricted Net Assets	1,294,153	1,294,153	-
Unrestricted Net Assets	100,193,904	101,931,636	(1,737,732)
Net Income Year to Date	(6,258,615)	(8,496,792)	2,238,177
Total Net Assets	<u>459,967,918</u>	<u>455,661,375</u>	<u>4,306,543</u>
Total Liabilities, Deferred Inflow of Resources & Net Position	<u>\$ 555,076,343</u>	<u>550,751,368</u>	<u>4,324,974</u>

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program

Actual vs Budget Comparison

For the Month of December 2022, and the 6 Months ended December 31, 2022

(Amounts in Full Dollars)

Month of December 2022				Year To Date ended December 31, 2022							
Actual	Budget	Variance		Actual	Budget	Variance		Prior Year	Variance		
		Amount	%			Amount	%		Amount	%	
REVENUES				REVENUES							
1,755,240	1,674,532	80,708	5%	Dwelling Rental Income	10,404,075	10,033,872	370,203	4%	9,875,738	528,337	5%
4,059,793	2,212,438	1,847,355	83%	HUD Operating Grants	16,091,487	13,274,628	2,816,859	21%	17,131,044	(1,039,557)	-6%
1,460,114	914,897	545,217	60%	CFP Grant Income	3,792,471	2,744,692	1,047,779	38%	-	3,792,471	100%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
15,813	-	15,813	100%	State CIP Fund	49,739	-	49,739	100%	11,393	38,346	>100%
37,063	195,487	(158,424)	-81%	Grant Income	909,445	1,172,922	(263,477)	-22%	517,780	391,666	76%
60,303	50,200	10,103	20%	Other Income	373,336	301,125	72,211	24%	339,200	34,136	10%
\$ 7,388,326	5,047,554	2,340,772	46%	Total Revenues	31,620,553	27,527,239	4,093,314	15%	27,875,155	3,745,398	13%
EXPENSES				EXPENSES							
738,367	825,421	(87,054)	-11%	Administrative	4,465,532	4,937,930	(472,398)	-10%	4,174,980	290,552	7%
-	-	-	0%	Asset Management Fees	-	-	-	0%	17,350	(17,350)	-100%
816,555	743,040	73,515	10%	Management Fees	3,255,635	3,084,996	170,639	6%	1,639,391	1,616,244	99%
33,555	35,269	(1,714)	-5%	Bookkeeping Fees	201,758	211,512	(9,755)	-5%	204,953	(3,195)	-2%
1,651	3,658	(2,007)	-55%	Housing Assistance Payments	5,805	21,948	(16,143)	-74%	21,013	(15,208)	-72%
6,902	19,301	(12,399)	-64%	Tenant Services	33,043	116,211	(83,168)	-72%	196,223	(163,180)	-83%
1,020,813	930,698	90,115	10%	Utilities	6,022,900	5,584,188	438,712	8%	5,329,515	693,385	13%
1,742,815	1,902,183	(159,368)	-8%	Maintenance	8,831,496	12,055,827	(3,224,331)	-27%	9,781,418	(949,921)	-10%
363,735	305,468	58,267	19%	Protective Services	1,744,624	1,838,808	(94,184)	-5%	1,552,066	192,558	12%
48,651	45,763	2,888	6%	Insurance	291,900	274,578	17,322	6%	289,004	2,896	1%
1,641,508	-	1,641,508	100%	Depreciation Expense	9,889,321	-	9,889,321	100%	10,007,533	(118,212)	-1%
344,628	15,556	329,072	>100%	Bad Debt Expense	929,376	93,336	836,040	>100%	(15,048)	944,424	>100%
(14,288)	-	(14,288)	-100%	General Expenses	203,723	-	203,723	100%	903,856	(700,133)	-77%
6,744,891	4,826,357	1,918,534	40%	Total Expenses	35,875,112	28,219,334	7,655,778	-27%	34,102,254	1,772,859	5%
\$ 643,435	221,197	422,238	>100%	Net Income(Loss)	(4,254,559)	(692,095)	(3,562,464)	<-100%	(6,227,098)	1,972,539	32%
CASH BASIS:				CASH BASIS:							
643,435	221,197	422,238	>100%	Net income(loss) per Above	(4,254,559)	(692,095)	(3,562,464)	<-100%	(6,227,098)	1,972,539	32%
Add back non cash items:				Add back non cash items:							
1,641,508	-	1,641,508	100%	Depreciation Expense	9,889,321	-	9,889,321	100%	10,007,533	(118,212)	-1%
344,628	15,556	329,072	>100%	Bad Debt Expense	929,376	93,336	836,040	>100%	(15,048)	944,424	>100%
\$ 2,629,571	236,753	2,392,818	>100%	Total	6,564,138	(598,759)	7,162,897	>100%	3,765,387	2,798,751	74%

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program
Actual vs Budget Comparison

For the Month of December 2022, and the 6 Months ended December 31, 2022
(Amounts in Full Dollars)

Month of December 2022				ACCRUAL BASIS	Year To Date ended December 31, 2022						
Actual	Budget	Variance			Actual	Budget	Variance		Prior Year	Variance	
		Amount	%				Amount	%			
				REVENUES							
485,663	334,886	150,777	45%	Asset Management Project - 30	2,346,370	2,009,316	337,054	17%	2,149,783	196,587	9%
592,084	414,724	177,360	43%	Asset Management Project - 31	2,932,288	2,488,344	443,944	18%	2,449,647	482,641	20%
613,779	418,407	195,372	47%	Asset Management Project - 32	2,915,557	2,510,442	405,115	16%	2,464,875	450,682	18%
549,392	310,192	239,200	77%	Asset Management Project - 33	2,313,023	1,861,152	451,871	24%	1,926,118	386,905	20%
1,470,150	581,277	888,873	>100%	Asset Management Project - 34	4,015,089	3,136,150	878,939	28%	2,766,311	1,248,778	45%
1,242,215	588,623	653,592	>100%	Asset Management Project - 35	3,975,387	3,194,621	780,766	24%	3,068,782	906,606	30%
359,561	287,086	72,476	25%	Asset Management Project - 37	1,787,363	1,555,534	231,829	15%	1,588,108	199,255	13%
381,606	352,445	29,160	8%	Asset Management Project - 38	1,992,941	1,779,781	213,160	12%	1,778,404	214,537	12%
1,237,324	337,014	900,310	>100%	Asset Management Project - 39	2,316,814	1,481,333	835,481	56%	1,122,606	1,194,208	>100%
411,602	289,018	122,584	42%	Asset Management Project - 40	1,456,540	1,478,300	(21,760)	-1%	1,387,373	69,167	5%
318,787	169,752	149,035	88%	Asset Management Project - 43	1,237,187	976,816	260,371	27%	1,085,435	151,752	14%
375,040	226,783	148,257	65%	Asset Management Project - 44	1,519,943	1,360,698	159,245	12%	1,477,689	42,254	3%
318,814	184,944	133,870	72%	Asset Management Project - 45	1,255,051	1,109,664	145,387	13%	1,237,280	17,771	1%
168,337	193,687	(25,350)	-13%	Asset Management Project - 46	609,865	802,616	(192,751)	-24%	507,620	102,246	20%
259,617	225,638	33,978	15%	Asset Management Project - 49	955,732	1,057,174	(101,442)	-10%	888,062	67,671	8%
688,533	133,078	555,455	>100%	Asset Management Project - 50	2,075,584	725,298	1,350,286	>100%	722,802	1,352,782	>100%
-	-	-	0%	Asset Management Project - 52	-	-	-	0%	1,254,262	(1,254,262)	-100%
\$ 9,472,505	5,047,554	4,424,951	88%	Total Revenues	\$ 33,704,732	27,527,239	6,177,493	22%	27,875,155	5,829,577	21%
				NET INCOME(LOSS)							
71,900	(17,103)	89,003	>100%	Asset Management Project - 30	(35,016)	(196,743)	161,727	82%	(100,350)	65,334	65%
(44,808)	(32,346)	(12,462)	-39%	Asset Management Project - 31	(604,614)	(224,921)	(379,693)	<-100%	(1,202,153)	597,539	50%
160,487	(10,097)	170,584	>100%	Asset Management Project - 32	302,712	(107,851)	410,563	>100%	26,121	276,591	>100%
148,434	13,339	135,095	>100%	Asset Management Project - 33	159,031	27,228	131,803	>100%	(301,048)	460,079	>100%
893,851	62,301	831,549	>100%	Asset Management Project - 34	601,912	(39,643)	641,555	>100%	(410,664)	1,012,575	>100%
592,236	49,943	542,294	>100%	Asset Management Project - 35	72,409	(78,260)	150,669	>100%	(425,830)	498,239	>100%
(115,934)	43,791	(159,724)	<-100%	Asset Management Project - 37	(925,443)	129,639	(1,055,082)	<-100%	(1,519,832)	594,390	39%
(109,958)	87,071	(197,029)	<-100%	Asset Management Project - 38	(545,149)	193,472	(738,621)	<-100%	(408,438)	(136,712)	-33%
848,422	146,883	701,538	>100%	Asset Management Project - 39	390,558	253,637	136,921	54%	(491,222)	881,781	>100%
(32,668)	59,530	(92,198)	<-100%	Asset Management Project - 40	(324,818)	75,941	(400,759)	<-100%	(115,022)	(209,796)	<-100%
65,762	18,188	47,573	>100%	Asset Management Project - 43	(27,032)	30,610	(57,642)	<-100%	(123,022)	95,990	78%
91,863	32,880	58,983	>100%	Asset Management Project - 44	(104,599)	176,948	(281,547)	<-100%	(160,832)	56,233	35%
81,536	23,483	58,053	>100%	Asset Management Project - 45	(92,921)	65,855	(158,776)	<-100%	(120,809)	27,889	23%
6,313	101,762	(95,448)	-94%	Asset Management Project - 46	(349,565)	185,970	(535,535)	<-100%	(379,808)	30,243	8%
50,501	79,767	(29,267)	-37%	Asset Management Project - 49	(253,233)	154,265	(407,498)	<-100%	(301,911)	48,678	16%
19,678	(438,195)	457,874	>100%	Asset Management Project - 50	(434,613)	(1,338,242)	903,629	68%	(409,351)	(25,261)	-6%
-	-	-	0%	Asset Management Project - 52	-	-	-	0%	217,075	(217,075)	-100%
\$ 2,727,614	221,197	2,506,417	>100%	Total Net Income(Loss)	\$ (2,170,380)	(692,095)	(1,478,285)	<-100%	(6,227,098)	4,056,718	65%

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program

Actual vs Budget Comparison

For the Month of December 2022, and the 6 Months ended December 31, 2022

(Amounts in Full Dollars)

Month of December 2022				CASH BASIS	Year To Date ended December 31, 2022						
Actual	Budget	Variance			Actual	Budget	Variance		Prior Year	Variance	
		Amount	%			Amount	%		Amount	%	
REVENUES											
485,663	334,886	150,777	45%	Asset Management Project - 30	2,346,370	2,009,316	337,054	17%	2,149,783	196,587	9%
592,084	414,724	177,360	43%	Asset Management Project - 31	2,932,288	2,488,344	443,944	18%	2,449,647	482,641	20%
613,779	418,407	195,372	47%	Asset Management Project - 32	2,915,557	2,510,442	405,115	16%	2,464,875	450,682	18%
549,392	310,192	239,200	77%	Asset Management Project - 33	2,313,023	1,861,152	451,871	24%	1,926,118	386,905	20%
1,470,150	581,277	888,873	>100%	Asset Management Project - 34	4,015,089	3,136,150	878,939	28%	2,766,311	1,248,778	45%
1,242,215	588,623	653,592	>100%	Asset Management Project - 35	3,975,387	3,194,621	780,766	24%	3,068,782	906,606	30%
359,561	287,086	72,476	25%	Asset Management Project - 37	1,787,363	1,555,534	231,829	15%	1,588,108	199,255	13%
381,606	352,445	29,160	8%	Asset Management Project - 38	1,992,941	1,779,781	213,160	12%	1,778,404	214,537	12%
1,237,324	337,014	900,310	>100%	Asset Management Project - 39	2,316,814	1,481,333	835,481	56%	1,122,606	1,194,208	>100%
411,602	289,018	122,584	42%	Asset Management Project - 40	1,456,540	1,478,300	(21,760)	-1%	1,387,373	69,167	5%
318,787	169,752	149,035	88%	Asset Management Project - 43	1,237,187	976,816	260,371	27%	1,085,435	151,752	14%
375,040	226,783	148,257	65%	Asset Management Project - 44	1,519,943	1,360,698	159,245	12%	1,477,689	42,254	3%
318,814	184,944	133,870	72%	Asset Management Project - 45	1,255,051	1,109,664	145,387	13%	1,237,280	17,771	1%
168,337	193,687	(25,350)	-13%	Asset Management Project - 46	609,865	802,616	(192,751)	-24%	507,620	102,246	20%
259,617	225,638	33,978	15%	Asset Management Project - 49	955,732	1,057,174	(101,442)	-10%	888,062	67,671	8%
688,533	133,078	555,455	>100%	Asset Management Project - 50	2,075,584	725,298	1,350,286	>100%	722,802	1,352,782	>100%
-	-	-	0%	Asset Management Project - 52	-	-	-	0%	1,254,262	(1,254,262)	-100%
\$ 9,472,505	5,047,554	4,424,951	88%	Total Revenues	\$ 33,704,732	27,527,239	6,177,493	22%	27,875,155	5,829,577	21%
NET INCOME(LOSS)											
201,156	(17,103)	218,259	>100%	Asset Management Project - 30	673,110	(196,743)	869,853	>100%	498,209	174,901	35%
214,713	(30,846)	245,559	>100%	Asset Management Project - 31	800,126	(215,921)	1,016,047	>100%	59,957	740,168	>100%
246,971	(9,930)	256,901	>100%	Asset Management Project - 32	709,304	(106,849)	816,153	>100%	255,074	454,230	>100%
260,951	13,506	247,445	>100%	Asset Management Project - 33	785,458	28,230	757,228	>100%	297,958	487,500	>100%
1,031,278	62,926	968,352	>100%	Asset Management Project - 34	1,386,417	(35,893)	1,422,310	>100%	429,981	956,437	>100%
735,218	52,241	682,977	>100%	Asset Management Project - 35	908,029	(64,472)	972,501	>100%	351,091	556,939	>100%
131,452	45,873	85,579	>100%	Asset Management Project - 37	448,360	142,131	306,229	>100%	(180,351)	628,711	>100%
68,629	88,321	(19,693)	-22%	Asset Management Project - 38	426,489	200,972	225,517	>100%	461,252	(34,763)	-8%
1,011,654	150,633	861,021	>100%	Asset Management Project - 39	1,149,264	276,137	873,127	>100%	145,557	1,003,706	>100%
(2,447)	60,280	(62,726)	<-100%	Asset Management Project - 40	(180,119)	80,441	(260,560)	<-100%	6,566	(186,685)	<-100%
127,863	18,988	108,874	>100%	Asset Management Project - 43	359,660	35,410	324,250	>100%	248,907	110,753	44%
199,375	33,297	166,078	>100%	Asset Management Project - 44	497,765	179,450	318,315	>100%	395,020	102,745	26%
169,184	23,483	145,701	>100%	Asset Management Project - 45	382,228	65,855	316,373	>100%	336,173	46,055	14%
80,857	101,762	(20,905)	-21%	Asset Management Project - 46	76,951	185,970	(109,019)	-59%	11,528	65,423	>100%
105,567	81,017	24,550	30%	Asset Management Project - 49	56,331	161,765	(105,434)	-65%	87,107	(30,776)	-35%
131,330	(437,695)	569,026	>100%	Asset Management Project - 50	168,944	(1,335,242)	1,504,186	>100%	144,281	24,662	17%
-	-	-	0%	Asset Management Project - 52	-	-	-	0%	217,075	(217,075)	-100%
\$ 4,713,750	236,753	4,476,997	>100%	Total Net Income(Loss)	\$ 8,648,317	(598,759)	9,247,076	>100%	3,765,387	4,882,930	>100%

HAWAII PUBLIC HOUSING AUTHORITY
Housing Assistance Voucher Programs
Actual vs Budget Comparison

For the Month of December 2022, and the 6 Months ended December 31, 2022

(Amounts in Full Dollars)

Month of December 2022					Year To Date ended December 31, 2022						
Actual	Budget	Variance			Actual	Budget	Variance		Prior Year	Variance	
		Amount	%				Amount	%		Amount	%
-	-	-	0%		-	-	-	0%	-	-	0%
6,789,141	4,967,745	1,821,396	37%	Dwelling Rental Income	-	-	-	0%	-	-	0%
0	-	0	100%	HUD Operating Grants	30,683,062	28,637,702	2,045,360	7%	31,310,181	(627,119)	-2%
-	-	-	0%	CFP Grant Income	0	-	0	100%	-	0	100%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	State CIP Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
16,482	6,982	9,500	>100%	Other Income	87,004	41,892	45,112	>100%	493,530	(406,526)	-82%
\$ 6,805,623	4,974,727	1,830,896	37%	Total Revenues	30,770,065	28,679,594	2,090,471	7%	31,803,711	(1,033,646)	-3%
169,256	321,042	(151,786)	-47%	EXPENSES	1,105,019	1,894,716	(789,697)	-42%	1,284,524	(179,505)	-14%
-	-	-	0%	Administrative	-	-	-	0%	-	-	0%
127,467	89,743	37,724	42%	Asset Management Fees	579,008	515,169	63,839	12%	416,202	162,806	39%
28,243	30,848	(2,605)	-8%	Management Fees	168,729	176,889	(8,160)	-5%	146,710	22,019	15%
4,845,502	4,507,459	338,043	7%	Bookkeeping Fees	27,917,327	25,992,438	1,924,889	7%	23,157,937	4,759,390	21%
5,893	336	5,557	>100%	Housing Assistance Payments	122,933	2,016	120,917	>100%	1,601	121,333	>100%
1,950	1,936	14	1%	Tenant Services	13,765	11,616	2,149	18%	11,172	2,593	23%
2,389	1,441	948	66%	Utilities	6,082	8,646	(2,564)	-30%	8,159	(2,076)	-25%
168	229	(61)	-27%	Maintenance	1,196	1,374	(178)	-13%	1,300	(104)	-8%
1,340	1,227	113	9%	Protective Services	8,042	7,362	680	9%	7,366	677	9%
2,539	-	2,539	100%	Insurance	14,999	-	14,999	100%	14,288	711	5%
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
11,598	-	11,598	100%	Bad Debt Expense	83,489	-	83,489	100%	150,221	(66,732)	-44%
5,196,346	4,954,261	242,085	5%	General Expenses	30,020,591	28,610,226	1,410,365	-5%	25,199,480	4,821,111	19%
\$ 1,609,277	20,466	1,588,811	>100%	Total Expenses	749,474	69,368	680,106	>100%	6,604,231	(5,854,757)	-89%
1,609,277	20,466	1,588,811	>100%	Net Income(Loss)	749,474	69,368	680,106	>100%	6,604,231	(5,854,757)	-89%
2,539	-	2,539	100%	CASH BASIS:	749,474	69,368	680,106	>100%	6,604,231	(5,854,757)	-89%
-	-	-	0%	Net Income(loss) per Above	14,999	-	14,999	100%	14,288	711	5%
\$ 1,611,816	20,466	1,591,350	>100%	Add back non cash items:	-	-	-	0%	-	-	0%
				Depreciation Expense	14,999	-	14,999	100%	14,288	711	5%
				Bad Debt Expense	-	-	-	0%	-	-	0%
				Total Expenses	764,473	69,368	695,105	>100%	6,618,519	(5,854,046)	-88%

HAWAII PUBLIC HOUSING AUTHORITY

State Low Rent

Actual vs Budget Comparison

For the Month of December 2022, and the 6 Months ended December 31, 2022

(Amounts in Full Dollars)

Month of December 2022					Year To Date ended December 31, 2022						
Actual	Budget	Variance			Actual	Budget	Variance		Prior Year	Variance	
		Amount	%	%			Amount	%		Amount	%
REVENUES											
114,451	116,096	(1,645)	-1%		668,780	694,715	(25,935)	-4%	632,410	36,370	6%
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	0%	HUD Operating Grants	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	State CIP Fund	-	-	-	0%	-	-	0%
74,578	178,321	(103,743)	-58%	Grant Income	401,414	1,069,926	(668,512)	-62%	1,006,144	(604,730)	-60%
3,568	1,799	1,769	98%	Other Income	29,320	10,494	18,826	>100%	14,165	15,154	>100%
\$ 192,597	296,216	(103,619)	-35%	Total Revenues	1,099,514	1,775,135	(675,621)	-38%	1,652,719	(553,206)	-33%
EXPENSES											
38,293	48,888	(10,595)	-22%	Administrative	239,356	286,831	(47,475)	-17%	249,290	(9,934)	-4%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
19,942	18,843	1,099	6%	Management Fees	119,734	112,644	7,090	6%	104,719	15,015	14%
1,965	2,047	(82)	-4%	Bookkeeping Fees	11,798	12,238	(441)	-4%	11,985	(188)	-2%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
17	248	(231)	-93%	Tenant Services	259	1,488	(1,229)	-83%	2,506	(2,247)	-90%
67,821	71,333	(3,512)	-5%	Utilities	436,272	427,998	8,274	2%	412,027	24,245	6%
84,991	123,139	(38,148)	-31%	Maintenance	505,559	791,898	(286,339)	-36%	500,532	5,027	1%
-	15,804	(15,804)	-100%	Protective Services	3,279	94,824	(91,545)	-97%	-	3,279	100%
2,873	2,877	(4)	0%	Insurance	17,271	17,262	9	0%	17,258	13	0%
106,338	-	106,338	100%	Depreciation Expense	638,031	-	638,031	100%	635,882	2,149	0%
24,879	3,012	21,867	>100%	Bad Debt Expense	40,753	18,072	22,681	>100%	14,593	26,160	>100%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
347,120	286,191	60,929	21%	Total Expenses	2,012,310	1,763,255	249,055	-14%	1,948,792	63,518	3%
\$ (154,523)	10,025	(164,548)	<-100%	Net Income(Loss)	(912,796)	11,880	(924,676)	<-100%	(296,072)	(616,724)	<-100%
CASH BASIS:											
(154,523)	10,025	(164,548)	<-100%	Net Income(loss) per Above	(912,796)	11,880	(924,676)	<-100%	(296,072)	(616,724)	<-100%
106,338	-	106,338	100%	Add back non cash items:	638,031	-	638,031	100%	635,882	2,149	0%
24,879	3,012	21,867	>100%	Depreciation Expense	40,753	18,072	22,681	>100%	14,593	26,160	>100%
				Bad Debt Expense							
\$ (23,305)	13,037	(36,342)	<-100%		(234,012)	29,952	(263,964)	<-100%	354,403	(588,415)	<-100%

HAWAII PUBLIC HOUSING AUTHORITY
State Elderly Program
Actual vs Budget Comparison
For the Month of December 2022, and the 6 Months ended December 31, 2022

(Amounts in Full Dollars)

Month of December 2022					Year To Date ended December 31, 2022							
Actual	Budget	Variance		% [Ⓔ]		Actual	Budget	Variance		Prior Year	Variance	
		Amount						Amount	%		Amount	%
REVENUES												
178,308	180,617	(2,309)	-1%		Dwelling Rental Income	1,056,349	1,083,702	(27,353)	-3%	1,047,063	9,286	1%
-	-	-	0%		HUD Operating Grants	-	-	-	0%	-	-	0%
-	-	-	0%		CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%		COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%		State CIP Fund	-	-	-	0%	-	-	0%
-	-	-	0%		Grant Income	-	-	-	0%	-	-	0%
2,935	13,845	(10,910)	-79%		Other Income	26,875	83,070	(56,195)	-68%	77,865	(50,990)	-65%
\$ 181,243	194,462	(13,219)	-7%		Total Revenues	1,083,224	1,166,772	(83,548)	-7%	1,124,928	(41,704)	-4%
EXPENSES												
61,675	64,552	(2,877)	-4%		Administrative	383,062	377,190	5,872	2%	359,641	23,422	7%
-	-	-	0%		Asset Management Fees	-	-	-	0%	-	-	0%
15,183	11,744	3,439	29%		Management Fees	91,814	70,464	21,350	30%	64,820	26,994	42%
4,058	4,321	(264)	-6%		Bookkeeping Fees	24,413	25,926	(1,514)	-6%	24,435	(23)	0%
-	-	-	0%		Housing Assistance Payments	-	-	-	0%	-	-	0%
-	3,087	(3,087)	-100%		Tenant Services	-	18,467	(18,467)	-100%	14,700	(14,700)	-100%
101,209	120,025	(18,816)	-16%		Utilities	794,391	720,150	74,241	10%	684,857	109,534	16%
111,228	115,773	(4,545)	-4%		Maintenance	558,654	672,642	(113,988)	-17%	606,484	(47,830)	-8%
178	-	178	100%		Protective Services	1,778	-	1,778	100%	264	1,514	>100%
4,738	4,683	55	1%		Insurance	28,429	28,098	331	1%	27,957	472	2%
151,430	-	151,430	100%		Depreciation Expense	908,579	-	908,579	100%	883,334	25,245	3%
2,314	750	1,564	>100%		Bad Debt Expense	3,210	4,500	(1,291)	-29%	2,168	1,042	48%
-	-	-	0%		General Expenses	-	-	-	0%	-	-	0%
452,013	324,935	127,078	39%		Total Expenses	2,794,329	1,917,437	876,892	-46%	2,668,660	125,669	5%
\$ (270,770)	(130,473)	(140,297)	<-100%		Net Income(Loss)	(1,711,105)	(750,665)	(960,440)	<-100%	(1,543,731)	(167,373)	-11%
CASH BASIS:												
(270,770)	(130,473)	(140,297)	<-100%		Net Income(loss) per Above	(1,711,105)	(750,665)	(960,440)	<-100%	(1,543,731)	(167,373)	-11%
Add back non cash items:												
151,430	-	151,430	100%		Depreciation Expense	908,579	-	908,579	100%	883,334	25,245	3%
2,314	750	1,564	>100%		Bad Debt Expense	3,210	4,500	(1,291)	-29%	2,168	1,042	48%
\$ (117,026)	(129,723)	12,697	10%		Total	(799,316)	(746,165)	(53,151)	-7%	(658,230)	(141,086)	-21%

**HAWAII PUBLIC HOUSING AUTHORITY
State Rent Supplement Program
Actual vs Budget Comparison**

For the Month of December 2022, and the 6 Months ended December 31, 2022

(Amounts in Full Dollars)

Month of December 2022					Year To Date ended December 31, 2022									
Actual	Budget	Variance		%		Actual	Budget	Variance		Prior Year	Variance		%	
		Amount						Amount			Amount			
-	-	-		0%	REVENUES	-	-	-		0%	-	-	0%	
-	-	-		0%	Dwelling Rental Income	-	-	-		0%	-	-	0%	
-	-	-		0%	HUD Operating Grants	-	-	-		0%	-	-	0%	
-	-	-		0%	CFP Grant Income	-	-	-		0%	-	-	0%	
-	-	-		0%	COCC Fee Income	-	-	-		0%	-	-	0%	
-	-	-		0%	State CIP Fund	-	-	-		0%	-	-	0%	
147,793	124,787	23,006		18%	Grant Income	691,780	748,722	(56,942)		-8%	734,777	(42,997)	-6%	
2	3	(1)		-33%	Other Income	27	18	9		50%	15	12	80%	
\$ 147,795	124,790	23,005		18%	Total Revenues	691,807	748,740	(56,933)		-8%	734,792	(42,985)	-6%	
					EXPENSES									
8,217	9,142	(926)		-10%	Administrative	49,836	46,182	3,654		8%	45,582	4,254	9%	
-	-	-		0%	Asset Management Fees	-	-	-		0%	-	-	0%	
576	849	(273)		-32%	Management Fees	3,462	5,094	(1,632)		-32%	4,092	(630)	-15%	
361	532	(171)		-32%	Bookkeeping Fees	2,170	3,192	(1,022)		-32%	2,564	(395)	-15%	
85,184	115,464	(30,280)		-26%	Housing Assistance Payments	514,852	692,784	(177,932)		-26%	579,677	(64,825)	-11%	
-	-	-		0%	Tenant Services	-	-	-		0%	-	-	0%	
74	62	12		20%	Utilities	571	372	199		54%	347	224	64%	
61	44	17		40%	Maintenance	210	264	(54)		-21%	242	(33)	-14%	
7	9	(2)		-22%	Protective Services	49	54	(5)		-9%	52	(3)	-5%	
42	46	(4)		-10%	Insurance	249	276	(27)		-10%	265	(16)	-6%	
-	-	-		0%	Depreciation Expense	-	-	-		0%	-	-	0%	
-	-	-		0%	Bad Debt Expense	-	-	-		0%	-	-	0%	
-	-	-		0%	General Expenses	-	-	-		0%	-	-	0%	
94,522	126,148	(31,626)		-25%	Total Expenses	571,399	748,218	(176,819)		24%	632,823	(61,424)	-10%	
\$ 53,273	(1,358)	54,631		>100%	Net Income(Loss)	120,408	522	119,886		>100%	101,969	18,439	18%	
					CASH BASIS:									
53,273	(1,358)	54,631		>100%	Net Income(loss) per Above	120,408	522	119,886		>100%	101,969	18,439	18%	
-	-	-		0%	Add back non cash items:									
-	-	-		0%	Depreciation Expense	-	-	-		0%	-	-	0%	
-	-	-		0%	Bad Debt Expense	-	-	-		0%	-	-	0%	
\$ 53,273	(1,358)	54,631		>100%		120,408	522	119,886		>100%	101,969	18,439	18%	

HAWAII PUBLIC HOUSING AUTHORITY
Section 8 Contract Administration
Actual vs Budget Comparison

For the Month of December 2022, and the 6 Months ended December 31, 2022

(Amounts in Full Dollars)

Month of December 2022					Year To Date ended December 31, 2022									
Actual	Budget	Variance		%		Actual	Budget	Variance		Prior Year	Variance			
		Amount						Amount	%		Amount	%		
-	-	-		0%	REVENUES	-	-	-		0%	-	-	0%	
3,781,576	3,719,637	61,939		2%	Dwelling Rental Income	-	-	-		0%	-	-	0%	
-	-	-		0%	HUD Operating Grants	22,644,647	22,317,822	326,825		1%	21,644,795	999,852	5%	
-	-	-		0%	CFP Grant Income	-	-	-		0%	-	-	0%	
-	-	-		0%	COCC Fee Income	-	-	-		0%	-	-	0%	
-	-	-		0%	State CIP Fund	-	-	-		0%	-	-	0%	
-	-	-		0%	Grant Income	-	-	-		0%	-	-	0%	
36	33	3		10%	Other Income	211	198	13		6%	189	21	11%	
\$ 3,781,613	3,719,670	61,943		2%	Total Revenues	22,644,858	22,318,020	326,838		1%	21,644,984	999,874	5%	
					EXPENSES									
107,512	97,258	10,254		11%	Administrative	622,926	568,005	54,921		10%	542,291	80,635	15%	
-	-	-		0%	Asset Management Fees	-	-	-		0%	-	-	0%	
-	-	-		0%	Management Fees	-	-	-		0%	-	-	0%	
-	-	-		0%	Bookkeeping Fees	-	-	-		0%	-	-	0%	
3,609,455	3,582,209	27,246		1%	Housing Assistance Payments	21,785,845	21,493,254	292,591		1%	20,889,355	896,491	4%	
-	-	-		0%	Tenant Services	-	-	-		0%	-	-	0%	
-	-	-		0%	Utilities	-	-	-		0%	-	-	0%	
-	-	-		0%	Maintenance	-	-	-		0%	-	-	0%	
-	-	-		0%	Protective Services	-	-	-		0%	-	-	0%	
604	622	(18)		-3%	Insurance	3,623	3,732	(109)		-3%	3,556	67	2%	
-	-	-		0%	Depreciation Expense	-	-	-		0%	-	-	0%	
-	-	-		0%	Bad Debt Expense	-	-	-		0%	-	-	0%	
-	-	-		0%	General Expenses	-	-	-		0%	-	-	0%	
3,717,570	3,680,089	37,481		1%	Total Expenses	22,412,394	22,064,991	347,403		-2%	21,435,202	977,193	5%	
\$ 64,042	39,581	24,461		62%	Net Income(Loss)	232,464	253,029	(20,565)		-8%	209,783	22,681	11%	
					CASH BASIS:									
64,042	39,581	24,461		62%	Net Income(loss) per Above	232,464	253,029	(20,565)		-8%	209,783	22,681	11%	
-	-	-		0%	Add back non cash items:									
-	-	-		0%	Depreciation Expense	-	-	-		0%	-	-	0%	
					Bad Debt Expense	-	-	-		0%	-	-	0%	
\$ 64,042	39,581	24,461		62%		232,464	253,029	(20,565)		-8%	209,783	22,681	11%	

HAWAII PUBLIC HOUSING AUTHORITY

Central Office Cost Center

Actual vs Budget Comparison

For the Month of December 2022, and the 6 Months ended December 31, 2022

(Amounts in Full Dollars)

Month of December 2022			
Actual	Budget	Variance	
		Amount	%
-	-	-	0%
-	-	-	0%
-	-	-	0%
1,047,905	933,262	114,643	12%
-	-	-	0%
-	6,000	(6,000)	-100%
145,553	528,115	(382,562)	-72%
\$ 1,193,458	1,467,377	(273,919)	-19%

Year To Date ended December 31, 2022							
Actual	Budget	Variance		Prior Year	Variance		
		Amount	%		Amount	%	
-	-	-	0%	-	-	0%	
-	-	-	0%	-	-	0%	
-	-	-	0%	-	-	0%	
4,458,519	4,202,483	256,036	6%	2,619,871	1,838,648	70%	
-	-	-	0%	-	-	0%	
-	36,000	(36,000)	-100%	-	-	0%	
875,611	2,975,657	(2,100,046)	-71%	1,327,324	(451,713)	-34%	
5,334,130	7,214,140	(1,880,010)	-26%	3,947,195	1,386,935	35%	

REVENUES

Dwelling Rental Income
 HUD Operating Grants
 CFP Grant Income
 COCC Fee Income
 State CIP Fund
 Grant Income
 Other Income

Total Revenues

EXPENSES

Administrative
 Asset Management Fees
 Management Fees
 Bookkeeping Fees
 Housing Assistance Payments
 Tenant Services
 Utilities
 Maintenance
 Protective Services
 Insurance
 Depreciation Expense
 Bad Debt Expense
 General Expenses

Total Expenses

Net Income(Loss)

CASH BASIS:

Net Income(loss) per Above
 Add back non cash items:
 Depreciation Expense
 Bad Debt Expense

732,670	928,791	(196,121)	-21%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
1,148	500	648	>100%
13,559	13,203	356	3%
238,632	287,885	(49,253)	-17%
860	1,105	(245)	-22%
2,937	2,953	(16)	-1%
14,412	-	14,412	100%
-	-	-	0%
17,077	160	16,917	>100%
1,021,294	1,234,597	(213,303)	-17%
\$ 172,164	232,780	(60,617)	-26%

4,282,040	5,321,773	(1,039,733)	-20%	4,014,080	267,959	7%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
3,623	3,000	623	21%	1,463	2,161	>100%
100,340	79,218	21,122	27%	74,210	26,130	35%
1,613,146	1,727,122	(113,976)	-7%	1,847,181	(234,035)	-13%
5,726	6,630	(904)	-14%	6,050	(324)	-5%
17,621	17,718	(97)	-1%	17,784	(163)	-1%
71,531	-	71,531	100%	41,652	29,879	72%
-	-	-	0%	-	-	0%
18,159	960	17,199	>100%	16,266	1,893	12%
6,112,186	7,156,421	(1,044,235)	15%	6,018,686	93,500	2%
(778,056)	57,719	(835,775)	<-100%	(2,071,491)	1,293,435	62%

172,164	232,780	(60,617)	-26%
14,412	-	14,412	100%
-	-	-	0%
\$ 186,576	232,780	(46,205)	-20%

(778,056)	57,719	(835,775)	<-100%	(2,071,491)	1,293,435	62%
71,531	-	71,531	100%	41,652	29,879	72%
-	-	-	0%	-	-	0%
(706,525)	57,719	(764,244)	<-100%	(2,029,839)	1,323,314	65%

FEDERAL BUDGET/OBLIGATION: Capital Fund Program (CFP) (Operations, Admin, Mgt Improv)												
Total CFP Appropriation	Budget Construction Activities (BLI 1480)	Budget Operations (BLI 1406)	Budget Management Improvements (BLI 1408)	Budget Administration (BLI 1410)	Moving to Work Demo (BLI 1492)	Budget Contingency (BLI 1502)	CFP Obligated	% Obligated	Unobligated Balance	Obligation Deadline	Notes	
CFP 727	\$9,198,304	6,316,454	1,839,660	122,359	919,830	-	9,198,304	100.00%	-	8/15/21	LOCCS created 07-06-17	
CFP 728	\$13,501,112	9,250,778	2,700,222	200,000	1,350,111	-	13,501,112	100.00%	-	5/28/22	LOCCS created 05-22-18	
CFP 729	\$13,394,883	9,376,418	2,678,977	-	1,339,488	-	7,069,247	52.78%	6,325,636	4/15/23	LOCCS created 04-11-19	
CFP 730	\$13,799,958	9,652,097	2,759,992	-	1,379,996	7,874	4,884,168	35.39%	8,915,790	3/25/24	LOCCS created 04-06-20	
CFP 731	\$13,862,820	3,500,748	3,465,705	-	1,386,282	136,195	273,889	1.98%	13,588,931	2/22/23	LOCCS created 02-23-21	
CFP 732	\$14,983,151	8,726,125	-	-	1,498,315	2,996,630	1,442,081	-	0.00%	14,983,151	5/11/24	LOCCS created 05-12-22
CFP Budget Totals	\$78,740,228	46,822,621	13,444,556	322,359	7,874,023	1,586,149	34,926,720	44.36%	43,813,508	TOTALS FOR ALL ACTIVE CFP GRANTS		

FEDERAL EXPENDITURE: Capital Fund Program (CFP) (Operations, Admin, Mgt Improv)											
Total CFP Appropriation	Expended Construction Activities (BLI 1480)	Expended Operations (BLI 1406)	Expended Management Improvements (BLI 1408)	Expended Administration (BLI 1410)	Moving to Work Demo (BLI 1492)	Expended Contingency (BLI 1502)	Expended to Date Total Funds	% Expended	Unexpended Balance	Expenditure Deadline	Notes
CFP 727	\$9,198,304	6,316,454	1,839,660	122,359	919,830	-	9,198,304	100.00%	-	8/15/23	LOCCS created 07-06-17
CFP 728	\$13,501,112	6,683,510	2,676,264	200,000	1,338,132	-	10,897,905	80.72%	2,603,207	5/8/24	LOCCS created 05-22-18
CFP 729	\$13,394,883	1,581,921	2,665,614	-	1,332,807	-	5,580,342	41.66%	7,814,541	4/15/25	LOCCS created 04-11-19
CFP 730	\$13,799,958	42,138	2,279,802	-	1,372,349	-	3,694,290	26.77%	10,105,668	3/25/26	LOCCS created 04-06-20
CFP 731	\$13,862,820	-	-	-	-	-	273,889	1.98%	13,588,931	2/22/25	LOCCS created 02-23-21
CFP 732	\$14,983,151	-	-	-	-	-	-	0.00%	14,983,151	5/11/26	LOCCS created 05-12-22
CFP Expenditure Totals	\$78,740,228	14,624,024	9,461,340	322,359	4,963,118	-	29,644,730	37.65%	49,095,498	TOTALS FOR ALL ACTIVE CFP GRANTS	

STATE: Capital Improvement Program (CIP)									
State GO Bond Appropriation	HPHA Budget	HPHA Encumbered	HPHA Expended	HPHA % Expended/Budget	HPHA Balance Expended/Budget	CIP Contract Encumbrance Deadline	Notes	ACT/SLH	
FY 15-16 Lump Sum CIP	4,150,000	4,105,000.00	4,150,000.00	95.30%	193,053.36	6/30/18	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 119/2015	
FY 15-16 Wages & Fringe	850,000	850,000.00	-	0.00%	850,000.00	6/30/18	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 119/2015	
FY 16-17 Lump Sum CIP	29,150,000	28,920,313.00	28,706,929.35	92.28%	2,232,251.65	6/30/18	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 119/2015 as amended by ACT 124/2016	
FY 16-17 Wages & Fringe	560,000	560,000.00	-	0.00%	560,000.00	6/30/18	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 119/2015 as amended by ACT 124/2016	
FY 16-17 Vacant Unit Repairs and	6,000,000	5,997,000.00	5,997,000.00	100.00%	-	6/30/18	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 119/2015 as amended by ACT 124/2016	
FY 17-18 Lump Sum CIP	17,675,000	17,587,313.00	17,658,557.83	42.47%	10,118,805.87	6/30/20	Allotment Granted - Blanket Encumbrance (1) & (2)	ACT 49/2017	
FY 17-18 Security CIP	2,500,000	2,500,000.00	2,418,571.74	96.74%	81,428.26	6/30/20	Allotment Granted - Blanket Encumbrance (1) & (2)	ACT 49/2017	
FY 17-18 La'a Kea CIP GRANT	300,000	300,000.00	-	0.00%	300,000.00	6/30/20	Allotment Granted - Blanket Encumbrance (1) & (2)	ACT 49/2017	
FY 18-19 Lump Sum CIP	21,500,000	20,268,875.00	20,373,248.33	55.02%	9,115,957.21	6/30/20	Allotment Granted - Blanket Encumbrance (1) & (2)	ACT 49/2017 as amended by ACT 53/2018	
FY 18-19 Mayor Wright Homes	4,500,000	4,497,000.00	4,067,954.85	6.63%	4,198,678.46	6/30/20	Allotment Granted - Blanket Encumbrance (1) & (2)	ACT 49/2017 as amended by ACT 53/2018	
FY 19-20 Lump Sum CIP	20,000,000	20,000,000.00	5,777,569.81	2.99%	19,401,385.59	6/30/22	Allotment Granted	ACT 40/2019	
FY 20-21 Lump Sum CIP	5,135,000	5,135,000	344,699.39	0.00%	5,135,000.00	6/30/22	Allotment Granted	ACT 40/2019 as amended by ACT 6/2020	
FY 20-21 HPHA School Street	2,500,000	2,500,000	2,500,000.00	61.41%	964,628.20	6/30/22	Allotment Granted	ACT 40/2019 as amended by ACT 6/2020	
FY 20-21 TOD Planning Lanakila	550,000	550,000	435,305.59	0.00%	550,000.00	6/30/22	Allotment Granted	ACT 40/2019 as amended by ACT 6/2020	
FY 21-22 Lump Sum CIP	10,000,000	10,000,000	-	0.00%	10,000,000.00	6/30/24	Allotment Granted	ACT 88/2021	
FY 21-22 TOD Planning Puuwai	625,000	625,000	-	0.00%	625,000.00	6/30/24	Allotment Granted	ACT 88/2021	
FY 22-23 Hale Poai	500,000	500,000	-	0.00%	500,000.00	6/30/24		ACT 88/2021 as amended by ACT 248/2022	
FY 22-23 Lump Sum	10,000,000	10,000,000	-	0.00%	10,000,000.00	6/30/24		ACT 88/2021 as amended by ACT 248/2022	
FY 22-23 Palolo Valley Homes	3,970,000	3,970,000	-	0.00%	3,970,000.00	6/30/24		ACT 88/2021 as amended by ACT 248/2022	
FY 22-23 Kahala Mui	650,000	650,000	-	0.00%	650,000.00	6/30/24		ACT 88/2021 as amended by ACT 248/2022	
FY 22-23 Puahala Homes	600,000	600,000	-	0.00%	600,000.00	6/30/24		ACT 88/2021 as amended by ACT 248/2022	
FY 22-23 Kahekili Terrace	4,280,000	4,280,000	-	0.00%	4,280,000.00	6/30/24		ACT 88/2021 as amended by ACT 248/2022	
FY 22-23 ACT 253 Vacant Units	5,000,000	5,000,000	-	0.00%	5,000,000.00	6/30/23		ACT 253/2022	
STATE CIP TOTALS	362,747,000	347,038,290.56	295,002,543.51	74.11%	89,857,395.44		TOTAL ACTIVE STATE CIP APPROPRIATIONS		

K E Y	1406 - Operations
	1408 - Management Improvements
	1410 - Administration
	1480 - General Capital Activity
	1492 - Moving to Work Demo
	1501 - Collater Exp/Debt Srv
	1502 - Contingency
	1503 - RAD-CFP
	1504 - RAD Investment Activity
	1505 - RAD-CPT
1509 - Preparing for, Preventing and Responding to Coronavirus	

Federal Capital Fund Program Budget	
These are HPHA CFP budget numbers a/o the upper left corner date. The rows reflect the CFP fund grant, the columns represent the manner in which the funds are currently budgeted. The obligation deadline indicates the date by which these funds must be at least 92% obligated.	
Federal Capital Fund Program Actual	
These are HPHA CFP actual expenditures a/o the upper left corner date. The rows reflect the CFP fund grant, the columns represent the manner in which these funds are currently being expended. The expenditure deadline indicates the date by which these funds must be expended.	
State Capital Improvement Program Budget and Expenditure	
These are HPHA CIP budget and actual expenditures a/o the upper left corner date. The rows reflect the CIP fund appropriation, the columns represent budget, encumbrance and expenditures. The encumbrance deadline indicates the date by which the funds must be encumbered.	

III. Procurement

A. Solicitation(s) Issued in January 2023:

Title	Due Date
Solicitation No. RFQ-PMB-2023-04 Furnish Solar Hot Water Systems Tune Up and Maintenance Services for Kalihi Valley Homes Under AMP 31 on Oahu	February 10, 2023
Solicitation No. RFQ-DEV-2022-03 Request for Qualifications for Master Developer	March 7, 2023

B. Contract(s) Executed in January 2023:

T. Iida Contracting, Ltd. Contract No.: CMS 20-07-SC01
Material Escalation Due to Project Delay for Accessibility and Site Improvements at Hookipa Kahaluu (AMP 45) on Oahu

Completion Date: September 30, 2023
Suppl Amount: \$213,512.00
Total Amount: \$2,456,712.00

Architects Pacific, Inc. Contract No.: CMS 17-01-SC07
No-Cost Time Extension of 179 Calendar Days for Design and Consultant Services for Site and Building Improvements at Hale Poai (MU 42) on Oahu

End Date: January 17, 2023
Suppl Amount: n/a
Total Amount: \$773,441.00

EnviroServices & Training Center, LLC Contract No.: CMS 17-20-SC09
No-Cost Time Extension of 179 Calendar Days for Statewide Lead Risk Assessment

End Date: July 29, 2023
Suppl Amount: n/a
Total Amount: \$1,053,693.32

C. Planned Solicitation/Contract Activities for February / March 2023

Solicitation(s):

- Invitation-for-Bids for Laundry Services at AMP 45 on Oahu, AMP 39 on Maui, and AMP 37, AMP 43, and AMP 46 on Hawaii Island

- Invitation-for-Bids for Provision of Security Services for AMP 30 and AMP 33 on Oahu
- Request-for-Proposals for Professional Legal Services for the HPHA
- Request-for-Quotes for Section 8 Housing Choice Voucher Program Utility Allowance Update

Contract(s):

- Execute New/Supplemental Contracts for various services on an ongoing basis as determined necessary and in the best interest of the State. Contract extensions may include services such as property management, preventive maintenance, security, refuse collection, and custodial services.

IV. Development

A. Kuhio Park Terrace/Kuhio Low-Rises and Homes – Phase II

- An application for 4% Low Income Housing Tax Credits, Hula-Mae Multi-family Bonds and Rental Housing Revolving Fund financing is expected to be submitted to the Hawaii Housing Finance and Development Corporation on February 17, 2023.
- 100% Design Development Drawings for Phase I of the project are being revised to deliver approximately 304 units versus the original design of 266 units.
- Building and Demolition permit applications for Phase I have been submitted to the City and County of Honolulu Department of Planning and Permitting for review.
- State Historic Preservation and Federal Environmental review work and related/required studies continue to be finalized.
- A Section 18 Application for Demolition/Disposition is projected to be submitted to HUD during Q2/Q3 2023.
- Provided HUD approval and building permits are received, based on current projections, construction is expected to break ground Q2 2024, subject to availability of financing.

B. School Street Elderly Housing Redevelopment

Retirement Housing Foundation (RHF) anticipates submitting the Joint Development Agreement for Conditional Use Permit to the Department of Planning and Permitting (DPP) shortly. This is needed to start the review of the foundation permit, which is needed for the superstructure permit.

RHF represented that for the Final GC budget and update of the proforma, once DPP has no comments on the 100% CD plans that are tentatively scheduled to submit back to DPP. Once approved by HPHA, RHF will distribute the RFP for Phase 1A and provide 6-8 weeks for receipt of hard bids from contractors.

RHF represented that they are fully capable to develop this project and currently guestimates a funding gap of almost \$23M, assuming 18% increase in development costs and a 6.75% interest rate, prior to obtaining any other financing for the project. However, RHF informed us that definite development costs are not yet known.

RHF also confirmed to HPHA that the request for proposal for lenders and investors will be distributed by 2/17/2023 with an estimated one month to receive the submitted bids and 3 weeks to select.

C. Palolo Homes

The HPHA is working with Mutual Housing Association of Hawaii, Inc. on a possible extension of the Ground Lease for Palolo Valley Homes in relation to a possible re-syndication of the project's Low Income Housing Tax Credits

D. Mayor Wright Homes

On January 23, 2023, the HPHA issued a request for qualifications for a Master Developer to play a lead role in transforming a portion of the HPHA's portfolio of public housing properties. This effort would include undertaking redevelopment of several selected sites, including Mayor Wright Homes, and with several alternative sites identified per the chart below.

The overall effort is to deliver an additional 10,000 new, affordable housing units to the state. The redevelopment effort is expected to be completed in multiple phases estimated at roughly two (2) years per phase over a total period of at least 10 years and is expected to utilize multiple forms of financing and grants, including the potential conversion of existing HPHA federally subsidized public housing units to Section 8

voucher subsidy under the US Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) Program.

E. Puuwai Momi

As previously reported to the Board, the HPHA's Puuwai Momi project has been awarded a \$400,000 State TOD CIP Planning Grant by the state Office of Planning and Sustainable Development (OPSD). A Memorandum of Agreement ("MOA") authorizing the delegation and transfer of \$400,000 in State TOD CIP Planning funds to HPHA for preliminary master planning of the project was approved by the HPHA Board at its December 16, 2021, meeting.

F. Hawaii County - Lanakila Housing Project

The HPHA presented its preliminary master planning study to the Hawaii Interagency Council for Transit-Oriented Development on Friday January 27, 2023. The presentation was very well received.

G. Maui County – Kahekili Housing Project

A RFQ for professional services to complete preliminary master planning is currently being drafted for internal and Attorney General review. There are no further updates regarding this project.

V. Property Management and Maintenance Services Branch

Total Move Ins for January	51 units*
Total Move Outs for January	37 units*

In the month of January, HPHA completed 378 annual reexaminations, 144 interim reexaminations, and 29 new admissions.

A. Staffing challenges (e.g., vacant positions, workers compensation injuries, illness, etc.) continue to affect our ability to complete all tasks.

B. On January 10, 2023, AMP Managers and PMMSB staff attended training to prepare for the new National Standards for the Physical Inspection of Real Estate (NSPIRE).

a. The NSPIRE standards will replace the Uniform Physical Condition Standards (UPCS) as the inspection protocol and standard to be used by REAC and its inspectors.

b. HUD intends to start public housing inspections under the NSPIRE

standards on June 30, 2023. HUD has yet to issue the scoring methodology under the INSPIRE standards.

- C. On January 11, 2023, the HPHA met with Deputy Assistant Secretary for REAC Ashley L. Sheriff and REAC staff about the training and future collaboration with HUD. HUD staff visited a couple of HPHA's properties to get a better idea of local conditions.
- D. As a correction to the previous response to the Board, the HPHA currently has approximately 8 families that are considered over income. This number can change frequently as families are required to report all changes in income to the HPHA.

In Process for February

- Occupy all vacant units that are ready.
- Review delinquent accounts, recertifications, and payables.
- Continue follow up with AMP Managers regarding HUD REAC inspection findings.

VI. Construction Management

A. Program Activities and Major Projects

Vacant Units Undergoing Modernization as of January 31, 2023

There are 41 State and Federal Vacant Units under construction or design. 30 on Oahu and 11 in Maui. It is important to note that while the overall number of vacant units may show little change month to month, where construction is ongoing, as units are completed in one phase, they are occupied by the tenants of the next phase of construction, making their original units now vacant for a net zero decrease until the final phase is completed and turned back to the AMP to be filled.

Multi-Site Projects:

1. Lead-Based Paint (LBP) Risk Assessment and Abatement – The design of the LBP Assessment and Abatement project for Kuhio Homes (Oahu), Hui O Hanamaulu and Kapaa (Kauai), and David Malo (Maui) is divided into three projects by island. The Maui and the Kaua'i projects have received award approval and are now routing for contract review and execution. The award decision for the O'ahu project is still under review. Federal funds are budgeted for all three projects with the obligation deadline in February 2023.

2. Upgrade to Emergency Generators at AMP 34, 35 and 42 Projects:
The building permit is routing through the building department and is expected to be approved in the summer of 2023.
3. Emergency Proclamation – Vacant Units Repairs
With the Governor’s recent Emergency Proclamation, HPHA is working quickly to address the repairs of vacant units to bring them back online. HPHA is scoping vacant units to get cost proposals from contractors to expedite the work by also utilizing multiple contractors.

State Elderly Projects (MU 42):

1. Hale Poai – Site and Building Improvements
Work continues in the first stack of units. Work on the parking garage is on hold pending an unforeseen utility electrical issue. Contractor sent response to electrical county inspector on how to move forward.
2. Hoolulu and Kamalu – Re-Roofing and Site Improvements.
The Consultant was issued a notice of award. Awarded consultant is requesting to re-site visit before accepting award. A revised proposal with scope and price adjustments is expected after the February re-site visit.

Oahu Projects:

1. Punchbowl Homes
Exterior Repairs, Re-roofing, Site and ADA Improvements
HPHA requested a revised schedule from the Contractor to complete their work. Glass door manufacturer supply chain problems are delaying the delivery of the doors and overall completion schedule.
2. Kalanihuia – Reroofing and Repairs.
The contractor will be complete with all work by the middle of February.
3. Pumehana and Kalanihuia – Security Upgrades.
Punch list from final inspections is 90% completed. A Supplemental Contract for unforeseen coordination work has been executed.
4. Hookipa Kahaluu – Accessibility and Site Improvements
The contractor is working on submittals and finalizing the pricing of post-bid design changes after further clarification from the design consultant.

5. Waipahu I & II - Design of Structural Repairs, Security Improvements, and Lead Based Paint Removal.
The Department of Planning and Permitting has requested a meeting to go over the design. HPHA is waiting for confirmation of the meeting date.
6. Wahiawa Terrace – Sewer Pump Station
Project received award approval and it is now routing for construction contract review and execution.
7. AMP 34
 - a. Paoakalani and Makua Alii – Building and ADA Improvements
Spall repair for Paoakalani is ongoing. New glass railings are 50% complete. Paoakalani unit 1529 is waiting for a light fixture. The lead-based paint on the second floor walkway at Makua Alii is being removed. A Supplemental Contract is being executed to address unforeseen plumbing, structural issues and plan review missed items.
 - b. Makua Alii Security Measures and Burned Unit 1802
The Consultant is wrapping up the Bid Set of plans and will be ready for bid soon.
8. Kalihi Valley Homes
 - a. Perimeter Fence Replacement and Rock Wall Replacement and Health and Safety Related Building repairs.
Notice to Providers to be publicized for the design of this new project. Approval to advertise for professional services is pending.
9. Waimaha/Sunflower
 - a. Reroofing
Contract has been executed by the Contractor. Final execution is expected shortly. Contractor has been notified to confirm their management team.
 - b. Fire Alarm Replacement
Notice to Providers to be publicized for the design of this new project. Approval to advertise is pending.
10. Palolo Valley Homes – Major Modernization, Phase 4
The Invitation for Bidders (IFB) was posted on January 9, 2023. A Pre-Bid site meeting was held on January 13, 2023, with many interested bidders.

Hawaii County Projects:

1. Hale Aloha O Puna Site & Building Improvements and Pomaika'i Low Voltage Improvements
The draft construction contract is routing for review and execution.
2. Pahala - Utility Improvements
Project is in construction but has not yet field started due to pending key project material issues.
3. Kaimalino – Full Modernization
Preparing detailed construction cost estimate for the current design, estimated to be about 75% complete. Expecting to use cost estimate to guide this project's design development, including scope adjustments to keep this project in line with HUD's Total Development Costs (TDC) and Environmental Review triggers.

Maui County Projects:

1. AMP 39 Maui
 - a. Makani Kai Hale: Burned unit and Site Utility Improvements
The consultant has been selected for negotiations. HPHA has scheduled a site visit with the Consultant for February 1 to discuss scope and to receive a fee proposal.
 - b. Piilani Homes – Physical Improvements
The acceptance and turn-over of Phase 2 has been completed. Phase 3 work has started with abatement and ongoing sitework. The fire hydrant permit is still pending State Historic Preservation Department approval.
2. AMP 39 Molokai
 - a. Kahale Mua (Federal); Utility Improvements
The Pre-Construction meeting was held on January 4, 2023. The Contractor is working on long lead items and scheduling. Available barge service to Molokai will be affecting the actual start of work.
 - b. Kahale Mua (State); Utility Improvements: The Consultant submitted schematic design drawings for review. HPHA requested that the Consultant also include the demolition of the structurally unstable buildings.

Kaua`i County Projects:

Ele`ele – Building and Site Improvements

HPHA has negotiated a fee proposal with the consultant to continue the permit process, bidding and construction administration and warranty phases. The contract is routing for review.

- B. State Capital Improvement Projects (CIP) & Federal Capital Fund Program (CFP), Training, Staffing
 - 1. The State Capital Improvement Program (CIP):
HPHA submitted a CIP request for the next Legislative Session of ~\$148M. Governor Ige's Decision was for \$10M.
 - 2. The Federal Capital Fund Program (CFP):
All remaining bids budgeted with CFP 2021 funds were opened in November for the federal capital fund program (CFP) obligation deadline, of February 22, 2023. Due to the tightness of the deadline, HPHA submitted a request to HUD for an extension of the February 22, 2023

VII. Section 8 Subsidy Programs

HPHA manages the Housing Choice Voucher Program (HCV), Project Based Voucher Program, Veteran's Affairs Supportive Housing (VASH), Non-Elderly Disabled Vouchers (NED), Mainstream Vouchers (MS), Performance Based Contract Administration (PBCA), State Rent Supplement Program (RSP) and Family Self-Sufficiency (FSS) Program.

A. Program Activities for January 2023

- 1. Voucher:
HPHA expended a total of \$4,273,230 in housing assistance payments (HAP) to private landlords on behalf of 3,468 voucher holders; including 477 VASH families assisted with \$442,229 housing assistance payments.

HPHA leased a total of 314 vouchers for Mainstream, EHV and Port-ins, and paid \$431,392 for housing assistance payments for these programs.

2. Inspections update:

January 2023	
Housing Quality Standards (HQS) Inspections	172
HQS Inspections Failed	46
Quality Control Inspections	5
Total Inspection completed from 1/1/2022-1/23/2022	223

Total Rent comparable requests received	89
Approved	19
Denied	70

Landlords are provided 30 days to correct failed items during the annual inspection. Failed items are generally easy to fix. Historically, failed inspections have not been a cause for landlords to end program participation. Landlords have reported positive feedback to inspections as tenants do not always properly report issues with the unit.

3. Family Self Sufficiency (FSS) Program:

The FSS Program continues to offer employment case management, resources, and escrow savings to its 39 active participants.

During the month of January 2023, the FSS Program had 3 new enrollments, 1 discharge and 0 graduates. The current total number of Section 8 graduates is 154 and the total number of LIPH graduates is 27 since the program's inception. Currently there are 8 of 28 Section 8 participants and 6 out of 11 LIPH participants eligible to receive monthly escrow credits. The total monthly escrow deposits for January 2023 totaled \$5,829.00.

4. Rent Supplement Program (RSP):

For January 2023, RSP made a payment of \$92,861 to landlords for 215 families.

5. Emergency Housing Vouchers

HPHA is working in collaboration with Partners in Care (PIC) to process and lease up new EHV participants. There were no new EHV vouchers issued in January 2023; however, there were nine (9) tenants leased up.

VIII. Compliance Office

A. Program Activities for January 2023

- Review programs for compliance with Federal and State requirements, and agency and Board policies and procedures.
- Review and process tenant requests and phone inquiries for reasonable accommodation and modification under Section 504 of the Rehabilitation Act and the Fair Housing Act. Requests include:
 - a. Installations of air conditioning;
 - b. Approvals for a live-in aide;
 - c. Transfers to accessible and/or ground floor units;
 - d. Approvals for assistance animals; and
 - e. Unit transfers.
- Continue evaluation of forms used to process reasonable accommodation and modification requests.
- Prepare responses to HUD and HCRC complaints and correspond with appropriate parties to resolve administrative matters.
- Review construction reports for ADA and compliance related issues.
- Monitor the HPHA's COVID-19 email hotline for tenant reporting of pending or positive COVID-19 test results.

B. Planned activities for February 2023

- Facilitate file reviews by tenants' legal representatives.
- Review and process tenant requests for reasonable accommodation and modification, continue to strategize streamlining the process.
- Review programs for compliance, respond to program inquiries, and review construction reports for compliance related issues.
- Monitor the HPHA's COVID-19 email hotline.
- Update the HPHA Language Access Plan.
- Review issues regarding Declaration of Trust documentation.

IX. Human Resources

A. Summary of Staffing:

Filled positions FTE:	297
Tenant Aide Program:	15
Other Vacancies	83

B. Program Activities:

1. Agency-wide interviews were conducted and/or hired for the following positions: Housing Compliance & Evaluation Specialist, Housing Contract Specialist, Building Maintenance Worker II/I, Secretary I, Building Maintenance Helper, Account Clerk III, PHS I, Office Assistant IV/III, General Laborer II.
2. The HPHA received the following internal and external applicants of eighty (80) Civil Service positions and twelve (12) Exempt applicants screened and interviewed for various positions.
 - Public Housing Supervisor IV (Section 8) – three (3) external applicants referred and two (2) interested in the interview process.
 - Office Assistant IV (Section 8) – twenty-five (25) external applicants referred and one (1) interested in the interview process.
 - Secretary I (MU 5) – twenty-six (26) external applicants referred and five (5) interested in the interview process.
 - SSA IV (MU 5) – one (1) external applicant referred.
 - Engineer IV/V – total six (6) external applicants referred for both positions. Two (2) interested in the interview process.
 - Accountant II (FMO) – two (2) internal applicants referred, and both are interested in the interview process. Interviews scheduled for 1/31/2023.
 - PHS I (AMP 39) – five (5) external applicants referred, and all are interested in the interview process.
 - Building Maintenance Worker, I (MU 1, MU 2, and MU 4) – twelve (12) applicants were referred. In the process of contacting applicants.
 - Housing Compliance Evaluation Specialist – one applicant interviewed. Recommended for hire.
3. The HPHA participated in the WorkHawaii job fair at the Dole Cannery outdoor galleria. The job fair was hosted by the American Job Center of Hawaii and was open to the public with priority on military veterans seeking employment. HR received interest in civil

service positions at HPHA and received resumes for those who were interested in exempt positions including 89-day hires.

4. The HPHA is conducting a compensation analysis and continue to research other housing authorities as well as working with DHRD on the possibility of 'shortage differential' for those positions that are difficult to recruit and retain, specialized training and education requirements. This program would assist in various programs and offices in competitive salaries.
5. Training: Staff participated in NSPIRE Get Ready Series and SPO Procurement and Lead Base Training.
6. HR is currently assisting PMMSB in reviewing and identifying types of services needed to contract services to assist maintenance staff for the upcoming REAC Inspections for the AMPs.
7. The HPHA completed the OSHA 300 reporting which is required by OSHA to report all injuries and illness for 2022. In Addition, it is required to post the information from February 1, 2023, to April 1, 2023.
8. Workers Compensation: One (1) injury reported from AMP 35 with nine days lost time.