

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF
BOARD OF DIRECTORS MEETING
1002 North School Street, Building A
Honolulu, Hawaii 96817
Thursday, February 15, 2024
9:00 a.m.**

AGENDA

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

Viewing/Participating in the Meeting:

Zoom: The public may participate in the Board meeting as it happens via Zoom (a free video conferencing service to hold virtual meetings online) by clicking on this link: <https://zoom.us/j/81665510246?pwd=NHlyWkVKYkw1Y3puRiFOZzFmYTNXUT09>
When prompted, enter the Meeting ID: 816 6551 0246 and the Password: x71pPw

Alternatively, the public may also participate via telephone by calling: 1-669-900-6833. When prompted, callers should enter the Meeting ID: 816 6551 0246 and the Password: 771231. We request that meeting participants change the display on their device to show their first and last name to expedite rollcall. Please keep in mind that many devices will display your cellphone number if not changed.

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

Physical Meeting Location:

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

Providing/Submitting Testimony – Written, Oral, Audiovisual:

Interested persons can submit written testimony in advance of each meeting that will be distributed to the Board members prior to the meeting. Submit written testimony via email to rochelle.k.kepaa@hawaii.gov or via postal mail to the Hawaii Public Housing Authority at P.O. Box 17907, Honolulu, HI 96817. We request written testimony be submitted no later than 48 hours prior to the scheduled meeting to ensure that the testimony may be distributed to the Board prior to the meeting. Late written testimony will be distributed to the Board at the meeting and retained as part of the record and distributed to the Board members as soon as practicable, but we cannot ensure they will receive it with sufficient time for review prior to decision-making on the agenda item in question.

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

Individuals may submit oral testimony during the meeting by sending an email request to rochelle.k.kepaa@hawaii.gov no later than Tuesday, February 13, 2024, 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, January 18, 2024

IV. DISCUSSION AND/OR DECISION MAKING

- A. To Approve Resolution No. 24-02 and Authorize the Executive Director to Submit a Section 18 Demolition and Disposition Application to the United States Department of Housing and Urban Development for David Malo Circle (HA 1016) located in Lahaina, Maui, Hawaii 96761, Tax Map Key: (2) 4-6-010:028, and Piilani Homes (HA 1044) located in Lahaina, Maui, Hawaii 96761, Tax Map Key: (2) 4-5-007:005
- B. Status on Legislative Bills and Report on Testimony by the Executive Director for the 2024 Legislative Session

V. REPORTS

- A. Executive Director's Report:

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

- Update on Redevelopment Projects, including School Street Elderly Housing Redevelopment, Ka Lei Momi Redevelopment Project, Kuhio Park Terrace/Kuhio Homes Redevelopment
- Update on State Capital Improvement Projects (CIP), Federal Capital Fund Program (CFP), and the American Rescue Plan Act of 2021 (ARPA)
- Section 8 Subsidy Programs Lease-up Rates and Pending Placements

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 attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities.

The Board agenda and packet materials for this meeting are available for inspection on the HPHA's website: <http://www.hpha.hawaii.gov/boardinfo/packets.htm> and are available for in person review at the Board's office located at 1002 North School Street, Building E, Honolulu, HI 96817.

If you need an auxiliary aid/service or other accommodation due to a disability, contact Ms. Kanoe Kepaa by telephone at (808) 832-4694 or by email at rochelle.k.kepaa@hawaii.gov as soon as possible, preferably by close of business three days prior to the meeting date. Requests should be made as early as possible to have a greater likelihood of being fulfilled. If a response is received after Tuesday, February 13, 2024, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate/accessible formats.

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING A
HONOLULU, HAWAII 96817
ON THURSDAY, JANUARY 18, 2024
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 at 1002 North School Street, on Thursday, January 18, 2024. The Board meeting was conducted by video conference via 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 A, Honolulu, HI 96817. No Board members were physically present at this location. It was announced that if the HPHA lost internet or Zoom connection during the meeting, the meeting would be recessed and reconvened pursuant to instructions in the posted agenda.

Chairperson Hall stated that 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 9:36 a.m., Chairperson Hall called the meeting to order, held a roll call, and declared a quorum present. Those present were as follows:

PRESENT: Director Robert Hall, Chairperson
(Via Zoom) Director George De Mello, Vice Chairperson
Director Scott Glenn
Director Susan Kunz
Director Betty Lou Larson
Director Todd Taniguchi

Deputy Attorney General Linda Chow
Deputy Attorney General Chase Suzumoto

STAFF PRESENT: Hakim Ouansafi, Executive Director (left at 10:06 am)
(Via Zoom) Barbara Arashiro, Executive Assistant
Bennett Liu, Chief Financial Officer
Rick Sogawa, Contracts and Procurement Officer
Becky Choi, State Housing Development Administrator
Jennifer Sugita, Property Management and Maintenance
Services Branch Chief
Shirley Befitel, Human Resources Supervisor
Ryan Akamine, Chief Compliance Officer
Gary Nakatsu, Section 8

Nelson Lee, IT Supervisor
Nicolas Ayabe, Planner
Dallis Ontiveros, Housing Information Office
Angela Nabua, Secretary
Kanoë Kepaa, Secretary

OTHERS PRESENT (via Zoom/teleconference):

Lindsay Apperson, Office of the Governor
Chico Figueiredo, Office of the Governor
Henry Har, Rodriguez Wright LLP
Scott Jepsen, EJP Consulting Group
Grant Nakaya, OHA
Ashlyn Piercy
Tami Whitney, Office of the Governor
Malcolm
Marie

EXCUSED:

Director Leilani Pulmano, Secretary
Director Roy Katsuda
Director Christyl Nagao
Designee Joseph Campos II

Public Testimony

Individuals were allowed to submit written testimony no later than 48 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 rochelle.k.kepaa@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.

There was no public testimony submitted or given.

Approval of Minutes

Director Glenn moved,

To Approve the Regular Meeting Minutes of December 13, 2023

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 Kunz moved,

To Approve Property Specific Utility Allowance Rates Provided by National Facility Consultants, Inc. for the Fiscal Year July 1, 2023, to June 30, 2024, for the Federal Low-Income Public Housing Program and to Authorize the Executive Director to Take All Actions Necessary, Including Accepting Resident Comments, to Implement the Utility Allowance Rates Effective July 1, 2023

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

Executive Assistant Arashiro reported that the federal housing law requires that a resident's share of rent in federal public housing should equal 30 percent of the household's adjusted monthly income. This 30% calculation includes both the cost of rent and the cost of utilities.

The law also requires that HPHA must establish allowances for PHA-furnished utilities for all check metered utilities and for resident-purchased utilities. HPHA is also required to maintain records that documents the basis on which allowances, and scheduled surcharges are established and revised, if necessary. The HPHA is required to review its utility allowances on an annual basis and must establish revised allowances based on the results of a utility study.

In 2023, the HPHA issued a solicitation to procure services to provide an annual update of site-specific utility allowance rates for its federal low-income public housing inventory of properties Statewide. Based on the original solicitation, HPHA received utility allowance rates from one Contractor that nearly quadrupled the existing rates. After review by the HPHA, it was determined that the methodology used by the Contractor was not the one required by the HPHA. Subsequently, HPHA issued a new solicitation and contracted with National Facility Consultants, Inc. (NFC). Executive Assistant Arashiro explained that this was the reason that the rates were being issued much later than normal.

NFC obtains actual utility charges from the utility companies for each property and includes any rate increases to use in their calculations. Based on the report from NFC,

the HPHA was able to determine the new utility allowance rate adjustment for each property Statewide.

Executive Assistant Arashiro explained that the regular annual implementation date for updated utility allowances is July 1. Due to the delay in the utility allowance update, the HPHA will implement allowances retroactively effective July 1, 2023.

Any tenants that would have benefited from the new utility allowance rates will receive retroactive adjustments to the beginning of July 1, 2023. These retroactive payments range from \$3/month to \$77/month. New utility allowance rates will be determined again on July 1, 2024.

The motion was unanimously approved.

Director Kunz moved,

To (1) Approve a Proposed Amendment to the Hawaii Public Housing Authority's Moving to Work (MTW) Supplement for Fiscal Year 2024, to Apply for an MTW Activity Waiver Allowing Biennial Reexaminations in the Housing Choice Voucher Program; and (2) Authorize the Executive Director to (a) Hold a Public Hearing; (b) Undertake All Actions Necessary to Accept, Adopt, or Respond to Comments from the Public and the Resident Advisory Board; and (c) Submit the Amended Moving to Work Supplement for Fiscal Year 2024 to the U.S. Department of Housing and Urban Development, if No Substantive Changes are Required

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

Executive Assistant Arashiro reported that as an MTW agency, the HPHA is required to submit a 5-year plan, an Annual Plan, and an MTW Supplement which is a Supplement to the HPHA Annual Plan. The Board previously approved this year's MTW Supplement in March 2023, and it is effective for the period July 1, 2023, to June 30, 2024, which is the current fiscal year.

The HPHA is requesting an approval to an Amendment to the MTW Supplement for FY 2024, so that if HUD approves the proposed waiver, then the HPHA can implement it prior to the start of the next fiscal year (July 1, 2024).

The waiver being requested would allow the HPHA to implement an alternative reexamination schedule. Under this activity, the HPHA would conduct reexaminations of HCV families biennially (i.e., every two years).

This proposed action would reduce administrative burden on both the HPHA and the existing tenants and create an incentive for families to increase their income between

reexaminations. HPHA would not limit the number of interim adjustments a family may request when their income decreases.

As part of the requirement, once Board approval is received, the proposed amendment would go to public hearing, and then be submitted to HUD for approval.

Director Larson asked for clarification on whether Moving to Work was for the Section 8 Housing Choice Voucher program.

Executive Assistant Arashiro confirmed that the Moving to Work Program application that the HPHA submitted was for the Section 8 Program. However, the HPHA is designated as an MTW Agency so any of the waivers that are available to an MTW Agency could be available to all the HPHA Programs.

Director Larson commented that the proposed biennial reexams were fair and will provide families some relief if they have an increase in income.

Chairperson Hall stated that the Board has approved many of these program requirements for Plans and Supplements. He requested that somewhere, whether it be in the Executive Director's Report if the Board could get a synopsis of how the program is working.

Executive Assistant Arashiro reported as part of the MTW Supplement, the HPHA is required to submit results of any of the MTW waivers that the HPHA requested. For example, if the HPHA notices an increase in income or an increase in the number of landlords that were willing to participate in the programs, the HPHA is required to report that information in the MTW Supplement.

The motion was unanimously approved.

Director Taniguchi moved,

To (1) Approve the Hawaii Public Housing Authority's (HPHA) (a) Draft Annual Public Housing Agency (PHA) Plan for Fiscal Year 2024-2025, and (b) Draft Five-Year PHA Plan for Fiscal Years 2025-2029; and (2) Authorize the Executive Director to (a) Hold a Public Hearing on the Draft Plans; (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 Plans to the U.S. Department of Housing and Urban Development (HUD), if No Substantive Changes are Required

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

Executive Assistant Arashiro reported that the HPHA is required to submit a 5-Year PHA Plan and an Annual PHA Plan to HUD. The motion before the Board are the proposed changes to the Annual Plan and the 5-Year Plan that will start next fiscal year which starts July 1, 2024.

All public housing agencies (PHA) administering federal public housing and/or Section 8 Housing Choice Vouchers (HCV) are required to submit an Annual PHA Plan and a Five-Year PHA Plan to HUD to be eligible to receive administrative, operating, Capital Fund Program, and Section 8 HCV assistance funds.

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

The HPHA's Annual PHA Plan and Five-Year PHA Plan do not apply to or govern the State public housing programs or any other State-assisted programs such as the rent supplement, so any program funded by the State would not necessarily be listed here in this Annual Plan.

The HPHA is required to hold a public hearing on the draft Plans. Public notice of the hearing will be published in newspapers at least 45 days prior to the public hearing.

Executive Assistant Arashiro reported on the proposed amendments in the draft Five-Year PHA Plan for FYs 2025 to 2029:

1. The HPHA proposes the following objective targets under its goals to improve the quality of existing housing programs:
 - a. Complete the digitization of all HCV and Public Housing tenant files;
 - b. Create an online portal for HCV tenants to submit documents;
 - c. Acquire a software vendor for purchasing and inventory management;
 - d. The HPHA would like to continue with the process that was already started which is to align the ACOP with the HAR. The ACOP is the Board's adopted policies that govern the Federal Public Housing Program.
 - e. The HPHA would like to align the Administrative Plan which are the Board adopted policies for the Section 8 Program with the HAR.

The goal is to eventually have just the ACOP and the Administrative Plan to refer people to the HAR.

2. Under the HPHA's goal to promote greater self-sufficiency for program participants:
 - a. Explore partnerships with other State/local agencies and community-based organizations to provide additional services and/or housing assistance. For example, this could include the establishment of a Resident Workforce Training Pilot Program.
3. Under the HPHA's goal to develop and increase affordable housing opportunities:
 - a. Complete an assessment of the property value of all housing projects and vacant parcels within the HPHA's inventory and continue with the HPHA's redevelopment efforts.

Executive Assistant Arashiro reported on the proposed amendments in the draft Annual PHA Plan for FY 2024-2025:

1. The Plan is now organized in a new layout which includes all required PHA Plan Elements defined in 24 CFR Part 903 (these describe the HPHA's policies as currently implemented), as well as recent and proposed revisions to each Plan Element.
2. The HPHA is proposing to simplify and/or eliminate certain local preferences for the HCV Program. More specifically, the HPHA will no longer use tiered "priority groups" and keep only a local preference for families experiencing or at risk of homelessness.
3. Establish a "super-preference" in the HCV Program for certain families in the federal public housing program. For example, a public housing family is involuntarily displaced for reasons such as for relocation due to modernization activity or based on an emergency where conditions of the public housing dwelling unit, building, or project pose an immediate, verifiable threat to life, health or safety of the family, and the family cannot be relocated to another public housing unit.

There are several examples of where the HPHA would like to create a "super-preference." These "super-preference" would allow HPHA to issue a voucher without having to open the waitlist.

5. Amend Chapter 17-2031, HAR, and the Administrative Plan to state that when a family's composition is reduced, except for instances in which the reduction is due to fraud, misinformation, or inaccurate documentation, a voucher correction will occur at the end of the lease or the next recertification, whichever comes first.

Once the HPHA is made aware that a family has committed fraud or willfully violated program policies, the HPHA is unable to change the size of their voucher until their next recertification. Instead, HPHA would like to be able to do that as soon as a positive determination has been made that fraud has occurred.

6. Notify HUD of the HPHA's request of two MTW activity waivers which, permit biennial recertification for HCV and public housing families.
7. Propose an update to Chapter 17-2028, Hawaii Administrative Rules (HAR) and the Admissions and Continued Occupancy Policy (ACOP) to align the local preference policy with Act 99, Session Laws of Hawaii 2023, which repealed the percentage requirements related to the admission of applicants with or without preferences into federal low-income public housing projects.
8. Adopt a policy to not renew a lease agreement if a family or family member remains non-compliant with the Community Service and Self-Sufficiency Requirements.

This is a requirement of the Community Service Regulations, but the HPHA has not incorporated this policy into our Administrative Rules.

9. The HPHA is proposing an update to HAR Chapters 17-2028 and 17-2031, the ACOP, and the HCV Administrative Plan to adopt various discretionary and non-discretionary policies set forth under Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016.
10. Notify HUD of the HPHA's request of an MTW activity waiver, which waives the operating requirement of the Family Self-Sufficiency (FSS) Program.
11. Provide notice of a pending data sharing agreement with the Hawaii State Department of Education (DOE). The purpose of the agreement is to improve communication between DOE and HPHA.

What HPHA is finding as we begin to embark on redevelopment is the need to be able to coordinate with DOE if the children will be moved out of their school district, so this will be included in the plan.

12. Revise part of the criteria for determining when an amendment or modification of a PHA Plan is needed for projects not already included in the CFP 5-Year Action Plan. This revision fixes an inadvertent change made in the Annual PHA Plan for FY 2023-2024, Version 3.

13. Provide greater clarification as to why the HPHA intends to dedicate several streets and sidewalks at the Lanakila Homes project to the County of Hawaii.
14. Provide notice of the HPHA's intent to apply for the demolition and disposition of the Community Center at Kalihi Valley Homes.
15. Provide various development/redevelopment updates on the HPHA's Ka Lei Momi Project and other ongoing projects.

Executive Assistant Arashiro explained that the PHA Plan includes the HPHA's proposed projects and goals for the coming years. Once HUD approval to the PHA Plan is received, changes to the HPHA's administrative rules would require Board approval, public notice, and public hearing. If there are proposed projects in the PHA Plan that do not get implemented, HPHA must report in next year's plan whether we do not intend to implement it or will pursue it in the future.

The schedule for submission of the PHA Plan to HUD was included in the board packet.

The HPHA began discussions with the Resident Advisory Board (RAB) on the proposed changes to each draft Plan in August 2023. Upon its review of each draft Plan, the RAB will provide the HPHA with its comments and recommendations. The HPHA will respond to all comments and recommendations received prior to the final submission of each draft Plan to HUD.

Notice of the public hearing will be published in the Honolulu Star-Advertiser, The Garden Island, West Hawaii Today, the Hawaii Tribune-Herald, and Maui News.

Copies of the plan can be viewed by the public on the HPHA's website, all AMP offices, through the RAB, and at the Section 8 office.

Director Glenn wanted to highlight that there's a lot of great content, but he wanted to express his appreciation for working with the Department of Education on the data sharing agreement. He's heard the community's concern about the students as the redevelopment of Mayor Wright Homes proceeds. It's a really important milestone step to take to work with the DOE on this.

Executive Assistant Arashiro and Chairperson Hall thanked Director Glenn for his comment.

Director Larson asked if the Housing Choice Voucher (HCV) tenants are currently able to and will they continue to be able to submit paper documents if an online portal is created. She recommends that the HPHA continue to accept paper documents to reduce the burden on families without online access.

Executive Assistant Arashiro confirmed that HPHA currently accepts paper documents and will continue to do so.

Director Larson asked in relation to redevelopment, whether the use of vouchers for relocation would use up all the available vouchers for the community. She asked how the community's needs would be balanced with the needs of those being relocated. She asked, for example whether families at Mayor Wright Homes would be relocated into other public housing units or would they absorb all the available vouchers.

Executive Assistant Arashiro explained that when HPHA is doing a major modernization or redevelopment there are other options available such as the Tenant Protection Vouchers which would not affect the existing number of Housing Choice Vouchers available to other people. Ideally, HPHA would like to try to move people into other public housing properties, but HPHA is faced with the requirement to maintain a high level of occupancy at the other public housing properties as well. If HPHA is meeting the occupancy requirement, it is difficult to have enough units available for relocation. Again, there are other options available such as the Tenant Protection Vouchers or the RAD Voucher that would have minimal impact on the Housing Choice Voucher waitlist.

Chairperson Hall reported that RAB will also be commenting on these plans. The Board previously approved initiatives to have broadbands for public housing families. It's good for HPHA to have that technology and the Board would like to advocate for the residents to also have the same opportunity for those that can get broadband.

Chairperson Hall indicated that his final comment was to continue to advocate for the creation of jobs or the hiring of low-income individuals. HPHA is managing multi-billion-dollar housing projects and there should be opportunities to promote employment for our tenants and support upward mobility.

The motion was unanimously approved.

Director Taniguchi moved,

To (1) Approve the Hawaii Public Housing Authority's Moving to Work Supplement for Fiscal Year 2025; and (2) Authorize the Executive Director to (a) Hold a Public Hearing; (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 Moving to Work Supplement to the U.S. Department of Housing and Urban Development (HUD), if No Substantive Changes are Required

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

Executive Assistant Arashiro reported that the action before the Board is to request approval for the MTW Supplement. This is a Supplement to the Annual Plan for the period July 1, 2024, to June 30, 2025.

As an MTW Agency, the HPHA is required to submit a Supplement to the Annual Plan to HUD. It provides the public with information on a PHA's planned or already implemented MTW policies and activities. HUD uses the MTW Supplement to monitor and evaluate the effectiveness of these policies and activities the HPHA is proposing.

The HPHA is proposing the following activities in the draft MTW Supplement for FY 2025:

1. Adopt MTW Activity Waiver 12.a., which would waive the HPHA's operational requirement of a FSS Program. The HPHA has been administering the FSS Program for many years and has received limited interest from public housing and HCV families over the years. By suspending the operation of the FSS Program, the HPHA can reassign staff and improve the quality of housing services in other areas.
2. Adopt MTW Activity Waiver 4.b., which would allow the HPHA to utilize its MTW funds for reimbursement payments to HCV landlords. Under this activity, the HPHA will provide damage reimbursement payments to qualified landlords in an amount up to \$3,000.
3. Adopt MTW Activity Waiver 3.a., which would allow the HPHA to utilize an alternative reexamination schedule for public housing families. Under this activity, the HPHA would conduct reexaminations of public housing households every two years. The HPHA would not limit the number of interim adjustments a household may request. The goals of this activity are to alleviate administrative burden and to create an incentive for families to increase their income between reexaminations.
4. Adopt MTW Activity Waiver 2.a., which would allow the HPHA to adjust the upper/lower bounds of the payment standards above/below those established by HUD per the Small Area Fair Market Rents. Under this MTW activity, the HPHA would set its payment standards up to 120% of the Small Area Fair Market Rents (SAFMR) on Oahu. To maintain that 120%, the HPHA would need a waiver under the MTW status.

This MTW Supplement will have to go to public hearing based on the schedule presented. The information regarding the proposed changes to the Supplement will be sent to and discussed with the Resident Advisory Board (RAB). Upon its review of the final draft of the MTW Supplement, the RAB will provide the HPHA with its comments and recommendations. The HPHA will respond to all comments and recommendations received prior to the final submission to HUD.

Upon the Board's approval, a notice of public hearing will be published in the Honolulu Star-Advertiser, The Garden Island, West Hawaii Today, the Hawaii Tribune-Herald, and Maui News. Copies of the proposed MTW Supplement for FY 2025 can be reviewed on the HPHA's website.

Director Larson asked what the acronym FSS stands for, so the Board knows what they are suspending.

Executive Assistant Arashiro explained that the Family Self Sufficiency Program (FSS) is a program enrolls families under a five-year agreement and the goal is to increase their income. Any increase in income is charged in rent but held in escrow for them by HPHA. HPHA's obligation for enrollment decreases based on the number of FSS graduates. HPHA has graduated many families out of this program over the last two decades, but there is very limited interest for the program. The HPHA still has reporting requirements and continued recruiting efforts for the program. All of this has become a strain on staff which is not proving to be productive time, so HPHA would like to be released from that requirement to provide these FSS slots to families so we can reassign staff to help the existing families in public housing and Section 8.

Director Larson asked at the end of the five years, what was the benefit to the families.

Executive Assistant Arashiro reported that families who graduated from the program received the money held in their escrow account for whatever goal they had set for themselves.

The motion was unanimously approved.

Director Larson moved,

To Approve Resolution No. 24-01 and Authorize the Executive Director to Submit a Section 18 Demolition and Disposition Application to the United States Department of Housing and Urban Development for the Community Center at Kalihi Valley Homes (HA 1005) located in Honolulu, Hawaii 96819, Tax Map Key: (1) 1-3-022:001

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

Executive Assistant Arashiro reported that Kalihi Valley Homes is a federally subsidized public housing property in Honolulu. The HPHA is requesting approval to demolish the Community Center. It was constructed in 1973 and has deteriorated to the point where it should be demolished. HPHA needs both Board and HUD approval to proceed with demolition.

The goal is to demolish the existing Community Center and to secure adequate funding to design and construct a new Community Center at Kalihi Valley Homes.

Chairperson Hall asked if there was any idea of what would be replacing it if it is approved for demolition.

Executive Assistant Arashiro reported that it would depend on what kind of funding would be available. There was discussion of an in-kind replacement, but HPHA needs to also address all the accessibility issues.

Chairperson Hall stated that the Kalihi Valley Homes Community Center is the two-story building located above the basketball court on the housing project as you drive up towards the Likelike.

Executive Assistant Arashiro made a correction to the “For Action.” On page 1 of the “For Action” it states that Kalihi Valley Homes is a federally subsidized elderly public housing property. It is not an elderly public housing property, but a family housing property.

Chairperson Hall acknowledged the correction.

Director Taniguchi asked what would be the process to determine future of the site after demolition and securing of additional funds.

Becky Choi, State Housing Development Administrator confirmed that HPHA has funds for the design and construction of the demolition, but no appropriations for design and rebuilding of a new Community Center.

Executive Assistant Arashiro explained that the difficulty in securing funding will be that HPHA will be competing with the Lahaina appropriations for funding.

Chairperson Hall asked if anyone is currently using the building.

Executive Assistant Arashiro reported that the building is not in use at this time due to safety issues.

Director Taniguchi stated that it is better to be demolished from a safety perspective and be ready for the next step.

The motion was unanimously approved.

Executive Director’s Report

Chairperson Hall asked the Directors if they had any specific questions for Executive Assistant Arashiro.

Director Glenn commented that HPHA recently updated their website, and it looks fantastic. It’s very easy to navigate and find information. He understands that it is still a

Director Glenn commented that HPHA recently updated their website, and it looks fantastic. It's very easy to navigate and find information. He understands that it is still a soft launch and HPHA is still working out some of the kinks. Otherwise, it's moving well and wanted to note that because they are using it in the Governor's Office.

Executive Assistant Arashiro thanked Director Glenn for his comment. Executive Assistant Arashiro acknowledged the IT Office and the Branch Chiefs for reviewing the website material to make sure it was updated.

Chairperson Hall expressed appreciation to the staff. He noted that there are over 400 pages in the packet that the Board goes through and realizes that staff has to put all that information together. This effort allows the Board to effectuate decisions and is much appreciated.

Chairperson Hall also mentioned that several of the Board Members were able to attend the School Street groundbreaking last week. The Board is excited about the movement that the Developer has made and acknowledged the aggressive actions to pursue redevelopment of 10,000 units. He again expressed appreciation to the staff on behalf of the Board.

Director Taniguchi moved,

To Adjourn the Meeting

The motion was unanimously approved.

The meeting adjourned at 10:32 a.m.

MINUTES CERTIFICATION:

Minutes Prepared by:

<i>R. Kanoe Kepaa</i>	02/15/2024
Rochelle Kanoe Kepaa Secretary	Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on February 15, 2024 [] As Presented [] As Amended

<i>Leilani Pulmano</i>	Feb 16, 2024
Director Leilani Pulmano Board Secretary	Date



FOR ACTION

MOTION: To Approve Resolution No. 24-02 and Authorize the Executive Director to Submit a Section 18 Demolition and Disposition Application to the United States Department of Housing and Urban Development for David Malo Circle (HA 1016) located in Lahaina, Maui, Hawaii 96761, Tax Map Key: (2) 4-6-010:028, and Piilani Homes (HA 1044) located in Lahaina, Maui, Hawaii 96761, Tax Map Key: (2) 4-5-007:005

I. FACTS

- A. David Malo Circle and Piilani Homes are federally subsidized public housing properties constructed in 1966 and 1970 respectively. David Malo Circle (HA 1016) located in Lahaina, Maui, Hawaii 96761, Tax Map Key: (2) 4-6-010:028, and Piilani Homes (HA 1044) located in Lahaina, Maui, Hawaii 96761, Tax Map Key: (2) 4-5-007:005.
- B. There are 18 units of family public housing units at David Malo Circle consisting of 2 single-bedroom units, 4 two-bedroom units, 10 three-bedroom units, and 2 four-bedroom units. There are 42 units of public housing at Piilani Homes for the elderly and disabled consisting of 32 studio units, and 10 single-bedroom units.
- C. On August 8, 2023, Lt. Governor Sylvia Luke, on behalf of Governor Josh Green, declared a State of Emergency for the devastating wildfires disasters on Maui and Hawaii islands that caused tremendous loss of life and burned more than 2,500 acres across the historic town of Lahaina, destroying homes and businesses in the region due to the high winds that fueled the fires and engulfed the area in flames at a rate that was difficult to escape.
- D. On August 10, 2023, President Joe Biden declared that a major disaster exists in the State of Hawaii, in particular, Maui County, and ordered Federal aid to supplement state and local recovery efforts in the areas affected by the wildfires beginning on August 8, 2023, and continuing.
- E. All buildings at David Malo Circle were destroyed, and the property will require hazardous debris removal and the remains of each structure will require demolition.

- F. The Piilani Homes property will also require hazardous debris removal and the remains of each structure will require demolition. Five buildings were destroyed: Building B (6 dwelling units), Building C (6 dwelling units), Building G (4 dwelling units), the community center, the office building, and a small pavilion building. There are five buildings remaining at the project site: Building A (4 dwelling units), Building D (4 dwelling units), Building E (6 dwelling units), Building F (6 dwelling units) and Building H (6 dwelling) units.
- G. Both properties, David Malo Circle and Piilani Homes were over 50 years old and will also require the added review and oversight of the State Historic Preservation Department (SHPD), and evaluation of impacts to their historical significance.
- H. The HPHA's amended Annual Public Housing Agency (PHA) Plan for the fiscal year starting July 1, 2023 – June 30, 2024, was brought before the HPHA Board of Directors on November 16, 2023, which included language of HPHA's intent to submit a Section 18 application for the demolition and disposition of David Malo Circle and Piilani Homes as a result of the Lahaina fire that consumed both sites.

II. DISCUSSION

- A. The HPHA is collaborating with federal, state, and county officials towards the critical and timely cleanup of hazardous waste and debris through the Maui Wildfire Disaster Response Consolidated Debris Removal Program, and appropriate environmental evaluations by the State Historic Preservation Department. Public meetings may also need to be held before going forward with demolition due to their advanced age and therefore possible historical significance.
- B. Since they are federal properties, a Section 18 Demolition/Disposition application must be submitted for approval from the Department of Housing and Urban Development, HUD, with Board approval in order to proceed.
- C. As we go through the demolition/disposition process for David Malo Circle and Piilani Homes, planning for the future of both properties will be worked on in collaboration with state and county officials, and the Lahaina community.

III. RECOMMENDATION

That the Board of Directors Approve Resolution No. 24-02 and Authorize the Executive Director to Submit a Section 18 Demolition and Disposition Application

to the United States Department of Housing and Urban Development for David Malo Circle (HA 1016) located in Lahaina, Maui, Hawaii 96761, Tax Map Key: (2) 4-6-010:028, and Piilani Homes (HA 1044) located in Lahaina, Maui, Hawaii 96761, Tax Map Key: (2) 4-5-007:005

Attachment A: Hawaii Public Housing Authority Board Resolution No. 24-02 Authorizing the Submission of Section 18 Demolition and Disposition Applications to the United States Department of Housing and Urban Development's, (HUD's), Special Applications Center and to the Local HUD Honolulu Field Office for both David Malo Circle and Piilani Homes Developments

Prepared by: Becky L. Choi, State Housing Development Administrator 

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



Robert J. Hall
Chairperson

RESOLUTION NO. 24-02

RESOLUTION AUTHORIZING THE SUBMISSION OF SECTION 18 DEMOLITION AND DISPOSITION APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S, (HUD'S), SPECIAL APPLICATIONS CENTER AND TO THE LOCAL HUD HONOLULU FIELD OFFICE FOR BOTH DAVID MALO CIRCLE AND PIILANI HOMES DEVELOPMENTS

Whereas, on July 31, 2023, Hurricane Dora formed and became a Category 4 hurricane by August 5, with sustained winds of 145 mph as it entered the Central Pacific on the morning of August 6. It passed to the south of Hawaii island on August 8, weakening and strengthening again to Category 4 on August 9 with sustained winds of 145 mph.; and

Whereas, on August 8, 2023, Lt. Governor Sylvia Luke, on behalf of the Governor of Hawaii, Josh Green, declared a State of Emergency for the devastating wildfire disasters on Maui and Hawaii islands that caused tremendous loss of life and burned more than 2,500 acres across the historic town of Lahaina, Maui, killing 100 people and destroying homes and businesses as it incinerated thousands of structures due to the high winds of Hurricane Dora passing to the south that fueled the fires and engulfed the area in flames at a rate that was difficult to escape; and

Whereas, on August 10, 2023, President Joe Biden declared that a major disaster exists in the State of Hawaii, and in particular, Maui County, and ordered Federal aid to supplement state and local recovery efforts in the areas affected by the wildfires beginning on August 8, 2023, and continuing; and

Whereas, by August 11, 2023, the Pacific Disaster Center estimated damages at \$5.52 billion as Maui County Mayor Richard Bissen summarised the situation saying, "I'm telling you, none of it's there. It's all burned to the ground.;" and

Whereas, David Malo Circle and Piilani Homes are federally subsidized family public housing and housing for the elderly and disabled respective developments constructed in 1966 and 1970 respectively. David Malo Circle is located at 723 Mill Street, Lahaina, Hawaii 96761 and is identified as Tax Map Key (TMK) No. (2) 4-6-010:028, consisting of 18 units of public housing with 2 single bedroom units, 4 two-bedroom units, 10 three-bedroom units, and 2 four-bedroom units; and Piilani Homes is located at 1028 Wainee Street, Lahaina, Hawaii 96716 and is identified as Tax Map Key (TMK) No. (2) 4-5-007:005, consisting of 42 units of public housing for the elderly and disabled, with 32 studio units, and 10 single-bedroom units; and

Whereas, all buildings at David Malo Circle were destroyed, and four of nine buildings total, including the community center, office building, and a small pavilion building were destroyed at Piilani Homes with the remaining five buildings at the development considered to be a total loss; and

Whereas, the HPHA is collaborating with federal, state, and county officials towards the critical, sensitive, and timely cleanup of hazardous waste and debris through the Maui Wildfire Disaster Response Consolidated Debris Removal Program; and

Whereas, as part of the demolition process, HPHA will hold meetings with state and county officials, public housing tenants, and the Lahaina community to receive input relating to HPHA's disposition and demolition and potential future redevelopment of David Malo Circle and Piilani Homes; and

Whereas, David Malo Circle and Piilani Homes are both currently subject to a Declaration of Trust between HUD and HPHA; and

Whereas, the Board is asked to approve, in concept, the demolition plans and potential rebuild of David Malo Circle and Piilani Homes through the submittal of the HUD Section 18 application, specifically HUD Forms 52860 and 52860-A; and

Whereas, HPHA desires to seek approval for the submission of a HUD SAC Section 18 Demolition Application under 24 CFR 970.17(c).

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the Hawaii Public Housing Authority that the Executive Director, or his designee, is hereby authorized to prepare, execute, and submit any and all applications, certifications, agreements and other documents to the HUD SAC Office and to the local HUD Honolulu Field Office, including but not limited to HUD Section 18 Disposition and Demolition Applications (HUD Forms 52860 and 52860-A), in connection with the hazardous debris removal, demolition, disposition, and potential rebuilding of David Malo Circle and Piilani Homes on this 15th day of February, 2024; and

BE IT FURTHER RESOLVED THAT the HPHA hereby authorizes the Executive Director to do all things necessary and proper and to take actions to carry out the intent of this resolution.



Robert J. Hall
Chairperson

FOR INFORMATION

SUBJECT: Status on Legislative Bills and Report on Testimony by the Executive Director for the 2024 Legislative Session

I. FACTS

- A. The 32nd Hawaii State Legislature, Regular Session of 2024, convened for the supplemental year of the fiscal biennium on January 17, 2024.
- 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 1, 2024 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 12 Senate Bills and 7 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 2015, RELATING TO HOUSING: Amends the priority for which moneys in the Rental Housing Revolving Fund are to be used.

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: Deferred.

2. **SB 2021, RELATING TO IMPORTANT HOUSING LANDS:**
Requires the HPHA to conduct a study identifying certain state-owned lands located within a one-half mile radius of any rail mass transit station, including lands owned by the Office of Hawaiian Affairs and excluding lands under the jurisdiction of the Department of Hawaiian Home Lands, that are most suitable for constructing at least one hundred thousand units. Appropriates funds to the HPHA to conduct the study, or contract services to conduct the study.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA stated that the Agency would be happy to assist and build upon the work that has been accomplished by other state and county entities because there would be value in the study and its potential recommendations.

Status: Deferred.

3. **SB 2028, RELATING TO THE DEPARTMENT OF HOUSING:**
Establishes 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. Replaces the Director of Business, Economic Development, and Tourism with the Director of Housing on the Hawaii Community Development Authority.

HPHA Position: The HPHA testified with comments. In its testimony, the HPHA stated that the Agency requested to be an attached agency for administrative purposes only and pointed to the pros and cons of the measure.

Status: TBD

4. SB 2034, RELATING TO HOUSING: Authorizes the issuance of \$1,000,000,000 in general obligation bonds for the Hawaii Public Housing Authority's programs to develop housing exclusively for residents of the State who are owner- or renter-occupants and own no other real property.

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

5. SB 2045, RELATING TO HOUSING: Amends the priority for which moneys in the Rental Housing Revolving Fund are to be used. Requires the HHFDC to: (1) prioritize the allocation of low-income housing tax credits to certain projects and (2) adopt administrative rules regarding the awarding of: (A) points when evaluating and ranking low-income housing tax credit applications and (B) Rental Housing Revolving Fund moneys to certain 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 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.

6. SB 2068, RELATING TO HOUSING: Appropriates funds to the Hawaii Public Housing Authority for the rehabilitation, remodeling, renovation, and repair of housing units without regard to civil service.

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.

Status: Passed, with amendments

7. SB 2344, 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.

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.

Status: TBD

8. SB 2563, RELATING TO PUBLIC HOUSING: Requires the Hawaii Public Housing Authority to allow any resident of a public housing project or state low-income housing project to keep 1 or more pet animals in the resident's unit, subject to applicable state laws, county ordinances, and any reasonable conditions. Provides that the Authority may charge a refundable deposit for each pet animal but shall not impose a monthly pet fee or pet rent. Allows the Authority to remove a vicious animal to protect persons or property.

HPHA Position: The HPHA testified with comments. In its testimony, the HPHA expressed its concerns about implementing a "Pet Policy" for state low-income public housing and the need for additional General funded positions to enforce and maintain state low-income public housing properties.

Status: TBD

9. SB 2836, RELATING TO MAUI'S PERMANENT HOUSING RECOVERY: Establishes within the Department of Business, Economic Development, and Tourism the Interagency Council for Maui Housing Recovery to coordinate and facilitate Maui's permanent housing recovery and facilitate consultation and collaboration between state and county agencies on housing recovery initiatives for the island of Maui. Designates the executive director of the Hawaii Housing Finance and Development Corporation to serve as chair of the council. Appropriates moneys. Declares that the appropriation ceiling exceeds the state general fund expenditure ceiling for 2024-2025. Sunsets 6/30/2034.

HPHA Position: The HPHA testified with comments. In its testimony, the HPHA informed the committee that we look forward to collaborating with all stakeholders with the future planning, development, and redevelopment efforts of public lands on the island of Maui.

Status: TBD

10. SB 3120, RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY: Establishes, exempt from chapter 76, the position of a Housing Policy and Program Coordinator in the Hawaii Public Housing Authority (HPHA), whose salary shall be set by the Executive Director of the HPHA. Clarifies that the employment of certain positions and the adjustment of salaries are authorized by the Executive Director and not the Board of Directors. Deletes the wage ceiling requirement for positions in the HPHA.

HPHA Position: The HPHA testified in support of this Administrative Bill. In its testimony, the HPHA informed the committee that this position will be responsible for all new and future policy and program changes to existing and future subsidized housing programs.

Status: TBD

11. SB 3121, RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY: Makes housekeeping amendments to sections 356D-8, 356D-10, 356D-21, 356D-22, 356D-23, and 356D-24, HRS, to incorporate the definition of "housing project" in section 356D-11, HRS, to align with previous amendments to chapter 356D, HRS, under Act 251, SLH 2022.

HPHA Position: The HPHA testified in support of this Administrative Bill. In its testimony, the HPHA informed the committee that this housekeeping measure will deconcentrate poverty for future mixed-income and mixed-financed redevelopment projects.

Status: TBD

12. SB 3277, RELATING TO PUBLIC HOUSING: Prohibits a determination of ineligibility for tenant applicants for any program under the Hawaii Public Housing Authority law due to an eviction unless a writ of possession was issued and served as a result of the proceeding.

HPHA Position: The HPHA testified with comments. In its testimony, the HPHA pointed to some of the unintended consequences that could affect the peaceful enjoyment of our tenants, increase the state's liability, and negatively impact our keiki.

Status: TBD

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

1. HB 2327, RELATING TO AFFORDABLE HOUSING: Authorizes the Hawaii Public Housing Authority to partner with the property owner of 1021 Smith Street in Honolulu, Oahu, to create 60 units of affordable rental housing at that site. Requires units to be affordable to households having an income that does not exceed an unspecified percentage of the area median income, as determined by the United States Department of Housing and Urban Development, for at least 60 years. Exempts contracts from low-bid requirements. Appropriates moneys. Declares that the appropriation exceeds the state general fund expenditure ceiling for 2024-2025.

HPHA Position: The HPHA testified with comments. In its testimony, the HPHA noted that adaptive reuse of existing, underutilized buildings that will create/increase our affordable housing inventory in partnerships that will keep them affordable in perpetuity is needed.

Status: TBD

2. HB 2328, RELATING TO AFFORDABLE HOUSING: Appropriates moneys to the Hawaii Public Housing Authority to acquire and renovate parcels and buildings located between Bethel Street, Pauahi Street, Fort Street, and Chaplain Lane for affordable housing purposes. Requires units to be affordable to households having an income that does not exceed an unspecified percentage of the area median income, as determined by the United States Department of Housing and Urban Development, in perpetuity. Exempts contracts from low-bid requirements. Declares that the appropriation exceeds the state general fund expenditure ceiling for 2024-2025.

HPHA Position: The HPHA testified in support. In its testimony, the HPHA stated that due diligence should be conducted to ensure that these properties can be converted into affordable housing.

Appraisals, closing costs, consultant services, legal services, and other costs that will be incurred should be done first to ensure that taxpayer dollars are spent wisely.

Status: TBD

3. HB 2431, RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY: Establishes, exempt from chapter 76, the position of a Housing Policy and Program Coordinator in the Hawaii Public Housing Authority (HPHA), whose salary shall be set by the Executive Director of the HPHA. Clarifies that the employment of certain positions and the adjustment of salaries are authorized by the Executive Director and not the Board of Directors. Deletes the wage ceiling requirement for positions in the HPHA.

HPHA Position: The HPHA testified in support of this Administrative Bill. In its testimony, the HPHA informed the committee that this position will be responsible for all new and future policy and program changes to existing and future subsidized housing programs.

Status: TBD

4. HB 2432, RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY: Makes housekeeping amendments to sections 356D-8, 356D-10, 356D-21, 356D-22, 356D-23, and 356D-24, HRS, to incorporate the definition of "housing project" in section 356D-11, HRS, to align with previous amendments to chapter 356D, HRS, under Act 251, SLH 2022.

HPHA Position: The HPHA testified in support of this Administrative Bill. In its testimony, the HPHA informed the committee that this housekeeping measure will deconcentrate poverty for future mixed-income and mixed-financed redevelopment projects.

Status: TBD

5. HB 2549, RELATING TO MAUI'S PERMANENT HOUSING RECOVERY: Establishes within the Department of Business, Economic Development, and Tourism the Interagency Council for Maui Housing Recovery to coordinate and facilitate Maui's permanent housing recovery and facilitate consultation and collaboration between state and county agencies on housing recovery initiatives for the island of Maui. Designates the executive director of the Hawaii Housing Finance and Development

Corporation to serve as chair of the council. Appropriates moneys. Declares that the appropriation ceiling exceeds the state general fund expenditure ceiling for 2024-2025. Sunsets 6/30/2034.

HPHA Position: The HPHA testified with comments. In its testimony, the HPHA informed the committee that we look forward to collaborating with all stakeholders with the future planning, development, and redevelopment efforts of public lands on the island of Maui.

Status: TBD

6. HB 2629, RELATING TO THE CONVEYANCE TAX: Establishes the Homeless Services Fund. Amends the conveyance tax rates based on property values. Repeals the conveyance tax rates set separately for conveyances for which the purchasers are ineligible for a county homeowner's exemption on property tax. Exempts from conveyance taxes, conveyances of real property to organizations with certain affordability requirements and to certain nonprofit organizations. Allows collected conveyance taxes to be allocated to the Affordable Homeownership Revolving Fund and Homeless Services Fund and amends the allocations to the Land Conservation Fund and Rental Housing Revolving Fund. Allows counties to apply for matching funds from the Affordable Homeownership Revolving Fund for housing projects that are subject to a perpetual affordability requirement.

HPHA Position: The HPHA testified with comments. In its testimony, the HPHA pointed to the fact that Act 89 Session Laws of Hawaii 2010, took out state homeless programs and services from HPHA and relocated them within the Department of Human Services' Benefit, Employment, and Supportive Services Division. Having HPHA administer the future Homeless Services Fund could potentially increase bureaucracy and could hinder the timely obligation of funding and the implementation of homeless program initiatives.

Status: TBD

7. HB 2662, RELATING TO HUMAN SERVICES: Requires the Hawaii public housing authority to establish a two-year recreation and education upward mobility pilot program for youth tenants in public housing. Permits the Hawaii public housing authority to contract with outside parties to implement the program. Appropriates funds.

HPHA Position: The HPHA testified with comments. In its testimony, the HPHA noted that the Agency will work with nonprofit organizations, for-profit organizations, foundations, parents, families, and public housing communities should this measure get signed into law.

Status: TBD

Attachment A: Bill Tracking Spreadsheet as of 2/6/24

Prepared by: Benjamin Park, Chief Planner 

Attachment A: Bill Tracking Spreadsheet - February 6, 2024

Bill Number	Report Title	(\$)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
				HOUSE BILLS				
HB1515	Landlords; Tenants; Rentals; Neighbors; Harassment; Liability		RELATING TO RESIDENTIAL TENANTS.	Establishes a process by which a neighbor of a tenant may seek relief from the tenant's landlord for acts of harassment by the tenant. Includes an alternative process for the eviction of tenants.	H 1/24/2024: Referred to HSG, CPC, referral sheet 1	CHUN	HSG, CPC	SB2720
HB1526	Affordable Housing; County Council Approval; Deadline		RELATING TO AFFORDABLE HOUSING DEVELOPMENT.	Revises the deadline for a county council to take action on a low- and moderate-income housing project's application from 45 days to 90 days after receipt of the applicable agency's report and the proposed project's preliminary plans and specifications.	H 1/24/2024: Referred to HSG, CPC, referral sheet 1	NISHIMOTO	HSG, CPC	
HB1630	Countries; Zoning; Urban District; Subdivision; Residential Lots; Approval; Impact Fees Assessment; Calculation		RELATING TO URBAN DEVELOPMENT.	Part II: Prohibits county zoning ordinances from not allowing four or more residential units per residential lot within an urban district. Requires the counties to allow for attached and detached additional units or accessory dwelling units but authorizes the counties to impose certain restrictions. Part III: Provides that a parcel zoned for residential use that is in the state urban land use district shall not be prohibited from being subdivided, consolidated, or resubdivided under certain conditions. Part IV: Requires the counties to consider the square footage of a development when determining the development's proportionate share of public facility capital improvement costs. Permits the appropriate board of water supply to calculate impact fees based on total number of fixtures when the public facility impacted is a water or sewage facility. Effective 1/1/2026.	H 1/24/2024: Referred to HSG/WAL/JHA, referral sheet 1	EVSLIN, AIU, AMATO, COCHRAN, ILAGAN, KAHALOA, KILA, LOWEN, MIYAKE, MORIKAWA, NAKASHIMA, SAIKI, SOUZA, TAM, TARNAS, WARD	HSG/WAL/JHA	SB2202
HB1631 HD1	Department of Education; School Facilities Authority; Educator Workforce Housing; Prioritization; Reporting		RELATING TO HOUSING.	Requires the School Facilities Authority to work with the Department of Education to prioritize projects for the construction of educator workforce housing that will house teachers and other staff of the Department. Requires the School Facilities Authority to include in its annual report to the Legislature its planned actions toward increasing educator workforce housing. Requires the Department of Education to collaborate with certain state and county agencies to submit a preliminary report to the Legislature on the status of lands designated to be transferred to the Department of Education. Effective 7/1/3000. (HD1)	H 2/2/2024: 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 Representative(s) Alcos, Gates, Kila, Nakashima excused (4).	EVSLIN, AIU	HSG, EDN, FIN	SB2283
HB1632	Housing; Counties; Building Codes; Self-Certification		RELATING TO HOUSING.	Requires the counties to adopt an ordinance allowing licensed architects and professional engineers to self-certify that plans accompanying a building permit application are in compliance with all applicable state and county building codes.	H 1/24/2024: Referred to HSG/WAL/JHA, referral sheet 1	EVSLIN, AIU	HSG/WAL/JHA	
HB1633	Contractors; Owner-builder Exemption; Disclaimer		RELATING TO CONTRACTORS. RELATING TO THE INDIVIDUAL HOUSING ACCOUNT PROGRAM.	Removes the leasing restriction on owner-builders who obtain an owner-builder exemption to act as their own general contractor.	H 1/24/2024: Referred to HSG/WAL/JHA, referral sheet 1	EVSLIN, AIU	HSG/WAL/JHA	SB2949
HB1701	Minority Caucus Package; Individual Housing Account			Updates the Individual Housing Account statute to more accurately reflect the current cost of housing down-payments.	H 1/24/2024: Referred to HSG, FIN, referral sheet 1	MATSUMOTO, ALCOS, GARCIA, PIERICK, WARD	HSG, FIN	

Attachment A: Bill Tracking Spreadsheet - February 6, 2024

Bill Number	Report Title	(\$)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
HB1730	Housing; Accessory Dwelling Unit; HCDA; Appropriation; General Fund Expenditure Ceiling Exceeded		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 on an island with a population of more than 150,000, but less than 175,000. Exempts those accessory dwelling units from general excise tax for the first 4 years of rental. Appropriates moneys. Declares that the appropriation exceeds the state general fund expenditure ceiling for 2024-2025.	H 1/24/2024: Referred to WAL/HSG, FIN, referral sheet 1	WARD, ALCOS, GARCIA, MATSUMOTO, PIERICK	WAL/HSG, FIN	
HB1760 HD1	HHFDC; Bond Recycling Program; Affordable Rental Housing; Rental Housing Revolving Fund; Bond Recycling Program Subaccount; State Debt Limit Exclusion; Private Activity Bonds		RELATING TO STATE FINANCES.	Allows HHFDC or a county to establish a bond recycling program authorized by federal law. Allows HHFDC or a county to secure a line of credit or other instrument of indebtedness for the bond recycling program. Allows the Department of Budget and Finance and HHFDC to enter into an agreement with a county for bond recycling. Requires a reserve to be maintained for the unsecured portion of debt incurred for the bond recycling program and establishes a reserve for HHFDC as a subaccount of the rental housing revolving fund. Requires a county or issuer to submit a report to the Department of Budget and Finance and HHFDC on the status or use of its portion of the volume cap that is being recycled. Effective 7/1/3000. (HD1)	H 2/6/2024: Reported from HSG (Stand. Com. Rep. No. 95-24) as amended in HD 1, recommending passage on Second Reading and referral to FIN.	EVSUN, AIU	HSG, FIN	SB2339
HB1761 HD1	HHFDC; Bonds; Infrastructure; Regional State Infrastructure Subaccount		RELATING TO HOUSING.	Authorizes HHFDC to issue bonds for housing project infrastructure and finance the development of regional state infrastructure projects. Exempts bonds issued by HHFDC for improvements by assessments, and the interest thereon, from state, county, and municipal taxation, with certain exceptions. Includes proceeds from bonds issued for regional state infrastructure projects as a source of revenue for regional state infrastructure subaccounts. Authorizes regional state infrastructure subaccount revenues to be used to repay regional state infrastructure project bond holders. Effective 7/1/3000. (HD1)	H 2/6/2024: Reported from HSG (Stand. Com. Rep. No. 96-24) as amended in HD 1, recommending passage on Second Reading and referral to FIN.	EVSUN, AIU	HSG, FIN	SB2133
HB1762	Development; Low- or Moderate-Income Housing Projects		RELATING TO HOUSING.	Requires any government agency that exercises its authority to develop low- or moderate- income housing projects to process any low- or moderate-income housing project that meets the development requirements of chapter 201H, Hawaii Revised Statutes, and applicable administrative rules.	H 1/24/2024: Referred to HSG, FIN, referral sheet 1	EVSUN	HSG, FIN	SB2063
HB1763	HHFDC; Housing; RHRF; Low-Income Housing Tax Program; Qualified Allocation Plan, Criteria Point System; Rules		RELATING TO HOUSING.	Amends the priority for which moneys in the Rental Housing Revolving Fund are to be used. Requires the Hawaii Housing Finance and Development Corporation to: (1) prioritize the allocation of low-income housing tax credits to certain projects and (2) adopt administrative rules regarding the awarding of: (A) points when evaluating and ranking low-income housing tax credit applications and (B) Rental Housing Revolving Fund moneys to certain housing projects.	H 1/24/2024: Referred to HSG, FIN, referral sheet 1	EVSUN	HSG, FIN	SB2045

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Bill Number	Report Title	(\$)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
HB1764	Hawaii Housing Finance and Development Corporation; Housing; RHRF; Government-Owned Housing; Limited Profit Housing Associations; Supportive Housing	(\$)	RELATING TO HOUSING.	Amends the priority for which moneys in the Rental Housing Revolving Fund are to be used.	H 1/24/2024: Referred to HSG, FIN, referral sheet 1	EVSLIN	HSG, FIN	SB2015
HB1765	Hawaii Housing Finance and Development Corporation; Housing Development; Planning Exemptions		RELATING TO HOUSING.	Requires certain projects meeting the criteria of section 201H-38(a)(1), Hawaii Revised Statutes, to be exclusively for sale or rent to occupants who are Hawaii residents who own no other real property.	H 1/24/2024: Referred to HSG, JHA, referral sheet 1	EVSLIN SAIKI, AIU, AMATO, BELATTI, CHUN, COCHRAN, EVSLIN, GANADEN, GARRETT, GATES, HASHEM, HOLT, HUSSEY-BURDICK, ICHiyAMA, ILAGAN, KAHALOA, KAPELA, KILA, KITAGAWA, KOBAYASHI, LA CHICA, LAMOSAO, LOWEN, MARTEN, MARTINEZ, MATAYOSHI, MIYAKE, M. MIZUNO, MORIKAWA, NAKAMURA, NAKASHIMA, NISHIMOTO, ONISHI, PERRUSSO, POEPOE, QUINLAN, SAYAMA, TAKAYAMA, TAKENOUCI, TAM, TARNAS, TODD, WOODSON, Yamashita	HSG, JHA	SB2066
HB1833 HD1	Rental Housing Revolving Fund; Affordable Housing; Positions; Appropriation; Expenditure Ceiling	(\$)	RELATING TO THE RENTAL HOUSING REVOLVING FUND.	Appropriates funds into and out of the rental housing revolving fund to provide loans or grants for mixed-income rental projects or units in mixed-income rental projects for qualifying individuals and families. Appropriates funds for an unspecified number of finance specialist positions to assist with these loans and grants. Effective 7/1/3000. (HD1)	H 2/6/2024: Reported from HSG (Stand. Com. Rep. No. 97-24) as amended in HD 1, recommending passage on Second Reading and referral to FIN.	SAIKI, AIU, ALCOS, AMATO, BELATTI, CHUN, COCHRAN, EVSLIN, GANADEN, GARRETT, GATES, HASHEM, HOLT, ICHiyAMA, ILAGAN, KAHALOA, KAPELA, KILA, KITAGAWA, KOBAYASHI, LA CHICA, LAMOSAO, LOWEN, MARTEN, MARTINEZ, MATAYOSHI, MATSUMOTO, MIYAKE, M. MIZUNO, MORIKAWA, NAKAMIURA, NAKASHIMA, NISHIMOTO, PERRUSSO, POEPOE, QUINLAN, SAYAMA, SOUZA, TAKAYAMA, TAKENOUCI, TAM, TARNAS, TODD, WARD, WOODSON, Garcia, Yamashita	HSG, FIN	
HB1838 HD1	Zoning; Counties; Single-family Transient Vacation Rental Units; Nonconforming Uses		RELATING TO ZONING.	Allows counties to enact a zoning ordinance to amortize or phase out nonconforming single-family transient vacation rental units over a reasonable period of time. Effective 7/1/3000. (HD1)	H 2/6/2024: Reported from HSG (Stand. Com. Rep. No. 73-24) as amended in HD 1, recommending passage on Second Reading and referral to JHA.		HSG, JHA	

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Bill Number	Report Title	(S)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
HB1905	HPHA; Pet Animals; Allowed		RELATING TO PUBLIC HOUSING.	Requires the Hawaii Public Housing Authority to allow any resident of a public housing project or state low-income housing project to keep 1 or more pet animals in the resident's unit, subject to applicable state laws, county ordinances, and any reasonable conditions. Provides that the Authority may charge a refundable deposit for each pet animal but shall not impose a monthly pet fee or pet rent. Allows the Authority to remove a vicious animal to protect persons or property.	H 1/24/2024: Referred to HSG, JHA, referral sheet 1 H 2/5/2024: Bill scheduled to be heard by HSG/WAL on Wednesday, 02.07.24 8:30AM in House conference room 430 VIA VIDEOCONFERENCE.	GARRETT, AIU, AMATO, BELATTI, CHUN, COCHRAN, EVSLIN, HUSSEY, BURDICK, KAHALOA, KAPELA, KILA, KITAGAWA, LA CHICA, LAMOSAO, LOWEN, MARTEN, MARTINEZ, MIYAKE, NAKASHIMA, PERRUSSO, POEPOE, QUINLAN, TARNAS, TODD, Ganaden	HSG, JHA	
HB1988	Counties; County Housing Powers; Housing and Mixed-Use Development Projects		RELATING TO COUNTY HOUSING POWERS.	Expands the housing powers of the counties to include the planning, development, construction, financing, and providing of housing projects, including low- and moderate-income housing and mixed-use developments.	H 1/24/2024: Referred to HSG, referral sheet 2	AIU, EVSLIN, KILA, MIYAKE, TAKENOUCI	HSG/WAL, FIN	SB2062
HB2007	Housing; Short Form		RELATING TO HOUSING.	Short form bill relating to housing.	H 1/24/2024: Referred to HSG, referral sheet 2	EVSLIN	HSG	
HB2008	Housing; Short Form		RELATING TO HOUSING.	Short form bill relating to housing.	H 1/24/2024: Referred to HSG, referral sheet 2	EVSLIN	HSG	
HB2009	Housing; Short Form		RELATING TO HOUSING.	Short form bill relating to housing.	H 1/24/2024: Referred to HSG, referral sheet 2	EVSLIN	HSG	
HB2010	Housing; Short Form		RELATING TO HOUSING.	Short form bill relating to housing.	H 1/24/2024: Referred to HSG, referral sheet 2	EVSLIN	HSG	
HB2011	Urban Development; Short Form		RELATING TO URBAN DEVELOPMENT.	Short form bill relating to urban development.	H 1/24/2024: Referred to HSG, referral sheet 2	EVSLIN	HSG	
HB2090	Residential Development; Areas Zoned for Commercial Use; Administrative Approval; Counties; Building Codes; Adaptive Reuse; Commercial Buildings		RELATING TO HOUSING.	Allows residential uses in areas zoned for commercial to be considered permitted as long as the residential use is limited by ordinance to floors above the ground floor of a building or structure and development standards are met, but exempts areas zoned under chapter 206E, HRS, relating to the Hawaii Community Development Authority. Requires each county to adopt ordinances that allow for adaptive reuse of existing commercial buildings in the county's building codes. Effective 1/1/2026.	H 1/24/2024: Referred to HSG/WAL/JHA, referral sheet 2	EVSLIN, AIU, AMATO, COCHRAN, GANADEN, ICHIVAMA, KAHALOA, KAPELA, KILA, LOWEN, MARTEN, MIYAKE, MORIKAWA, NAKASHIMA, PERRUSSO, PIERICK, SAKI, SOUZA, TAKENOUCI, TAM, TARNAS, TODD	HSG/WAL/JHA	SB2948
HB2091	DOE; School Impact Fees; School Facilities Special Fund		RELATING TO SCHOOL IMPACT FEES.	Repeals school impact fees. Transfers unencumbered balances of the school impact fee subaccounts to school facilities special fund.	H 2/2/2024: Re-referred to HSG, FIN, referral sheet 9	EVSLIN, AIU, CHUN, KAHALOA, KILA, MIYAKE, TAKENOUCI, YAMASHITA	HSG, FIN	
HB2172	Housing Assistance Program; Housing Assistance Program Coordinator; Commission; Subsidies; Grants; Department of Human Services; Accessory Dwelling Units; Property Owners; Homelessness; Appropriation; Expenditure Ceiling	(S)	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 homeless families or individuals. Establishes the temporary housing assistance program commission and positions to support the housing assistance program. Appropriates funds. Sunsets 6/30/2029.	H 1/24/2024: Referred to HSG/HLT, FIN, referral sheet 2	M. MIZUNO, AMATO, EVSLIN, KILA, MARTEN, MORIKAWA, PERRUSSO, POEPOE, TAM	HSG/HLT, FIN	

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Bill Number	Report Title	(S)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
HB2204	Affordable Housing; Emergency Proclamation; Ineligibility of Luxury Housing		RELATING TO HOUSING.	Provides that a project may not proceed under an emergency proclamation relating to housing or affordable housing if that project includes any construction, development, redevelopment, or adaptive reuse that results in a new luxury housing unit or the conversion of an existing residential unit to a luxury housing unit.	H 1/26/2024: Referred to WAL/HSG, JHA, referral sheet 3 H 2/5/2024: Bill scheduled to be heard by HSG/WAL on Wednesday, 02-07-24 8:30AM in House conference room 430 VIA VIDEOCONFERENCE.	GARCIA	WAL/HSG, JHA	SB2626
HB2212	Housing; Zoning; Religious Institutions; Educational Institutions; Medical Institutions; Nonprofit Organizations		RELATING TO AFFORDABLE HOUSING.	Allows religious, educational, and medical institutions to build residential units on lands zoned for residential or commercial use within the urban state land use district, under certain conditions.		AIU, EVSLIN, KILA, MIYAKE	HSG/WAL, JHA	SB2227
HB2214 HD1	HHFDC; Affordable Housing; Counties; Development; Housing Credits		RELATING TO HOUSING.	Provides a new source of interim financing for affordable housing projects using housing programs developed under a Hawaii Housing Finance and Development Corporation housing program. Sunsets 7/1/2029. Effective 1/1/3000. (HD1)	H 2/2/2024: 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 Representative(s) Alcos, Gates, Kila, Nakashima excused (4).	AIU, EVSLIN, KILA, MIYAKE, TAKENOUCHI	HSG, WAL, FIN	SB2840
HB2218 HD1	DHHL; HHCA; Federal Housing Administration; Loan Limit		RELATING TO THE HAWAIIAN HOMES COMMISSION ACT.	Amends the Hawaiian Homes Commission Act of 1920, as amended, to increase the loan limit for direct loans provided by the Department of Hawaiian Home Lands from fifty per cent to seventy-five per cent of the maximum single residence loan amount allowed in Hawaii by the United States Department of Housing and Urban Development's Federal Housing Administration. Takes effect on either the date of the Secretary of the Interior's notification that congressional approval of this Act is unnecessary, or on the date of consent by the United States Congress. Effective 7/1/3000. (HD1)	H 2/2/2024: Passed Second Reading as amended in HD 1 and referred to the committee(s) on JHA with none voting aye with reservations; none voting no (0) and Representative(s) Alcos, Gates, Kila, Nakashima excused (4).	MARTEN, AMATO, BELATTI, COCHRAN, HOLT, HUSSEY, BURDICK, LAMOSAO, LOWEN, MORIKAWA, PERRUSSO, POEPOE, SOUZA, TAM, TARNAS, TODD, WARD	HSG, JHA, FIN	SB2646
HB2229	Development; Special Management Area; Permitting; Shoreline; Single-Family Homes		RELATING TO SPECIAL MANAGEMENT AREA PERMITS.	Amends the definition of "development", in section 205A-22, HRS, to clarify that "development" does not include construction or reconstruction of a single-family residence that is less than 7,500 square feet of floor area and is not part of a larger development, even if the residence is located on a shoreline parcel or a parcel that is impacted by waves, storm surges, high tide, or shoreline erosion.	H 1/26/2024: Referred to HSG, JHA, referral sheet 3	HASHEM	HSG, JHA	
HB2261	Historic Preservation; Historic Property; Definition; Hawaii or National Register of Historic Places; Pre-statehood Construction; Historic Review Exclusions		RELATING TO HISTORIC PRESERVATION.	Amends the definition of "historic property", used in historic preservation laws to remove the minimum age and require listing on the Hawaii or national register of historic places or built before August 21, 1959. Broadens exclusions from historic review for certain types of proposed projects on existing privately-owned single-family detached dwelling units or townhouses.	H 2/5/2024: Bill scheduled to be heard by HSG/WAL on Wednesday, 02-07-24 8:30AM in House conference room 430 VIA VIDEOCONFERENCE.	EVSLIN, AIU, AMATO, BELATTI, CHUN, GARRETT, HOLT, ICHiyAMA, KAHALOA, KILA, KITAGAWA, KOBAYASHI, MARTEN, MATAYOSHI, MATSUMOTO, MIYAKE, MORIKAWA, NAKAMURA, PERRUSSO, TAKAYAMA, TAKENOUCHI, TARNAS	HSG/WAL, JHA	SB2950

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Bill Number	Report Title	(S)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
HB2287	Prefabricated, Modular, or Kauhale Housing; Lahaina Wildfire; Appropriation; Expenditure Ceiling	(S)	RELATING TO HOUSING.	Appropriates funds for prefabricated, modular, or kauhale-type housing for individuals impacted by the Lahaina wildfire.	H 1/26/2024: Referred to WAL/HSG, FIN, referral sheet 3	BELATTI, AMATO, GANADEN, GARRETT, KAHALOA, KAPELA, KITAGAWA, MARTEN, MARTINEZ, MORIKAWA, PERRUSSO, TAM, TARNAS, WOODSON	WAL/HSG, FIN	SB2583
HB2292	Affordable Housing; HHFDC; Project Management; Position; Appropriation; Expenditure Ceiling	(S)	RELATING TO AFFORDABLE HOUSING DEVELOPMENT.	Appropriates funds to the Hawaii Housing Finance and Development Corporation for the establishment and hiring of an unspecified number of project management III positions to aid in the development of affordable housing options in the State.	H 2/5/2024: Bill scheduled for decision making on Wednesday, 02-07-24 10:00AM in conference room 312 VIA VIDEOCONFERENCE.	MIYAKE, AIU, AMATO, CHUN, COCHRAN, EVSLIN, GARRETT, KAHALOA, KIHA, LAMOSAO, POEPOE, TAKENOUCCHI, WOODSON	HSG, FIN	SB2833
HB2304	Permanent Supportive Housing; Low-Income Housing Tax Credit; GO Bonds; HPHA; HHFDC; Appropriation	(S)	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.	H 1/26/2024: Referred to HSG, FIN, referral sheet 3	SAIKI	HSG, FIN	SB2344
HB2324	Prefabricated, Modular, or Kauhale Housing; Homeless Individuals; Low-income Households; Appropriation; Expenditure Ceiling	(S)	RELATING TO HOUSING.	Appropriates funds for prefabricated, modular, or kauhale-type housing for homeless individuals and low-income households.	H 1/26/2024: Referred to HSG/HLT, FIN, referral sheet 3	SAIKI	HSG/HLT, FIN	SB2584
HB2326	Ohana Zones Pilot Program; Appropriation; Expenditure Ceiling	(S)	RELATING TO OHANA ZONES.	Appropriates funds to the governor for the ohana zones pilot program.	H 1/26/2024: Referred to HSG/HLT, FIN, referral sheet 3	SAIKI	HSG/HLT, FIN	SB2446
HB2327	Affordable Housing; HPHA; Long-Term Rental Housing; 1021 Smith Street; Appropriation; General Fund Expenditure Ceiling Exceeded	(S)	RELATING TO AFFORDABLE HOUSING.	Authorizes the Hawaii Public Housing Authority to partner with the property owner of 1021 Smith Street in Honolulu, Oahu, to create 60 units of affordable rental housing at that site. Requires units to be affordable to households having an income that does not exceed an unspecified percentage of the area median income, as determined by the United States Department of Housing and Urban Development, for at least 60 years. Exempts contracts from low-bid requirements. Appropriates moneys. Declares that the appropriation exceeds the state general fund expenditure ceiling for 2024-2025.	H 2/5/2024: Bill scheduled to be heard by HSG on Wednesday, 02-07-24 10:00AM in House conference room 312 VIA VIDEOCONFERENCE.	SAIKI	HSG, JHA, FIN	
HB2328	Affordable Housing; Long-Term Rental Units; Bethel Street; Acquisition; Appropriation; General Fund Expenditure Ceiling Exceeded	(S)	RELATING TO AFFORDABLE HOUSING.	Appropriates moneys to the Hawaii Public Housing Authority to acquire and renovate parcels and buildings located between Bethel Street, Pauahi Street, Fort Street, and Chaplain Lane for affordable housing purposes. Requires units to be affordable to households having an income that does not exceed an unspecified percentage of the area median income, as determined by the United States Department of Housing and Urban Development, in perpetuity. Exempts contracts from low-bid requirements. Declares that the appropriation exceeds the state general fund expenditure ceiling for 2024-2025.	H 2/5/2024: Bill scheduled to be heard by HSG on Wednesday, 02-07-24 10:00AM in House conference room 312 VIA VIDEOCONFERENCE.	SAIKI	HSG, JHA, FIN	

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Bill Number	Report Title	(S)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
HB2333	Housing; Accessory Dwelling Unit; HCDA; Appropriation	(S)	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 1/26/2024: Referred to HSG, FIN, referral sheet 3	WARD, ALCOS, COCHRAN, Matsumoto	HSG, FIN	
HB2357 HD1	HHFDC; Homebuyers' Club Program; Repeal		RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Repeals the Hawaii Housing Finance and Development Corporation's Homebuyers' Club Program. Effective 7/1/3000. (HD1)	H 2/6/2024: Reported from HSG (Stand. Com. Rep. No. 98-24) as amended in HD 1, recommending passage on Second Reading and referral to FIN.	SAIKI (Introduced by request of another party)	HSG, FIN	SB3046
HB2358	Environmental Impact Statements; Exemption; Affordable Housing		RELATING TO ENVIRONMENTAL IMPACT STATEMENTS.	Codifies the exemption from environmental impact statements for affordable housing projects that meet certain criteria.	H 1/26/2024: Referred to HSG/EEP, FIN, referral sheet 3	SAIKI (Introduced by request of another party)	HSG/EEP, FIN	SB3047
HB2364	Conveyance Tax Rates and Exemptions; Land Conservation Fund; Rental Housing Revolving Fund; Dwelling Unit Revolving Fund; Allocations		RELATING TO THE CONVEYANCE TAX.	Increases the conveyance tax rate for certain properties. Exempts conveyances of certain real property from the conveyance tax. Eliminates the cap on the amount of conveyance tax collections allocated to the land conservation fund and rental housing revolving fund. Allocates ten percent of conveyance tax collections to the Dwelling Unit Revolving Fund for the purpose of funding infrastructure programs in transit-oriented development areas.	H 2/5/2024: Bill scheduled to be heard by HSG/WAL on Wednesday, 02-07-24 8:30AM in House conference room 430 VIA VIDEOCONFERENCE.	SAIKI (Introduced by request of another party)	HSG/WAL, FIN	SB3053
HB2413 HD1	HHFDC; Taxation; GET; Exemption; Contracts; Prevailing Wage		RELATING TO HOUSING.	Repeals the prohibition of qualified persons or firms from receiving direct or indirect financing for construction projects from any governmental contracting agency as a condition of prevailing wage terms. Extends the Hawaii Housing Finance and Development Corporation approval and certification period in which construction or rehabilitation of certain projects can qualify for general excise tax exemptions. Repeals the limitation of the costs to contracting, including the annual cap on allowable general excise tax and use tax costs applicable to contracting. Effective 7/1/3000. (HD1)	H 2/6/2024: Reported from HSG (Stand. Com. Rep. No. 99-24) as amended in HD 1, recommending passage on Second Reading and referral to FIN.	SAIKI (Introduced by request of another party)	HSG, FIN	SB3102
HB2416	Housing; Tax Amnesty Program; Transient Accommodation; Long-Term Rental Conversions; Rentals; Tax Waivers and Exemptions; Department of Taxation		RELATING TO TAXATION.	Requires the Director of Taxation to develop and administer a one-time tax amnesty program that would waive criminal prosecution, fines, penalties, and interest related to general excise tax and transient accommodations tax for qualified owners who convert an eligible property to a long-term rental through a two-year written resident lease agreement, subject to certain conditions. Provides a conveyance tax exemption for certain real property furnished as a transient accommodation during the period from January 1, 2023, to July 1, 2024. Provides an income tax exemption for capital gains from the sale of certain short-term rental properties furnished as transient accommodation and closing after June 30, 2024, and before January 1, 2026, subject to certain conditions.	H 2/2/2024: The committee(s) on HSG/TOU recommend(s) that the measure be deferred.	SAIKI (Introduced by request of another party)	HSG/TOU, FIN	SB3105

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Bill Number	Report Title	(S)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
HB2417	Commission on Water Resource Management; Membership		RELATING TO THE COMMISSION ON WATER RESOURCE MANAGEMENT.	Adds the Chairperson of the Hawaiian Homes Commission or the Chairperson's designee to the Commission on Water Resource Management. Increases number of commission members from seven to eight, with only five of eight required to have substantial experience in water resource management.	H 1/26/2024: Referred to WAL/HSG, JHA, FIN, referral sheet 3	SAIKI (Introduced by request of another party)	WAL/HSG, JHA, FIN	SB3106
HB2421	HHFDC Board of Directors; Membership		RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Adds the Chairperson of the Hawaiian Homes Commission or the Chairperson's designee to the Board of Directors of the Hawaii Housing Finance and Development Corporation as an ex officio nonvoting member.	H 1/26/2024: Referred to HSG, JHA, FIN, referral sheet 3 H 2/2/2024: Bill scheduled to be heard by WAL/HSG on Wednesday, 02-07-24 8:35AM in House conference room 430 VIA VIDEOCONFERENCE.	SAIKI (Introduced by request of another party)	HSG, JHA, FIN	SB3110
HB2422	HCDA; Membership		RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.	Adds the Chairperson of the Hawaiian Homes Commission or the Chairperson's designee as a nonvoting member to the Hawaii Community Development Authority.		SAIKI (Introduced by request of another party)	WAL/HSG, JHA, FIN	SB3111
HB2423	DHHL; Hawaiian Homes Commission Act; Federal Housing Administration		RELATING TO THE HAWAIIAN HOMES COMMISSION ACT.	Increases the loan limit for direct loans provided by DHHL to seventy-five percent of the maximum single residence loan amount allowed in Hawaii by the United States Department of Housing and Urban Development's Federal Housing Administration, instead of fifty percent, as currently outlined in section 215 of the Hawaiian Homes Commission Act, 1920, as amended.	H 1/26/2024: Referred to HSG, JHA, FIN, referral sheet 3	SAIKI (Introduced by request of another party)	HSG, JHA, FIN	SB3112
HB2424	DHHL; Hawaiian Homes Commission Act; Loan Terms		RELATING TO THE HAWAIIAN HOMES COMMISSION ACT.	Increases the allowable loan term for direct loans provided by DHHL to be forty years, instead of thirty years, as currently outlined in section 215 of the Hawaiian Homes Commission Act, 1920, as amended.	H 1/26/2024: Referred to HSG, FIN, referral sheet 3	SAIKI (Introduced by request of another party)	HSG, FIN	SB3113
HB2431	Public Housing; HPHA; Housing Policy and Program Coordinator		RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Establishes, exempt from chapter 76, the position of a Housing Policy and Program Coordinator in the Hawaii Public Housing Authority (HPHA), whose salary shall be set by the Executive Director of the HPHA. Clarifies that the employment of certain positions and the adjustment of salaries are authorized by the Executive Director and not the Board of Directors. Deletes the wage ceiling requirement for positions in the HPHA.	H 2/5/2024: Bill scheduled to be heard by HSG on Wednesday, 02-07-24 10:00AM in House conference room 312 VIA VIDEOCONFERENCE.	SAIKI (Introduced by request of another party)	HSG, FIN	SB3120
HB2432	Hawaii Public Housing Authority; Housing Development; Bonds		RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Makes housekeeping amendments to sections 356D-8, 356D-10, 356D-21, 356D-22, 356D-23, and 356D-24, HRS, to incorporate the definition of "housing project" in section 356D-11, HRS, to align with previous amendments to chapter 356D, HRS, under Act 251, SLH 2022.	H 2/5/2024: Bill scheduled to be heard by HSG on Wednesday, 02-07-24 10:00AM in House conference room 312 VIA VIDEOCONFERENCE.	SAIKI (Introduced by request of another party)	HSG, FIN	SB3121
HB2514 HD1	Teacher Home Assistance Program; Teacher Recruitment and Retention; Teachers' Housing Revolving Fund; Appropriation	(S)	RELATING TO TEACHER HOUSING.	Establishes the Teacher Home Assistance Program to provide housing vouchers to certain eligible teachers. Appropriates funds out of the Teachers' Housing Revolving Fund. Effective 7/1/3000. (HD1)	H 2/6/2024: Reported from HSG (Stand. Com. Rep. No. 71-24) as amended in HD 1, recommending passage on Second Reading and referral to EDN.	POEPOE, AMATO, BELATTI, CHUN, EVSLIN, GANADEN, GARRETT, HUSSEY-BURDICK, ICHIYAMA, KAHALOA, KAPELA, KILA, LAMOSAO, MARTEN, MARTINEZ, MATAVOSHI, MIYAKE, NISHIMOTO, PERRUSSO, TAKENOUCI, TAM, TARNAS, WOODSON	HSG, EDN, FIN	SB2987

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Bill Number	Report Title	Measure Title	Description	Status	Introducer(s)	Referral	Companion
HB2548 HD1	HHFDC; Accessory Dwelling Units; Loans; Grants; Community Development Financial Institutions; Revolving Fund; Appropriation; Expenditure Ceiling	(5) RELATING TO ACCESSORY DWELLING UNITS.	Establishes the accessory dwelling unit loan program under HHFDC to provide loans for the development of accessory dwelling units. Appropriates funds. Effective 7/1/3000. (HD1)	H 2/2/2024: 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 Representative(s) Alcos, Gates, Kila, Takayama, Takenouchi, Tam, Tarnas, Ward	EVSLIN, AIU, AMATO, BELATTI, CHUN, COCHRAN, GATES, HOLT, KAHALOA, KILA, KOBAYASHI, LA CHICA, LOWEN, MIYAKE, MORIKAWA, PERRUSSO, POEPOE, TAKAYAMA, TAKENOUCI, TAM, TARNAS, WARD	HSG, ECD, FIN	SB2996
HB2549	Disaster Recovery; Maui Wildfires; Permanent Housing; DBEDT; HHFDC; Interagency Council for Maui Housing Recovery; Appropriation; General Fund Expenditure Ceiling Exceeded	(5) RELATING TO MAUI'S PERMANENT HOUSING RECOVERY.	Establishes within the Department of Business, Economic Development, and Tourism the Interagency Council for Maui Housing Recovery to coordinate and facilitate Maui's permanent housing recovery and facilitate consultation and collaboration between state and county agencies on housing recovery initiatives for the island of Maui. Designates the executive director of the Hawaii Housing Finance and Development Corporation to serve as chair of the council. Appropriates moneys. Declares that the appropriation ceiling exceeds the state general fund expenditure ceiling for 2024-2025. Sunsets 6/30/2034.	H 2/2/2024: Bill scheduled to be heard by WAL/HSG on Wednesday, 02-07-24 8:35AM in House conference room 430 VIA VIDEOCONFERENCE.	EVSLIN, AMATO, BELATTI, CHUN, COCHRAN, GARRETT, ICHIVAMA, KAHALOA, KILA, KITAGAWA, KOBAYASHI, MARTEN, MATAYOSHI, MIYAKE, MORIKAWA, NAKAMURA, NISHIMOTO, PERRUSSO, SAYAMA, SOUZA, TAKAYAMA, TAM, TARNAS, WARD, Ganaden	WAL/HSG, JHA, FIN	SB2836
HB2550	HHFDC; Accessory Dwelling Units; Grant Program; Revolving Fund; Appropriation; Expenditure Ceiling	(5) RELATING TO AFFORDABLE HOUSING.	Establishes the accessory dwelling unit grant program under the Hawaii Housing Finance and Development Corporation to provide grants to eligible homeowners for development costs and certain closing costs associated with the construction of an accessory dwelling unit. Establishes and appropriates funds into and out of the accessory dwelling unit grant revolving fund.	H 2/2/2024: The committee(s) on HSG recommend(s) that the measure be deferred.	EVSLIN, AIU	HSG, FIN	
HB2571	Department of Health; Multifamily Housing; Accessibility; Modifications; Grant Program; Appropriation; General Fund Expenditure Ceiling Exceeded	(5) RELATING TO ACCESSIBLE HOUSING.	Establishes the multifamily housing accessibility modifications grant program to facilitate the installation of accessibility modifications in certain properties. Appropriates moneys. Declares that the appropriation exceeds the state general fund expenditure ceiling for 2024-2025.	H 1/31/2024: The committee(s) on HSG recommend(s) that the measure be deferred.	LA CHICA, AMATO, COCHRAN, EVSLIN, HUSSEY-BURDICK, KAHALOA, LOWEN, MARTEN, WARD, WOODSON	HSG, HUS, FIN	SB3201
HB2629	Hawaii Public Housing Authority; Conveyance Tax; Rates; Exemption; Allocation; Homeless Services Fund; Affordable Homeownership Revolving Fund; Land Conservation Fund; Rental Housing Revolving Fund; Affordable Housing; Development; Affordability Requirements	(5) RELATING TO THE CONVEYANCE TAX.	Establishes the Homeless Services Fund. Amends the conveyance tax rates based on property values. Repeals the conveyance tax rates set separately for conveyances for which the purchasers are ineligible for a county homeowner's exemption on property tax. Exempts from conveyance taxes, conveyances of real property to organizations with certain affordability requirements and to certain nonprofit organizations. Allows collected conveyance taxes to be allocated to the Affordable Homeownership Revolving Fund and Homeless Services Fund and amends the allocations to the Land Conservation Fund and Rental Housing Revolving Fund. Allows counties to apply for matching funds from the Affordable Homeownership Revolving Fund for housing projects that are subject to a perpetual affordability requirement.	H 2/2/2024: Bill scheduled to be heard by HLT on Wednesday, 02-07-24 8:30AM in House conference room 329 VIA VIDEOCONFERENCE.	BELATTI, AMATO, HUSSEY-BURDICK, ILAGAN, MARTEN, MARTINEZ, PERRUSSO, Tam	HLT, HSG, FIN	SB3005

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Bill Number	Report Title	Measure Title	Description	Status	Introducer(s)	Referral	Companion
HB2636	Hawaii Coastal Commission; County Coastal Commissions; Shoreline Buyback Program; Appropriation; Expenditure Ceiling	RELATING TO MANAGED RETREAT.	Establishes the Hawaii Coastal Commission and the Shoreline Buyback Program, which permits the Commission to purchase eligible shoreline properties and make those properties available for affordable rental housing. Appropriates funds.	H 1/26/2024: Referred to WAL/EEP, HSG, FIN, referral sheet 3	HUSSEY-BURDICK, KAPELA, PERRUSSO	WAL/EEP, HSG, FIN	
HB2642 HD1	Judiciary; Eviction Mediation; Pre-litigation Mediation Pilot Program; Summary Possession; Landlords; Tenants; Hawaii Public Housing Authority; Emergency Rent Relief Program; Appropriation; Expenditure Ceiling	RELATING TO EVICTION MEDIATION.	Beginning 11/1/2024, extends the period for a notice of termination of a rental agreement. Requires tenants and landlords to engage in mediation. Delays filing an action for summary possession if a tenant schedules or attempts to schedule mediation. Requires landlords to provide specific information in the 10calendar-day notice to tenants. Appropriates funds. Repeals 11/1/2026. Effective 7/1/3000. (HD1)	H 2/6/2024: Reported from HSG (Stand. Com. Rep. No. 72-24) as amended in HD 1, recommending passage on Second Reading and referral to CPC.	SAYAMA, BELATTI, EVSLIN, KILA, MARTEN, NAKASHIMA, TAM, TARNAS		SB3332
HB2662	Hawaii Public Housing Authority; Recreation and Education Upward Mobility Pilot Program; Youth Tenants; Public Housing; Appropriation; Expenditure Ceiling	RELATING TO HUMAN SERVICES.	Requires the Hawaii public housing authority to establish a two-year recreation and education upward mobility pilot program for youth tenants in public housing. Permits the Hawaii public housing authority to contract with outside parties to implement the program. Appropriates funds.	H 2/5/2024: Bill scheduled to be heard by HUS on Thursday, 02-08-24 9:45AM in House conference room 329 VIA VIDEOCONFERENCE.	M. MIZUNO, AMATO, BELATTI, COCHRAN, HUSSEY-BURDICK, KILA, LA CHICA, MARTEN, MORIKAWA, POEPOE, TAM, Takenouchi	HSG, CPC, FIN	
HB2787	Housing; Public Education; Appropriation; General Fund Exceeded	RELATING TO THE INDIVIDUAL HOUSING ACCOUNT PROGRAM.	Updates the Individual Housing Account statute to more accurately reflect the current cost of housing down-payments. Requires department of taxation to create and implement a public awareness campaign about Individual Housing Accounts. Appropriates funds exceeding the expenditure ceiling.	H 1/26/2024: Referred to HSG, FIN, referral sheet 3	MATSUMOTO, ALCOS, AMATO, EVSLIN, GARCIA, KILA, KITAGAWA, NISHIMOTO, PIERICK, SAIKI, TODD, WARD	HUS, FIN	
HB2790	Housing Loan and Mortgage Program; Dwelling Unit Revolving Fund	RELATING TO HOUSING.	Authorizes the issuance of general obligation bonds to reactivate the Hula Mae Single Family Program in order to assist homeowners in obtaining mortgage loans.	H 1/26/2024: Referred to HSG, FIN, referral sheet 3	MATSUMOTO, ALCOS, AMATO, GARCIA, HUSSEY-BURDICK, KAHALOA, KILA, PIERICK, POEPOE, TAKENOUCHEI, WARD	HSG, FIN	
HB2791	Hawaii Public Housing Authority; Rehabilitation; Housing Units; Appropriation	RELATING TO HOUSING.	Appropriates funds to the Hawaii Public Housing Authority for the rehabilitation, remodeling, renovation, and repair of housing units without regard to civil service law.	H 1/26/2024: Referred to HSG, LGO, FIN, referral sheet 3	MATSUMOTO, ALCOS, PIERICK, WARD	HSG, LGO, FIN	SB2068
			SENATE BILLS				
Bill Number	Report Title	Measure Title	Description	Status	Introducer(s)	Referral	Companion
SB2002	Affordable Housing; College Student Housing; Teacher Housing; Educational Staff Housing; Environmental Assessments; Exemption	RELATING TO HOUSING.	Exempts certain housing projects reserved for certain students, faculty, and staff of public educational institutions from environmental assessment requirements.	S 1/17/2024: Referred to HOU/WTL, EDU/HRE, WAM.	CHANG, KIDANI, RICHARDS	HOU/WTL, EDU/HRE, WAM	

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Bill Number	Report Title	(S)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
SB2011	Housing; County Zoning Districts; Multi-Family Dwelling Units		RELATING TO HOUSING.	Allows the construction of multi-family dwelling units on any lot within certain designated county zoning districts, subject to reasonable standards that each county may adopt.	S 2/1/2024: 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, Hashimoto, Kanuha, Awa; Aye(s) with reservations: none; 0 No(es); none; and 1 Excused: Senator(s) Aquino.	CHANG, AQUINO, FEVELLA, KEOHOKALOIE, KIDANI	HOU/WTL, JDC	
SB2015	Hawaii Housing Finance and Development Corporation; Housing; RHRF; Government-Owned Housing; Limited Profit Housing Associations; Supportive Housing		RELATING TO HOUSING.	Amends the priority for which moneys in the Rental Housing Revolving Fund are to be used.	S 1/25/2024: The committee on HOU deferred the measure.	CHANG, AQUINO, ELEFANTE, FEVELLA, KEOHOKALOIE, KIDANI, MCKELVEY, RHOADS, RICHARDS, San Buenaventura, Wakai	HOU, WAM	HBJ 764
SB2018	Counties; Housing; Zoning; Less Intensive Use; Downzone Prohibition; Exception		RELATING TO HOUSING.	Prohibits a county from 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 in effect on January 1, 2024. Allows a county to change a land use designation or zoning ordinance to a less intensive use if the county concurrently enacts measures to ensure that there is no net loss in residential capacity.	S 2/1/2024: 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, Hashimoto, Kanuha, Awa; Aye(s) with reservations: none; 0 No(es); none; and 1 Excused: Senator(s) Aquino.	CHANG, HASHIMOTO, KIDANI	HOU/WTL, JDC	
SB2021	HPHA; OHA; Study; Affordable Housing; State-Owned Lands; Mass Transit; Expenditure Ceiling; Appropriation	(S)	RELATING TO IMPORTANT HOUSING LANDS.	Requires the Hawaii Public Housing Authority to conduct a study identifying certain state-owned lands located within a one-half mile radius of any rail mass transit station, including lands owned by the Office of Hawaiian Affairs and excluding lands under the jurisdiction of the Department of Hawaiian Home Lands, that are most suitable for constructing at least one hundred thousand housing units. Appropriates funds to the Hawaii Public Housing Authority to conduct the study, or contract services to conduct the study.	S 2/1/2024: The committee on HOU deferred the measure.	CHANG, FEVELLA, HASHIMOTO, INOUIYE, KIDANI, RHOADS, Moriaki	HOU/WTL, WAM	
SB2022	School Impact Fees; Housing; Exemption		RELATING TO SCHOOL IMPACT FEES.	Exempts certain housing developments from assessments of school impact fees.	S 1/17/2024: Referred to HOU/EDU, WAM.	CHANG, HASHIMOTO, KIDANI, RICHARDS	HOU/EDU, WAM	
SB2024	Affordable Housing; Limited-Profit Housing Associations; Limited-Profit Housing Council		RELATING TO LIMITED-PROFIT HOUSING ASSOCIATIONS.	Establishes an organizational, tax, and regulatory framework for limited-profit housing associations. Establishes the Limited-Profit Housing Council to oversee limited-profit housing associations.	S 1/17/2024: Referred to HOU/FEET, CPN/WAM.	CHANG, FEVELLA, KEOHOKALOIE, KIDANI, MCKELVEY, RICHARDS	HOU/FEET, CPN/WAM	
SB2025	Housing; High-Density Development; State Planning Act; State Land; Counties; Zoning; Elevated Mass Transit System		RELATING TO HOUSING DEVELOPMENT.	Eliminates certain restrictions for developing state-owned real property located within one-half mile radius of any station along the elevated mass transit system. Permits high-density development of state-owned real property located within one-half mile radius of any station along the elevated mass transit system. 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 1/17/2024: Referred to HOU/PSM/WTL, JDC.	CHANG, FEVELLA, HASHIMOTO, INOUIYE, KIDANI, RHOADS, San Buenaventura	HOU/PSM/WTL, JDC	

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Bill Number	Report Title	(\$)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
SB2026	Banks; Loans; Housing; Director of Finance; State Treasury Depository		RELATING TO DEPOSITS OF PUBLIC FUNDS.	Requires the Director of Finance to consider, before the selection of a depository for the state treasury, the beneficial effects to the State of using depositories within the State, including but not limited to lending at favorable terms for the creation of certain affordable housing units.	S 1/31/2024: 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, Hashimoto, Kanuha, Awa; Aye(s) with reservations: none ; 0 No(es); none; and 1 Excused: Senator(s) Aquino.	CHANG, FEVELLA, KEOHOKALOIE, KIDANI, RHOADS, RICHARDS	CPN/HOU, WAM	
SB2027 SD1	Housing Development Project; Emergency Shelters; Counties		RELATING TO HOUSING.	Restricts any county from disapproving or imposing certain conditions on the development of a housing development project or emergency shelter unless the county meets certain requirements. (SD1)	S 2/6/2024: Reported from HOU (Stand. Com. Rep. No. 2139) with recommendation of passage on Second Reading, as amended (SD 1) and referral to WAM/JDC.	CHANG, FEVELLA, HASHIMOTO, KIDANI, RICHARDS	HOU, WAM/JDC	
SB2028	Department of Housing; Establishment; Hawaii Community Development Authority; Hawaii Housing Finance and Development Corporation; Office of Planning and Sustainable Development; Hawaii Public Housing Authority		RELATING TO THE DEPARTMENT OF HOUSING.	Establishes 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. Replaces the Director of Business, Economic Development, and Tourism with the Director of Housing on the Hawaii Community Development Authority.	S 2/1/2024: The committee(s) on HOU/GVO has scheduled a public hearing on 02-06-24 1:30PM; CR 225 & Videoconference.	CHANG, HASHIMOTO, KEOHOKALOIE, Kidani, Wakai	HOU/GVO, WAM	
SB2029 SD1	Housing; Development; Counties; Inclusionary Zoning; Exemption		RELATING TO INCLUSIONARY ZONING.	Prohibits any law, ordinance, or rule from imposing an inclusionary zoning requirement on housing offered exclusively for sale or rent in perpetuity to buyers or renters who are residents of the State, are owner-occupants or renters, and do not own any other real property. (SD1)	S 2/6/2024: Reported from HOU (Stand. Com. Rep. No. 2140) with recommendation of passage on Second Reading, as amended (SD 1) and referral to IDC/WAM.	CHANG, FEVELLA, KIDANI, RHOADS	HOU, IDC/WAM	
SB2032	HHFDC; Counties; Accessory Dwelling Unit Construction Grant Program; Dwelling Unit Revolving Fund; Appropriation	(\$)	RELATING TO HOUSING.	Establishes the Accessory Dwelling Unit Construction Grant Program within the Hawaii Housing Finance and Development Corporation to provide funding to private property owners for the construction of accessory dwelling units, including any necessary associated infrastructure, to be used as below-market rental units. Makes an appropriation.	S 1/17/2024: Referred to HOU, WAM.	CHANG (Introduced by request of another party)	HOU, WAM	
SB2034	HHFDC; HPHA; Affordable Housing; General Obligation Bonds; Issuance; Expenditure Ceiling; Appropriations	(\$)	RELATING TO HOUSING.	Authorizes the issuance of general obligation bonds for the Hawaii Housing Finance and Development Corporation's and Hawaii Public Housing Authority's programs to develop housing exclusively for residents of the State who are owner- or renter-occupants and own no other real property. Makes appropriations.	S 1/25/2024: 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, Hashimoto, Kanuha, Awa; Aye(s) with reservations: none ; 0 No(es); none; and 1 Excused: Senator(s) Aquino.	CHANG, AQUINO, FEVELLA, MCKELVEY, RHOADS, RICHARDS, SAN BUENAVENTURA	HOU, WAM	
SB2036	LRB; Housing Savings Account System; Study; Contract; Expenditure Ceiling; Appropriation	(\$)	RELATING TO HOUSING SAVINGS ACCOUNTS.	Directs the Legislative Reference Bureau to propose and conduct a study of a housing savings account system. Authorizes the Legislative Reference Bureau to contract for services to develop the proposed system and program and conduct a study. Makes an appropriation.	S 1/17/2024: Referred to HOU/GVO, WAM.	CHANG, AQUINO, FEVELLA, MCKELVEY	HOU/GVO, WAM	

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Bill Number	Report Title	(s)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
SB2038	HHFDC; Executive Director; Board of Directors		RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Requires the Hawaii Housing Finance and Development Corporation to employ an Executive Director to be nominated by the Governor, subject to the advice and consent of the Senate. Transfers the duties and powers of the Board of Directors of the Hawaii Housing Finance and Development Corporation to the Executive Director. Requires the Board to advise the Executive Director.	S 2/1/2024: The committee(s) on HOU/GVO has scheduled a public hearing on 02-06-24 1:30PM; CR 225 & Videoconference.	CHANG, FEVELLA	HOU/GVO, JDC/WAM	
SB2041	Procurement Code; Competitive Sealed Bidding; Competitive Sealed Proposals; Evaluation; State and County Redevelopment; Housing		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 in conjunction with project design and financial feasibility shall constitute forty per cent of the evaluation score criteria 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 1/17/2024: Referred to HOU/WTL, WAM.	CHANG, FEVELLA, SAN BUENAVENTURA, Kidani	HOU/WTL, WAM	
SB2042 SD1	Housing; Counties; Building Permits; Review Time Limits; Code Compliance		RELATING TO HOUSING.	Requires counties to grant building permits within sixty days if the application is stamped and certified by a licensed engineer and architect and other certain conditions are met. (SD1)	S 2/6/2024: Reported from HOU (Stand. Com. Rep. No. 2141) with recommendation of passage on Second Reading, as amended (SD 1) and referral to JDC.	CHANG, FEVELLA, HASHIMOTO, KEOHOKALOIE, MORIWAKI, RICHARDS, SHIMABUKURO, Kidani, San Buenaventura	HOU, JDC	
SB2043 SD1	HHFDC; Rental Housing Revolving Fund; Loan Forgiveness; Prohibition		RELATING TO THE RENTAL HOUSING REVOLVING FUND.	Prohibits the Hawaii Housing Finance and Development Corporation from forgiving certain loans made from the Rental Housing Revolving Fund. (SD1)	S 2/6/2024: Reported from HOU (Stand. Com. Rep. No. 2142) with recommendation of passage on Second Reading, as amended (SD 1) and referral to WAM.	CHANG, FEVELLA, HASHIMOTO, KEOHOKALOIE	HOU, WAM	
SB2044	DOTAX; Conveyance Tax; Controlling Interest Transfers; Dwelling Unit Revolving Fund; Rules		RELATING TO THE CONTROLLING INTEREST TRANSFER TAX.	Establishes that the transfer of a controlling interest in an entity that owns real property in the state shall be subject to the conveyance tax established in chapter 247, HRS. Requires the conveyance tax collected on the transfer of the controlling interests to be deposited into the Dwelling Unit Revolving Fund. Requires the Department of Taxation to adopt rules.	S 1/25/2024: 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, Hashimoto, Kanuha, Awa; Aye(s) with reservations: none ; 0 No(es); none; and 1 Excused: Senator(s) Aquino.	CHANG, FEVELLA, HASHIMOTO, KEOHOKALOIE, KIDANI, SHIMABUKURO	HOU, WAM	
SB2045 SD1	HHFDC; Housing; RHRE; Low-Income Housing Tax Program; Qualified Allocation Plan Criteria Point System; Rules		RELATING TO HOUSING.	Amends the priority for which moneys in the Rental Housing Revolving Fund are to be used. Requires the Hawaii Housing Finance and Development Corporation to: (1) prioritize the allocation of low-income housing tax credits to certain projects and (2) adopt administrative rules regarding the awarding of: (A) points when evaluating and ranking low-income housing tax credit applications and (B) Rental Housing Revolving Fund moneys to certain housing projects. (SD1)	S 2/1/2024: Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.	CHANG, FEVELLA, HASHIMOTO, KEOHOKALOIE, KIDANI, MORIWAKI	HOU, WAM	HB1763
SB2062	Counties; County Housing Powers; Housing and Mixed-Use Development Projects		RELATING TO COUNTY HOUSING POWERS.	Expands the housing powers of the counties to include the planning, development, construction, financing, and providing of housing projects, including low- and moderate-income housing and mixed-use developments.	S 1/22/2024: Re-Referral to HOU, WAM.	CHANG, FEVELLA, HASHIMOTO, KIDANI, SHIMABUKURO	HOU, WAM	HB1988

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Bill Number	Report Title	(S)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
SB2063 SD1	Housing; Counties; Approval of Projects; Income Requirements		RELATING TO HOUSING.	Prohibits the legislative body of a county from imposing requirements for residential incomes lower than those adopted or established by the State for housing projects. (SD1)	S 2/7/2024: Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.	CHANG, AQUINO, FEVELLA, KEOHOKALOIE, SHIMABUKURO, San Buenaventura, Waikele	HOU, WAM	HB1762
SB2064	HHFDC; Development; Right of First Refusal		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 the Stadium Development District and lands under the Hawaii Public Housing Authority and Department of Hawaiian Home Land lands, that are within county-designated transit-oriented development zones, or within a one-half mile radius of a proposed or existing transit station if the county has not designated transit-oriented development zones, which shall be triggered by a proposed development or proposed transfer of fee simple or leasehold property interest. Requires state departments or agencies to provide one hundred eighty days advance written notice of any approval of a proposed development or proposed transfer of lands.	S 2/1/2024: 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, Hashimoto, Kanuha, Awa; Aye(s) with reservations: none; 0 No(es); none; and 1 Excused: Senator(s) Aquino.	CHANG, FEVELLA, HASHIMOTO, Keohokaloie, San Buenaventura	HOU/WTL, WAM	
SB2065	Hawaii Residential Developers Loan Corporation; Housing; Developers; Credit Enhancement; Loan Guarantees; Bonding Authority; Hawaii Residential Developers Loan Revolving Fund; GO Bonds; Appropriation	(S)	RELATING TO HOUSING.	Establishes the Hawaii Residential Developers Loan Corporation and the Hawaii Residential Developers Loan Revolving Fund for the purpose of enhancing credit and 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. Authorizes the Director of Finance to issue general obligation bonds to fund the Hawaii Residential Developers Loan Revolving Fund. Makes an appropriation.	S 1/31/2024: 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, Hashimoto, Kanuha, Awa; Aye(s) with reservations: none; 0 No(es); none; and 1 Excused: Senator(s) Aquino.	CHANG, FEVELLA, HASHIMOTO, KEOHOKALOIE, KIDANI, SHIMABUKURO, Moriawaki, San Buenaventura, Waikele	HOU/CPN, WAM	
SB2066 SD1	Hawaii Housing Finance and Development Corporation; Housing Development; Planning Exemptions		RELATING TO HOUSING.	Requires certain projects meeting the criteria of section 201H-38(a)(1), HRS, to be exclusively for sale or rent to qualified residents as defined in section 201H-32, HRS, who are deemed to be moderate income household. (SD1)	S 2/6/2024: Reported from HOU (Stand. Com. Rep. No. 2143) with recommendation of passage on Second Reading, as amended (SD 1) and referral to JDC.	CHANG, FEVELLA, HASHIMOTO, KEOHOKALOIE, KIDANI, San Buenaventura, Waikele	HOU, JDC	HB1765
SB2068 SD1	Hawaii Public Housing Authority; Rehabilitation; Housing Units; Expenditure Ceilings; Appropriation	(S)	RELATING TO HOUSING.	Makes an appropriation to the Hawaii Public Housing Authority for the rehabilitation, remodeling, renovation, and repair of a certain number of housing units. Declares that the general fund expenditure ceiling is exceeded. (SD1)	S 2/1/2024: Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.	CHANG, FEVELLA, HASHIMOTO, KIDANI, SHIMABUKURO, Moriawaki, San Buenaventura, Waikele	HOU, WAM	HB2791
SB2073	Prohibition Department of Budget and Finance; Housing Savings Account System; Housing Savings Account Board; Employees; Employers		RELATING TO HOUSING DISCRIMINATION.	Allows counties to prohibit discrimination against renters based on their source of income.	S 1/24/2024: Re-Referred to HOU, CPN/JDC.	CHANG	HOU, CPN/JDC	
SB2074			RELATING TO INDIVIDUAL HOUSING ACCOUNTS.	Establishes the Housing Savings Account System for all employees in the State.	S 1/18/2024: Referred to HOU/LBT, WAM.	CHANG	HOU/LBT, WAM	

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Bill Number	Report Title	(S)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
SB2077	Housing; Dwelling Unit Revolving Fund; Interim Construction; GO Bonds; Appropriation	(S)	RELATING TO THE DWELLING UNIT REVOLVING FUND.	Establishes an Interim Construction Subaccount within the Dwelling Unit Revolving Fund to be used for the interim financing of new construction projects under section 201H-43, HRS, prioritizing projects located on state or county-owned lands in counties with a population of less than five hundred thousand; provided that, for units in for-sale projects, the units shall be made available only to Hawaii residents who are owner-occupants and own no other real property.	S 2/1/2024: The committee(s) on HOU has scheduled a public hearing on 02-06-24 1:15PM; CR 225 & Videoconference.	CHANG	HOU, IDC/WAM	
SB2078	Trespass; Construction Crane; Machinery; Airspace; Temporary Use; Affordable Housing	(S)	RELATING TO AFFORDABLE HOUSING.	Permits a contractor, developer, or owner of affordable housing to employ a construction crane or other machinery that temporarily intrudes into a neighboring landowner's airspace, under certain conditions.	S 2/2/2024: The committee(s) on HOU has scheduled a public hearing on 02-08-24 1:15PM; Conference Room 225 & Videoconference.	CHANG	HOU, IDC	HB1987
SB2133	HHFDC; Bonds; Infrastructure; Regional Infrastructure Subaccount		RELATING TO HOUSING.	Authorizes HHFDC to issue bonds for housing project infrastructure and finance the development of regional state infrastructure projects. Exempts bonds issued by HHFDC for improvements by assessments, and the interest thereon, from state, county, and municipal taxation, with certain exceptions. Includes proceeds from bonds issued for regional state infrastructure projects as a source of revenue for regional state infrastructure subaccounts. Authorizes regional state infrastructure subaccount revenues to be used to repay regional state infrastructure project bond holders.	S 2/6/2024: Reported from HOU (Stand. Com. Rep. No. 2138) with recommendation of passage on Second Reading and referral to WAM.	HASHIMOTO, CHANG, FEVELLA, MCKELVEY, MORIWAKI, SAN BUENAVENTURA, SHIMABUKURO, Keohokalole, Wakai	HOU, WAM	HB1761
SB2244	HPHA; Kupuna Housing; State Rent Supplement Program for Kupuna; Homeowners Insurance Premium Assistance; Lava Zones		RELATING TO KUPUNA HOUSING.	Expands the Hawaii Public Housing Authority's State Rent Supplement Program for Kupuna to provide homeowners insurance premium assistance to housing owners who rent or lease to qualified kupuna a mortgaged property located within certain lava zones, as identified by the United States Geological Survey. Makes permanent the State Rent Supplement Program for Kupuna.	S 1/19/2024: Referred to HOU, CPN/WAM.	SAN BUENAVENTURA, CHANG, FEVELLA, KANUHA, MORIWAKI, Fukunaga, Wakai	HOU, CPN/WAM	
SB2263	Short Form; Housing		RELATING TO HOUSING.	Short form bill.	S 1/19/2024: Referred to HOU.	KANUHA	HOU	
SB2283	Department of Education; School Facilities Authority; Educator Workforce Housing; Prioritization; Reporting		RELATING TO HOUSING.	Requires the school facilities authority to work with the Department of Education to prioritize projects for the construction of educator workforce housing that will house teachers and other staff of the Department. Requires the School Facilities Authority to include in its annual report to the Governor, Board of Education, and Legislature the actions the Authority will take within the next year, three years, and five years toward increasing educator workforce housing. Requires the Department of Education to collaborate with the Department of Land and Natural Resources, Maui County, Kauai County, and other appropriate state departments and agencies to submit a preliminary report to the Legislature on the status of lands designated to be transferred to the Department of Education pursuant to Act 307, Session Laws of Hawaii 2022.	S 1/19/2024: Referred to EDU/HOU, WAM.	CHANG	EDU/HOU, WAM	HB1631

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Bill Number	Report Title	(S)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
SB2337 SD1	Housing; County Powers; Mixed-Use Developments		RELATING TO HOUSING.	Expands the counties' authorization to exercise the same powers as the Hawaii Housing Finance and Development Corporation for purposes of developing, constructing, financing, refinancing, or providing mixed-use developments. Applies to bond proceeds expended by a county after 12/31/23. (SD1)	S 2/5/2024: Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.	HASHIMOTO, AQUINO, CHANG, KANUHA, KIDANI, MORIWAKI, SAN BUENAVENTURA, Wakai	HOU, WAM	HB1808
SB2344	Permanent Supportive Housing; Low-Income Housing Tax Credit; GO Bonds; HPHA; HHFDC; Appropriation	(S)	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 2/1/2024: The committee(s) on HOU has scheduled a public hearing on 02-06-24 1:15PM; CR 225 & Videoconference.	MORIWAKI, AQUINO, CHANG, FEVELLA, HASHIMOTO, KANUHA, KIDANI, San Buenaventura, Wakai	HOU, WAM	HB2304
SB2469	HHFDC; RHRE; Credit Enhancement for Construction Loans; Housing; Affordable Housing; Rules		RELATING TO THE RENTAL HOUSING REVOLVING FUND.	Adds credit enhancement for construction loans to the list of permitted uses of moneys in the Rental Housing Revolving Fund. Requires the Hawaii Housing Finance and Development Corporation to adopt rules.	S 2/2/2024: Report adopted; Passed Second Reading and referred to WAM.	CHANG, AQUINO, HASHIMOTO, MCKELVEY, Kidani	HOU, WAM	
SB2528	Taxation; Real Estate Investment Trusts; Dividends Paid Deduction; Affordable Housing		RELATING TO TAXATION.	Disallows dividends paid deduction for real estate investment trusts, except for real estate investment trusts that provide affordable housing in the State. Applies to taxable years beginning after 12/31/2024. Sunsets 12/31/2027.	S 2/2/2024: The committee(s) on HOU added the measure to the public hearing scheduled on 02-06-24 1:15PM; CR 225 & Videoconference.	MORIWAKI, CHANG, FEVELLA, MCKELVEY, SHIMABUKURO, Kidani, San Buenaventura	HOU, CPN/WAM	
SB2563	HPHA; Pet Animals; Allowed		RELATING TO PUBLIC HOUSING.	Requires the Hawaii Public Housing Authority to allow any resident of a public housing project or state low-income housing project to keep 1 or more pet animals in the resident's unit, subject to applicable state laws, county ordinances, and any reasonable conditions. Provides that the Authority may charge a refundable deposit for each pet animal but shall not impose a monthly pet fee or pet rent. Allows the Authority to remove a vicious animal to protect persons or property.	S 2/2/2024: The committee(s) on HOU has scheduled a public hearing on 02-08-24 1:15PM; Conference Room 225 & Videoconference.	LEE, MCKELVEY, Kidani	HOU, IDC/WAM	
SB2564	Pet Animals; Insurance; Pet Deposit; Pet Rent; Eviction; Liens		RELATING TO PET ANIMALS.	Prohibits insurers from refusing to issue, refusing to renew, canceling, or establishing higher rates for a homeowners insurance policy or dwelling fire insurance policy based on the breed of any dog that is kept on the premises. Requires any pet animal found on the premises during an eviction to be given to the owner or taken in by an animal control agency. Limits the monetary amount of pet deposits and pet rent. Clarifies that a provision allowing a lien on an animal to secure payment for caring for or feeding, the animal does not apply to pet animals.	S 1/24/2024: Referred to CPN/HOU, IDC.	LEE, MCKELVEY	CPN/HOU, IDC	
SB2580	Affordable Housing; Task Force; Department of Land and Natural Resources; Hawaii Housing Finance and Development Corporation; Hawaii Public Housing Authority; Office of Planning and Sustainable Development; Counties; Report		RELATING TO AFFORDABLE HOUSING.	Establishes a task force to identify 1 or more parcels of alienable state land and propose a plan for a public-private partnership to develop that land for affordable housing. Requires a report to the Legislature prior to the convening of the 2025 Regular Session.	S 1/24/2024: Referred to HOU/WTL, WAM.	CHANG	HOU/WTL, WAM	

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Bill Number	Report Title	(S)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
SB2583	Prefabricated, Modular, or Kauhale Housing; Lahaina Wildfire; Appropriation; Expenditure Ceiling	(S)	RELATING TO HOUSING.	Appropriates funds for prefabricated, modular, or kauhale-type housing for individuals impacted by the Lahaina wildfire.	S 1/24/2024: Referred to HOU, WAM.	CHANG	HOU, WAM	HB2287
SB2584	Prefabricated, Modular, or Kauhale Housing; Homeless Individuals; Low-income Households; Appropriation; Expenditure Ceiling	(S)	RELATING TO HOUSING.	Appropriates funds for prefabricated, modular, or kauhale-type housing for homeless individuals and low-income households.	S 1/24/2024: Referred to HOU, WAM.	CHANG	HOU, WAM	HB2324
SB2585	State Funds; Rental Housing Revolving Fund; Mixed-Income Rental Projects; Appropriation; Expenditure Ceiling	(S)	RELATING TO THE RENTAL HOUSING REVOLVING FUND.	Appropriates funds for the rental housing revolving fund to be used for mixed-income rental projects.	S 1/24/2024: Referred to HOU, WAM.	CHANG	HOU, WAM	
SB2626	Affordable Housing; Emergency Proclamation; Ineligibility of Luxury Housing		RELATING TO HOUSING.	Provides that a project may not proceed under an emergency proclamation relating to housing or affordable housing if that project includes any construction, development, redevelopment, or adaptive reuse that results in a new luxury housing unit or the conversion of an existing residential unit to a luxury housing unit.	S 1/24/2024: Referred to HOU/PSM, JDC.	AWA	HOU/PSM, JDC	HB2204
SB2649	HHFDC Board of Directors; Membership; HHC		RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Adds the Chairperson of the Hawaiian Homes Commission or the Chairperson's designee to the Board of Directors of the Hawaii Housing Finance and Development Corporation.	S 1/24/2024: Referred to HOU/HWN, WAM.	KEOHOKALOIE	HOU/HWN, WAM	
SB2654	DHHL; General Excise Tax Exemption; Use Tax Exemption		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 1/31/2024: The committee(s) on HWN/HOU has scheduled a public hearing on 02-06-24 1:00PM; CR 224 & Videoconference.	KEOHOKALOIE, MCKELVEY	HWN/HOU, WAM	HB2034
SB2779	DHHL; Homestead Lease Waitlist; Rental Housing		RELATING TO HAWAIIAN HOME LANDS.	Requires the Department of Hawaiian Home Lands to build sufficient rental housing, including rental apartment units, and rent-with-option-to-buy housing units, to satisfy the housing needs of native Hawaiians on the waitlist for homestead leases.	S 1/31/2024: The committee(s) on HWN/HOU has scheduled a public hearing on 02-06-24 1:00PM; CR 224 & Videoconference.	DECOITE, AQUINO, CHANG, KIDANI, SAN BUENAVENTURA	HWN/HOU, WAM	
SB2804	LUC; Agricultural District; Land Reclassification; Senior Housing; Elderly Housing		RELATING TO HOUSING.	Authorizes large land owners to petition the Land Use Commission to allow the development of elderly housing on portions of agricultural lands.	S 2/2/2024: The committee(s) on WTL/HOU has scheduled a public hearing on 02-08-24 1:01PM; Conference Room 225 & Videoconference.	RICHARDS, CHANG, HASHIMOTO, Wakai	WTL/HOU, WAM	
SB2833 SD1	HHFDC; Affordable Housing; Project Manager; Position; Appropriation; Expenditure Ceiling	(S)	RELATING TO AFFORDABLE HOUSING DEVELOPMENT.	Makes an appropriation to the Hawaii Housing Finance and Development Corporation for the establishment and hiring of one full-time equivalent (1.0 FTE) project manager III position to aid in the development of affordable housing options in the State. Declares that the general fund expenditure ceiling is exceeded. (SD1)	S 2/6/2024: Reported from HOU (Stand. Com. Rep. No. 2144) with recommendation of passage on Second Reading, as amended (SD 1) and referral to WAM.	HASHIMOTO, AQUINO, CHANG, DECOITE, Kidani, Wakai	HOU, WAM	HB2292

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Bill Number	Report Title	(S)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
SB2836	Disaster Recovery; Maui Wildfires; Permanent Housing; DBEDT; HHFDC; Interagency Council for Maui Housing Recovery; Appropriation; General Fund Expenditure Ceiling Exceeded	(S)	RELATING TO MAUI'S PERMANENT HOUSING RECOVERY.	Establishes within the Department of Business, Economic Development, and Tourism the Interagency Council for Maui Housing Recovery to coordinate and facilitate Maui's permanent housing recovery and facilitate consultation and collaboration between state and county agencies on housing recovery initiatives for the island of Maui. Designates the executive director of the Hawaii Housing Finance and Development Corporation to serve as chair of the council. Appropriates moneys. Declares that the appropriation ceiling exceeds the state general fund expenditure ceiling for 2024-2025. Sunsets 6/30/2034.	S 2/2/2024: The committee(s) on HOU has scheduled a public hearing on 02-08-24 1:15PM; Conference Room 225 & Videoconference.	HASHIMOTO, AQUINO, CHANG, ELEFANTE, KIDANI, MCKELVEY, Wakai	HOU, WAM	HB2549
SB2840	HHFDC; Affordable Housing; Counties; Development		RELATING TO HOUSING.	Provides a new source of interim financing for affordable housing projects using housing programs under chapter 201H, Hawaii Revised Statutes. Sunsets 7/1/2029, Effective 1/1/2025.	S 1/24/2024: Referred to HOU/PSM, WAM.	HASHIMOTO	HOU/PSM, WAM	HB2214
SB2870	Maui County; HHFDC; Potential Acquisitions; Working Group		RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Establishes a working group within the Hawaii Housing Finance and Development Corporation to identify existing mixed-use developments in Maui County that could be acquired by the Hawaii Housing Finance and Development Corporation.	S 1/30/2024: 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, Hashimoto, Aquino, Awa; Aye(s) with reservations: none; 0 No(es): none; and 1 Excluded: Senator(s) Kanuha.	MCKELVEY	HOU, WAM	
SB2872	Counties; Affordable Housing; Alternative Dwellings; Vehicles; Campers; Mobile Homes		RELATING TO COUNTIES.	Authorizes the counties to regulate by ordinance the use of vehicles, campers, and mobile homes as alternative residential dwellings.	S 1/24/2024: Referred to PSM/HOU, JDC.	MCKELVEY (Introduced by request of another party)	PSM/HOU, JDC	
SB2925	HHFDC; DURF; Infrastructure Financing; Housing Projects; Applications; Expenditure Ceiling; Appropriation	(S)	RELATING TO HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Requires the Hawaii Housing Finance and Development Corporation to hold at least one application period each year to receive applications from parties interested in applying for financing of projects to develop or improve infrastructure that is or will be used solely for certain housing projects. Requires HHFDC to adopt certain administrative rules. Declares that the general fund expenditure ceiling is exceeded. Makes an appropriation into and out of the Dwelling Unit Revolving Fund.	S 1/30/2024: 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, Hashimoto, Aquino, Awa; Aye(s) with reservations: none; 0 No(es): none; and 1 Excluded: Senator(s) Kanuha.	CHANG, DECOITE, ELEFANTE, HASHIMOTO, MCKELVEY, SAN BUENAVENTURA, Kidani	HOU, WAM	
SB2926	RHRF; Affordable Housing; Affordable in Perpetuity		RELATING TO THE RENTAL HOUSING REVOLVING FUND.	Requires that housing projects financed by funds from the Rental Housing Revolving Fund remain affordable in perpetuity, regardless of redevelopment. Allows the RHRF to be used to finance and guarantee loans for the development of rental projects that are income blind; provided that they are made available exclusively to Hawaii residents who are renter-occupants who own no other real property.	S 1/24/2024: Referred to HOU, JDC/WAM.	CHANG, HASHIMOTO, SAN BUENAVENTURA, SHIMABUKURO, Elefante, Kidani, Wakai	HOU, JDC/WAM	

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Bill Number	Report Title	(S)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
SB2976	Water; Counties; Aquifers; Watersheds; Protection; Affordable Housing		RELATING TO WATER.	Requires each county board of water supply or water board to prioritize the sustainable recharge of aquifers, ensure the health of watersheds, and, when allocating water for new development, prioritize the development of affordable housing over other types of development. Provides that these requirements shall not be construed to affect allocations of water for agricultural purposes or developments under the Hawaiian Homes Commission Act, 1920, as amended.	S 1/26/2024: Referred to WTL/PSM/HOU, WAM.	KEOHOKALOIE, AQUINO, CHANG, DECOITE, FEVELLA, FUKUNAGA, GABBARD, HASHIMOTO, MORIWAKI, Inouye, Kidani, San Buenaventura	WTL/PSM/HOU, WAM	HB2695
SB2987	Teacher Home Assistance Program; Hawaii Housing Finance and Development Corporation; Teacher Recruitment and Retention; General Fund Expenditure Ceiling Exceeded	(S)	RELATING TO TEACHER HOUSING.	Establishes the Teacher Home Assistance Program to be administered by the Hawaii Housing Finance and Development Corporation to provide housing vouchers to certain teachers who are employed by the Department of Education and commit to teach at hard-to-fill schools and charter schools for no less than 5A years. Appropriates moneys. Declares that the appropriation exceeds the state general fund expenditure ceiling for 2024/2025.	S 1/26/2024: Referred to HOU/EDU, WAM.	DECOITE, CHANG, KIDANI, MCKELVEY, SAN BUENAVENTURA, Wakai	HOU/EDU, WAM	HB2514
SB2996	HHFDC; Accessory Dwelling Units; Loans; Revolving Fund; Appropriation; Expenditure Ceiling	(S)	RELATING TO ACCESSORY DWELLING UNITS.	Establishes the accessory dwelling unit loan program under HHFDC to provide loans for the development of accessory dwelling units.	S 1/26/2024: Referred to HOU, WAM.	HASHIMOTO, ELEFANTE, MCKELVEY	HOU, WAM	HB2548
SB2999	Residential Property Sales; Moratorium; Non-Residents; Real Estate Broker; Real Estate Salespersons		RELATING TO HAWAII EMERGENCY HOME SALES MORATORIUM.	Establishes a temporary restriction that only current and former residents of Hawaii may purchase residential property. Prohibits real estate brokers and real estate salespersons from buying, offering to buy, or negotiating the purchase of residential real estate for someone who is not a current or former resident without disclosing the temporary restriction. Repeals the moratorium when the Governor's last proclamation on affordable housing expires.	S 1/26/2024: Referred to HOU/PSM, CPN/JDC.	AWA	HOU/PSM, CPN/JDC	HB2203
SB3005	Hawaii Public Housing Authority; Conveyance Tax; Rates; Exemption; Allocation; Homeless Services Fund; Affordable Homeownership Revolving Fund; Land Conservation Fund; Rental Housing Revolving Fund; Affordable Housing; Development; Affordability Requirements		RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Establishes the Homeless Services Fund. Amends the conveyance tax rates based on property values. Repeals the conveyance tax rates set separately for conveyances for which the purchasers are ineligible for a county homeowner's exemption on property tax. Exempts from conveyance taxes, conveyances of real property to organizations with certain affordability requirements and to certain nonprofit organizations. Allows collected conveyance taxes to be allocated to the Affordable Homeownership Revolving Fund and Homeless Services Fund and amends the allocations to the Land Conservation Fund and Rental Housing Revolving Fund. Allows counties to apply for matching funds from the Affordable Homeownership Revolving Fund for housing projects that are subject to a perpetual affordability requirement.	S 1/26/2024: Referred to HHS/HOU/WTL, WAM.	SAN BUENAVENTURA, Wakai	HHS/HOU/WTL, WAM	HB2629
SB3046	HHFDC; Housing; Homebuyers' Club Program; Repeal		RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Repeals the Hawaii Housing Finance and Development Corporation's Homebuyers' Club Program.	S 1/26/2024: Referred to HOU, JDC.	KOUCHI (introduced by request of another party)	HOU, JDC	HB2357

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Bill Number	Report Title	(S)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
SB3047	Environmental Impact Statements; Exemption; Affordable Housing		RELATING TO ENVIRONMENTAL IMPACT STATEMENTS.	Codifies the exemption from environmental impact statements for affordable housing projects that meet certain criteria.	S 2/5/2024: The committee(s) on HOU/AEN has scheduled a public hearing on 02-08-24 1:05PM; CR 225 & Videoconference.	KOUCHI (introduced by request of another party)	HOU/AEN, WAM	HB2358
SB3053	Conveyance Tax Rates and Exemptions; Land Conservation Fund; Rental Housing Revolving Fund; Dwelling Unit Revolving Fund; Allocations		RELATING TO THE CONVEYANCE TAX.	Increases the conveyance tax rate for certain properties. Exempts conveyances of certain real property from the conveyance tax. Eliminates the cap on the amount of conveyance tax collections allocated to the land conservation fund and rental housing revolving fund. Allocates ten percent of conveyance tax collections to the Dwelling Unit Revolving Fund for the purpose of funding infrastructure programs in transit-oriented development areas.	S 2/1/2024: The committee(s) on WTL/HOU deferred the measure until 02-08-24 1:00PM; CR 225.	KOUCHI (introduced by request of another party)	WTL/HOU, WAM	HB2364
SB3102	HHFDC; Taxation; GET; Exemption; Contracts; Prevailing Wage		RELATING TO HOUSING.	Extends the Hawaii Housing Finance and Development Corporation approval and certification period in which construction or rehabilitation of certain projects under section 201H-36(a)(5). HRS, can qualify for general excise tax (GET) exemption and repeals the limitation of the costs to contracting, including repealing the \$30,000,000 annual cap on allowable GET and use tax costs applicable to contracting under section 201H-36(a)(5). HRS. Repeals the provision prohibiting qualified persons or firms from receiving direct or indirect financing for construction projects from any governmental contracting agency, including HHFDC, as a condition of the section 201H-36(a)(5). HRS, prevailing wage terms.	S 1/26/2024: Referred to HOU, WAM.	KOUCHI (introduced by request of another party)	HOU, WAM	HB2413
SB3105	Housing; Tax Amnesty Program; Transient Accommodation; Long-Term Rental Conversions; Rentals; Tax Waivers and Exemptions; Department of Taxation		RELATING TO TAXATION.	Requires the Director of Taxation to develop and administer a one-time tax amnesty program that would waive criminal prosecution, fines, penalties, and interest related to general excise tax and transient accommodations tax for qualified owners who convert an eligible property to a long-term rental through a two-year written resident lease agreement, subject to certain conditions. Provides a conveyance tax exemption for certain real property furnished as a transient accommodation during the period from January 1, 2023, to July 1, 2024. Provides an income tax exemption for capital gains from the sale of certain short-term rental properties furnished as transient accommodation and closing after June 30, 2024, and before January 1, 2026, subject to certain conditions.	S 1/26/2024: Referred to HOU/EET, JDC/WAM.	KOUCHI (introduced by request of another party)	HOU/EET, JDC/WAM	HB2416
SB3110	HHFDC Board of Directors; Membership		RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Adds the Chairperson of the Hawaiian Homes Commission or the Chairperson's designee to the Board of Directors of the Hawaii Housing Finance and Development Corporation as an ex officio nonvoting member.	S 1/31/2024: The committee(s) on HOU/HWN has scheduled a public hearing on 02-06-24 1:00PM; CR 224 & Videoconference.	KOUCHI (introduced by request of another party)	HOU/HWN, WAM	HB2421

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Bill Number	Report Title	(S)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
SB3120	Public Housing; HPHA; Housing Policy and Program Coordinator		RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Establishes, exempt from chapter 76, the position of a Housing Policy and Program Coordinator in the Hawaii Public Housing Authority (HPHA), whose salary shall be set by the Executive Director of the HPHA. Clarifies that the employment of certain positions and the adjustment of salaries are authorized by the Executive Director and not the Board of Directors. Deletes the wage ceiling requirement for positions in the HPHA.	S 2/2/2024: The committee(s) on HOU has scheduled a public hearing on 02-08-24 1:15PM; Conference Room 225 & Videoconference.	KOUCHI (introduced by request of another party)	HOU, WAM	HB2431
SB3121	Hawaii Public Housing Authority; Housing Development; Bonds		RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Makes housekeeping amendments to sections 356D-8, 356D-10, 356D-21, 356D-22, 356D-23, and 356D-24, HRS, to incorporate the definition of "housing project" in section 356D-11, HRS, to align with previous amendments to chapter 356D, HRS, under Act 251, SLH 2022.	S 2/2/2024: The committee(s) on HOU has scheduled a public hearing on 02-08-24 1:15PM; Conference Room 225 & Videoconference.	KOUCHI (introduced by request of another party)	HOU, JDC	HB2432
SB3201	Department of Health; Multifamily Housing; Accessibility; Modifications; Grant Program; Appropriation; General Fund Expenditure Ceiling Exceeded	(S)	RELATING TO ACCESSIBLE HOUSING.	Establishes the multifamily housing accessibility modifications grant program to facilitate the installation of accessibility modifications in certain properties. Appropriates moneys. Declares that the appropriation exceeds the state general fund expenditure ceiling for 2024-2025.	S 1/29/2024: Referred to HHS/HOU, WAM.	CHANG	HHS/HOU, WAM	HB2571
				Part II: Prohibits county zoning ordinances from not allowing four or more residential units per residential lot within an urban district. Requires the counties to allow for attached and detached additional units or accessory dwelling units but authorizes the counties to impose certain restrictions. Part III: Provides that a parcel zoned for residential use that is in the state urban land use district shall not be prohibited from being subdivided, consolidated, or resubdivided under certain conditions. Part IV: Requires the counties to consider the square footage of a development when determining the development's proportionate share of public facility capital improvement costs. Permits the appropriate board of water supply to calculate impact fees based on total number of fixtures when the public facility impacted is a water or sewage facility. Effective 1/1/2026.				
SB3202	Counties; Zoning; Urban District; Subdivision; Residential Lots; Approval; Impact Fees Assessment; Calculation		RELATING TO URBAN DEVELOPMENT.		S 2/2/2024: The committee(s) on HOU added the measure to the public hearing scheduled on 02-06-24 1:15PM; CR 225 & Videoconference.	CHANG	HOU, WAM	HB1630
SB3213	DHHL; Transient Accommodations Tax; Affordable Housing		RELATING TO HAWAIIAN HOME LANDS.	Requires one per cent of the transient accommodations tax be allocated to the Department of Hawaiian Home Lands for the purposes of building affordable housing for individuals on the DHHL waiting list.	S 1/31/2024: The committee(s) on HWN/HOU has scheduled a public hearing on 02-06-24 1:00PM; CR 224 & Videoconference.	KANUHA, AQUINO, CHANG, DECOITE, HASHIMOTO, KEOHOKALOIE, KIDANI, MCKELVEY, RHOADS, RICHARDS	HWN/HOU, WAM	
SB3227	Housing; Zoning; Religious Institutions; Educational Institutions; Medical Institutions; Nonprofit Organizations		RELATING TO AFFORDABLE HOUSING.	Allows religious, educational, and medical institutions to build residential units on lands zoned for residential or commercial use within the urban state land use district, under certain conditions.	S 1/29/2024: Referred to HOU/PSM/WTL, WAM.	HASHIMOTO, CHANG	HOU/PSM/WTL, WAM	HB2121

Attachment A: Bill Tracking Spreadsheet – February 6, 2024

Bill Number	Report Title	(S)	Measure Title	Description	Status	Introducer(s)	Referral	Companion
SB3231	HHFDC; B+F; Lahaina Bank; Financial Institution; Lahaina Community Preservation Fund; Distressed Property Program; GO Bonds; Appropriation	(S)	RELATING TO THE LAHAINA BANK.	Establishes the Lahaina Bank and Lahaina Community Preservation Fund. Directs the Lahaina Bank to administer the Lahaina Community Preservation Fund. Directs the Hawaii Housing Finance and Development Corporation to establish and operate an interim purchase program for distressed properties encumbered by problematic mortgages, insurance short-falls, and other issues caused by the August 2023 Lahaina fire and that require an owner to sell their distressed property until the Lahaina Bank is operational. Authorizes the Director of the Department of Budget and Finance to issue general obligation bonds, the proceeds of which shall be deposited with the Lahaina Bank. Makes an appropriation.	S 1/29/2024: Referred to CPN/HOU/PSM, WAM/JDC.	MCKELVEY	CPN/HOU/PSM, WAM/JDC	
SB3277	Hawaii Public Housing Authority; Eviction; Public Benefit Eligibility	(S)	RELATING TO PUBLIC HOUSING.	Prohibits a determination of ineligibility for tenant applicants for any program under the Hawaii Public Housing Authority law due to an eviction unless a writ of possession was issued and served as a result of the proceeding.	S 2/2/2024: The committee(s) on HOU has scheduled a public hearing on 02-08-24 1:15PM; Conference Room 225 & Videoconference.	SHIMABUKURO, CHANG, HASHIMOTO, MCKELVEY, SAN BUENAVENTURA, Gabbard	HOU, JDC	
SB3333	Affordable Rental Housing; Counties; Accessory Dwelling Units; Ohana Dwelling Units; School Impact Fee; Exemption	(S)	RELATING TO HOUSING.	Exempts accessory dwelling units, ohana dwelling units, and certain affordable rental housing projects developed pursuant to a county ordinance from school impact fees. Effective 6/30/2024. Sunsets 7/1/2026.	S 1/29/2024: Referred to HOU/EDU, WAM.	HASHIMOTO, ACUINO, CHANG, KIM, Kidani	HOU/EDU, WAM	

**Hawaii Public Housing Authority
Report for the Month of February
2024**

I. Planning and Evaluation

A. 2024 Legislative Session Activities

- Opening Day of the 32nd Hawaii State Legislature, Regular Session of 2024 convened on January 17, 2024. Director Ouansafi provided HPHA budget testimony to the House Finance Committee on January 18, 2024, and the Senate Ways and Means Committee on January 30, 2024.
- On January 18, 2024, the HPHA participated in the 2024 Legislative Housing Priorities webinar, sponsored by Senate Housing Committee Chair Senator Stanley Chang and House Housing Committee Chair Representative Luke Evslin. Some of their priorities for the 2024 Legislative Session are:
 - Making it easier for families to build multi-family housing.
 - Allow residential construction in all commercial zoned areas.
 - Allow for adaptive reuse of existing commercial buildings.
 - Phasing non-conforming short-term rentals to be phased out by the county.
 - Changing the definition of historic property.
 - Establishing an ADU loan program.
 - Eliminate school impact fees from certain developments.
 - Allow private activity bond recycling.
 - Require counties to allow self-certification of building permits.
 - Require counties to grant building permits within sixty days if the application is stamped and certified by a licensed engineer and architect.
 - Amend Rental Housing Revolving Fund (RHRF) priorities.
 - Authorize GO bonds for HHFDC and HPHA projects.
 - Provide HPHA with funding for the renovation of vacant public housing units.
 - Prohibiting forgiveness of RHRF loans except to state/counties.
- On January 24, 2024, the HPHA participated in an Informational Briefing about Act 305, Session Laws of Hawaii 2022, referred to as

the “Yes, In My Back Yard” bill to discuss opportunities to reduce barriers to affordable housing with a focus on the infrastructure needs evaluated in terms of the near-term and long-term future production of housing on every island. The highlighted projects included:

- Central Maui Wastewater Reclamation Facility & Waiale Road Extension.
- Water and Stormwater improvements in Kilauea Town on the island of Kauai.
- Wells, reservoir, sewer, off-site roadways, and parks at the Kamakana Villages on the island of Hawaii.
- Electrical, roadway, walkway, bikeway, drainage, water, and sewer facilities in the Iwilei area on the island of Oahu.

B. Hawaii Administrative Rules

- At the request of the Board, the following information reflects the HPHA’s Federally Assisted Public Housing Projects Hawaii Administrative Rules:
 - §17-2028 – Federally-Assisted Public Housing Projects
 - Establishes the use of an online application system that includes the ability to use a lottery to receive applications for the federal low-income public housing waitlist.
 - The federal low-income public housing waitlist was opened in February of 2023.
 - The first table illustrates the amount of applicants in the federal low-income public housing waitlist by region, and the second table breaks down the applicants per category status.

Oahu Federal	Bedroom Size						Total Applicants
	0	1	2	3	4	5	
Central Elderly	23	118					141
Honolulu Elderly	274	2	37				313
Honolulu Family		452	284	124	2	1	863
Leeward Family		481	1	1			483
Windward Family		1	217	106			324
Grand Total							2,124

Reason	Category Status	Amount
Ineligible	Did not Qualify for Preferences, Criminal Background or Delinquency	1,455
In Process	Applicant in Waiting List	562
To Be Housed	Applicant in Qualified Pool or Interviews	29
Housed	Applicant in PHA Unit	48
Rejected by Applicant	Applicant Opted to Not Show Up or Rejected Offer	30
Grand Total		2,124

II. Fiscal Management

A. Variance Report for December 2023

1. Revenue for the Month of December 2023

Dwelling Rental Income: \$244,092 higher than budget

The favorable variance of \$244,092 was due to overall tenant rental income higher than budget.

CFP Grant Income: \$5,004 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.

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

\$5,004 of CFP drawdowns during the month were for expenditures not to be capitalized. The amount was reported as operating income on this line.

COCC Fee Income: \$72,450 lower than budget

COCC receives fee income from the housing projects and the Section 8 voucher programs based on the number of Unit Month Lease (UML) and

the amount per UML set by HUD. The unfavorable variance of \$72,450 was because the numbers of UML for both public housing projects and Section 8 voucher programs were lower than anticipated.

Grant Income: \$2,370,983 higher than budget

The favorable variance of \$2,370,983 was because unbudgeted ARPA funding was received and used for vacant unit repairs.

Other Income: \$182,140 lower than budget

The unfavorable variance of \$182,140 was because the front-line service fees generated by COCC programs and branches including Multi-Skilled Workers Pilot Program were lower than the amount budgeted.

2. Expenses for the Month of December 2023

Administrative: \$410,851 lower than budget

The favorable variance of \$410,851 was due to:

- \$344,834 lower HPHA administrative payroll expenses,
- \$7,148 higher private management company's administrative payroll expenses,
- \$45,847 more audit fee billed and paid during the month,
- \$67,960 less front-line service fees charged by the Application, Hearings and Compliance offices,
- \$29,999 lower legal service expenses,
- \$7,847 lower travel expenses,
- \$116,325 higher management agent fees,
- \$13,572 lower consultant and other professional service expenses,
- \$8,609 lower expenses on office supplies, and
- \$107,349 lower expenses of the items not specified above (training, computer software, automobile, RSP contract administrative fees, etc.).

Management Fees: \$69,903 lower than budget

The favorable variance of \$69,903 was because the numbers of Unit Month Lease (UML) of both public housing projects and Section 8 voucher programs were lower than anticipated, and thus the amounts of the management fees paid to COCC were smaller.

Tenant Services: \$25,921 lower than budget

The favorable variance of \$25,921 was because the service expense amount budgeted for the Emergency Housing Voucher (EHV) program was not incurred.

Maintenance: \$280,681 lower than budget

The favorable variance of \$280,681 was due to:

- \$230,084 lower salaries and fringe benefits for HPHA maintenance employees,
- \$3,734 lower expense of wages and benefits paid to maintenance employees of the private management company,
- \$76,291 lower expenses on furniture, appliances, and equipment,
- \$3,522 higher expense on materials and supplies used for building, ground, safety, painting, electrical, janitorial maintenance, etc.,
- \$207,102 lower front-line service fees billed by the Multi-Skilled Workers Pilot Program team,
- \$50,544 unbudgeted expenses on extraordinary vacant unit repairs, and
- \$182,464 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.

Insurance: \$37,612 higher than budget

The unfavorable variance of \$37,612 was because a much higher property insurance premium was paid for FY 2024. The insurance policies and premiums are administered by the State Risk Management Office.

Bad Debt Expense: \$429,522 higher than budget

The favorable variance of \$429,522 was the result of month-end reconciliation of tenant accounts receivable and adjustments of allowances for doubtful accounts.

General Expenses: \$67,519 lower than budget

The favorable variance of \$67,519 was due to lower undistributed Pcard purchase amounts. Any amount of Pcard purchases which has not been identified and distributed to related projects and programs is temperately accounted for in this category.

3. Revenue year-to-date

CFP Grant Income: \$31,822 higher than budget

CFP drawdowns for expenditures that are not capitalized are reported on this line as operating income. \$31,822 of CFP drawdowns year to date was for the expenditures not to be capitalized.

COCC Fee Income: \$337,973 lower than budget

COCC receives fee income from the housing projects and the Section 8 voucher programs based on the number of Unit Month Lease (UML) and the amount per UML set by HUD. The unfavorable variance of \$337,973 was because the numbers of UML of both public housing projects and Section 8 voucher programs were lower than anticipated.

State CIP Fund: \$177,352 higher than budget

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

Out of the CIP expenditures during the month, \$177,352 was not capitalized and was reported as income on this line.

Grant Income: \$2,047,266 lower than budget

The favorable variance of \$2,047,266 was because of unbudgeted funding received for vacant unit repairs.

Other Income: \$1,094,376 lower than budget

The unfavorable variance of \$1,094,376 was because the front-line service fees generated by the Multi-Skilled Workers Pilot Program and other COCC branches were much lower than the amount budgeted.

4. Expenses year to date

Administrative: \$3,365,545 lower than budget

The favorable variance of \$3,365,545 was due to:

- \$2,233,205 lower payroll expenses of HPHA administrative employees,

- \$55,868 higher administrative payroll expenses of the private management company,
- \$2,267 audit fee budgeted but not paid yet,
- \$396,449 lower front-line service fees charged by the Application Services Unit, Hearings and Compliance offices,
- \$102,379 less legal service expenses,
- \$38,301 lower travel expenses,
- \$125,437 higher management agent fees,
- \$21,933 in lower consultant and other professional service expenses,
- \$80,885 lower expenses on office supplies, and
- \$671,431 lower expenses of the items not specified above (training, computer software, automobile, RSP contract administrative fees, etc.)

Management Fees: \$323,854 lower than budget

The favorable variance of \$323,854 was because the numbers of Unit Month Lease (UML) of both public housing projects and Section 8 voucher programs were lower than anticipated, and thus the amounts of the management fees paid to COCC were smaller.

Tenant Services: \$36,884 higher than budget

The unfavorable variance of \$36,884 was because the relocation costs were much higher due to fire disasters.

Insurance: \$226,040 higher than budget

The unfavorable variance of \$226,040 was because property insurance premium paid for FY 2024 was much higher. The insurance policies and premiums are administrated by the State Risk Management Office.

Bad Debt Expense: \$1,348,440 higher than budget

The unfavorable variance of \$1,348,440 was the result of the reconciliation of accounts receivable and adjustments of allowances for bad debt.

General Expenses; \$229,669 higher than budget

The unfavorable variance of \$229,669 was due to undistributed Pcard purchase amounts. Any amount of Pcard purchases which has not been identified and distributed to related projects and programs is temperately accounted in this category

HAWAII PUBLIC HOUSING AUTHORITY
Agency Total

Actual vs Budget Comparison
For the Month of December 2023, and the 6 Months ended December 31, 2023
(Amounts in Full Dollars)

	Month of December 2023			Year To Date ended December 31, 2023				
	Actual	Budget	Variance Amount %	Actual	Budget	Variance Amount %	Prior Year Amount %	Variance Amount %
REVENUES								
Dwelling Rental Income	2,376,554	2,132,462	244,092 11%	13,889,079	12,787,501	1,101,578 9%	12,559,432	1,329,648 11%
HUD Operating Grants	12,438,467	12,178,388	260,079 2%	72,862,340	73,061,763	(199,423) 0%	69,419,196	3,443,144 5%
CFP Grant Income	5,004	-	5,004 100%	31,822	-	31,822 100%	3,792,471	(3,760,648) -99%
COCC Fee Income	508,798	581,248	(72,450) -12%	3,148,506	3,486,479	(337,973) -10%	4,458,519	(1,310,014) -29%
State CIP Fund	-	-	- 0%	177,352	-	177,352 100%	49,739	127,613 >100%
Grant Income	3,416,690	1,045,707	2,370,983 >100%	8,321,508	6,274,242	2,047,266 33%	2,670,034	5,651,474 >100%
Other Income	356,178	538,318	(182,140) -34%	2,103,970	3,198,346	(1,094,376) -34%	1,451,546	652,424 45%
Total Revenues	\$ 19,101,691	16,476,123	2,625,568 16%	\$ 100,534,578	98,808,331	1,726,247 2%	94,400,937	6,133,641 6%
EXPENSES								
Administrative	2,061,199	2,472,050	(410,851) -17%	11,398,326	14,763,871	(3,365,545) -23%	11,455,351	(57,025) 0%
Asset Management Fees	-	-	- 0%	-	-	- 0%	-	- 0%
Management Fees	440,986	510,889	(69,903) -14%	2,740,603	3,064,457	(323,854) -11%	4,049,653	(1,309,050) -32%
Bookkeeping Fees	67,812	70,367	(2,555) -4%	407,903	422,074	(14,171) -3%	408,866	(964) 0%
Housing Assistance Payments	9,137,252	9,166,121	(28,869) 0%	54,401,082	54,988,161	(587,079) -1%	50,223,829	4,177,253 8%
Tenant Services	19,870	45,791	(25,921) -57%	314,607	277,723	36,884 13%	159,858	154,749 97%
Utilities	1,118,309	1,317,661	(199,352) -15%	7,214,498	7,905,966	(691,468) -9%	7,465,153	(250,655) -3%
Maintenance	2,166,732	2,447,413	(280,681) -11%	15,268,412	15,200,935	67,477 0%	11,572,287	3,696,125 32%
Protective Services	370,772	342,444	28,328 8%	1,928,968	2,054,664	(125,696) -6%	1,756,652	172,317 10%
Insurance	98,238	60,626	37,612 62%	589,796	363,756	226,040 62%	373,415	216,381 58%
Depreciation Expense	1,904,071	1,904,071	- 0%	11,528,171	11,528,171	- 0%	11,915,778	(387,607) -3%
Bad Debt Expense	458,965	29,443	429,522 >100%	1,525,098	176,658	1,348,440 >100%	973,339	551,759 57%
General Expenses	(52,870)	14,649	(67,519) <-100%	317,563	87,894	229,669 >100%	305,371	12,192 4%
Total Expenses	17,791,336	18,381,525	(590,189) -3%	107,635,027	110,834,330	(3,199,303) 3%	100,659,552	6,975,475 7%
Net Income(Loss)	\$ 1,310,355	(1,905,402)	3,215,757 >100%	\$ (7,100,449)	(12,025,999)	4,925,550 41%	(6,258,615)	(841,834) -13%
CASH BASIS								
Net Income(loss) per Above	1,310,355	(1,905,402)	3,215,757 >100%	(7,100,449)	(12,025,999)	4,925,550 41%	(6,258,615)	(841,834) -13%
Add back non cash items:								
Depreciation Expense	1,904,071	-	1,904,071 n/a	11,528,171	-	11,528,171 n/a	11,915,778	(387,607) -3%
Bad Debt Expense	458,965	29,443	429,522 >100%	1,525,098	176,658	1,348,440 >100%	973,339	551,759 57%
TOTAL CASH BASIS	\$ 3,673,391	(1,875,959)	5,549,350 >100%	\$ 5,952,820	(11,849,341)	17,802,161 >100%	6,630,501	(677,682) -10%

HAWAII PUBLIC HOUSING AUTHORITY
Consolidated Balance Sheet

Agency Total
As of December 31, 2023 and November 30, 2023

	As of December 31, 2023	As of November 30, 2023	Increase (Decrease)
ASSETS:			
Cash	195,658,150	188,132,114	7,526,036
Receivables:			
Tenant Receivables	8,100,654	7,695,451	405,203
Other	1,339,402	1,301,645	37,756
Less Allowance for Doubtful Accounts	(7,471,736)	(6,889,402)	(582,333)
Accounts receivable (net of allowance)	1,968,320	2,107,694	(139,374)
Accrued Interest	464,118	410,195	53,923
Prepaid Expenses	583,993	669,550	(85,557)
Inventories	745,302	743,440	1,862
Total Current Assets	199,419,883	192,062,993	7,356,890
Property, Plant & Equipment:			
Land	25,518,054	25,518,054	-
Buildings	805,784,162	805,751,812	32,350
Furniture & Equipment	8,827,280	8,827,280	-
Motor vehicles	5,429,726	5,429,726	-
Construction in Progress	62,708,004	59,945,012	2,762,992
Less: Accumulated Depreciation	(550,959,991)	(549,055,920)	(1,904,071)
Notes, Loans & Mortgage Receivable-Non Current	7,413,650	7,413,650	-
Other Long Term Assets	-	-	-
Deferred Outflows of Resources	6,999,222	6,999,222	-
Total Assets & Deferred Outflow of Resources	\$ 571,139,990	\$ 562,891,829	8,248,161
LIABILITIES AND NET POSITION			
Accounts Payable	4,563,506	5,167,841	(604,335)
Accrued Salaries & Wages	987,550	987,550	-
Tenant Security Deposits	1,593,969	1,591,707	2,262
Other Liabilities & Deferred Income	3,526,143	7,000,731	(3,474,588)
Total Current Liabilities	10,671,167	14,747,829	(4,076,662)
Net Pension Liability	37,965,808	37,965,808	-
Net OPEB Liability	33,424,214	33,424,214	-
Other Long Term Liabilities	2,042,575	2,037,921	4,654
Deferred Inflows of Resources	9,984,253	9,984,253	-
Net Assets			
Investment in capital assets	357,307,235	356,415,964	891,271
Restricted Net Assets	1,537,373	1,537,373	-
Unrestricted Net Assets	125,307,813	115,189,271	10,118,543
Net Income Year to Date	(7,100,449)	(8,410,804)	1,310,355
Total Net Assets	477,051,972	464,731,804	12,320,169
Total Liabilities, Deferred Inflow of Resources & Net Position	\$ 571,139,990	562,891,829	8,248,161

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

For the Month of December 2023, and the 6 Months ended December 31, 2023
(Amounts in Full Dollars)

	Month of December 2023			Year To Date ended December 31, 2023		
	Actual	Budget	Variance	Actual	Budget	Variance
			Amount			Amount
			%			%
REVENUES						
Dwelling Rental Income	2,019,530	1,805,657	213,873	11,664,703	10,825,744	838,959
			12%			8%
HUD Operating Grants	2,642,615	2,811,131	(168,516)	16,021,029	16,866,786	(845,758)
			-6%			-5%
CFP Grant Income	5,004	-	5,004	31,822	-	31,822
			100%			100%
COCC Fee Income	-	-	-	-	-	-
			0%			0%
State CIP Fund	-	-	-	155,433	-	155,433
			0%			100%
Grant Income	219,322	-	219,322	4,001,286	-	4,001,286
			100%			100%
Other Income	98,646	52,135	46,511	422,049	312,810	109,239
			89%			35%
Total Revenues	\$ 4,985,118	4,668,923	316,195	32,296,323	28,005,340	4,290,983
			7%			15%
EXPENSES						
Administrative	773,801	914,897	(141,096)	4,501,624	5,481,778	(980,154)
			-15%			-18%
Asset Management Fees	-	-	-	-	-	-
			0%			0%
Management Fees	308,910	340,598	(31,688)	1,864,567	2,042,391	(177,824)
			-9%			-9%
Bookkeeping Fees	33,270	35,281	(2,011)	200,633	211,573	(10,941)
			-6%			-5%
Housing Assistance Payments	697	232	465	4,182	1,392	2,790
			>100%			>100%
Tenant Services	18,300	14,360	3,940	246,251	88,137	158,114
			27%			>100%
Utilities	930,323	1,054,367	(124,044)	5,895,129	6,326,202	(431,073)
			-12%			-7%
Maintenance	1,695,201	1,875,064	(179,863)	12,366,186	11,649,635	716,551
			-10%			6%
Protective Services	349,835	325,870	23,965	1,842,329	1,955,220	(112,891)
			7%			-6%
Insurance	78,788	47,056	31,732	472,757	282,336	190,421
			67%			67%
Depreciation Expense	1,561,200	-	1,561,200	9,470,937	-	9,470,937
			100%			100%
Bad Debt Expense	410,586	26,950	383,636	1,418,217	161,700	1,256,517
			>100%			>100%
General Expenses	(37,304)	110	(37,414)	235,298	660	234,638
			<-100%			>100%
Total Expenses	6,123,607	4,634,785	1,488,822	38,518,108	28,201,024	10,317,084
			32%			-37%
Net Income(Loss)	\$ (1,138,490)	34,138	(1,172,628)	(6,221,786)	(195,684)	(6,026,102)
			<-100%			<-100%
CASH BASIS:						
Net Income(loss) per Above	(1,138,490)	34,138	(1,172,628)	(6,221,786)	(195,684)	(6,026,102)
			<-100%			<-100%
Add back non cash items:						
Depreciation Expense	1,561,200	-	1,561,200	9,470,937	-	9,470,937
			100%			100%
Bad Debt Expense	410,586	26,950	383,636	1,418,217	161,700	1,256,517
			>100%			>100%
Total	\$ 833,297	61,088	772,209	4,667,368	(33,984)	4,701,352
			>100%			>100%
Net Income(Loss)	\$ (1,138,490)	34,138	(1,172,628)	(6,221,786)	(195,684)	(6,026,102)
			<-100%			<-100%
Total Expenses	6,123,607	4,634,785	1,488,822	38,518,108	28,201,024	10,317,084
			32%			-37%
Net Income(Loss)	\$ (1,138,490)	34,138	(1,172,628)	(6,221,786)	(195,684)	(6,026,102)
			<-100%			<-100%
Total Revenues	32,296,323	28,005,340	4,290,983	32,296,323	31,620,553	675,769
			15%			2%
Total Expenses	38,518,108	28,201,024	10,317,084	38,518,108	35,875,112	2,642,996
			7%			7%
Net Income(Loss)	(6,221,786)	(195,684)	(6,026,102)	(6,221,786)	(4,254,559)	(1,967,227)
			-46%			-46%
CASH BASIS:						
Net Income(loss) per Above	(6,221,786)	(195,684)	(6,026,102)	(6,221,786)	(4,254,559)	(1,967,227)
			<-100%			<-100%
Add back non cash items:						
Depreciation Expense	9,470,937	-	9,470,937	9,470,937	-	9,889,321
			100%			100%
Bad Debt Expense	1,418,217	161,700	1,256,517	1,418,217	161,700	929,376
			>100%			>100%
Total	4,667,368	(33,984)	4,701,352	4,667,368	(33,984)	(1,896,770)
			>100%			-29%

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program

Actual vs Budget Comparison

For the Month of December 2023, and the 6 Months ended December 31, 2023
(Amounts in Full Dollars)

	Month of December 2023			Year To Date ended December 31, 2023				
	Actual	Budget	Variance Amount %	Actual	Budget	Variance Amount %	Prior Year	Variance Amount %
ACCRUAL BASIS								
REVENUES								
Asset Management Project - 30	355,603	354,853	750 0%	2,381,125	2,123,402	257,723 12%	2,345,215	35,910 2%
Asset Management Project - 31	522,809	443,839	78,970 18%	3,048,373	2,663,034	385,339 14%	2,946,158	102,214 3%
Asset Management Project - 32	520,560	449,135	71,425 16%	4,902,832	2,694,810	2,208,022 82%	2,914,398	1,988,434 68%
Asset Management Project - 33	383,860	352,842	31,018 9%	2,171,452	2,117,052	54,400 3%	2,311,835	(140,384) -6%
Asset Management Project - 34	767,387	514,347	253,040 49%	3,605,600	3,086,082	519,518 17%	4,013,233	(407,633) -10%
Asset Management Project - 35	564,610	526,132	38,478 7%	3,328,228	3,156,792	171,436 5%	3,973,519	(645,291) -16%
Asset Management Project - 37	276,819	254,387	22,432 9%	1,682,101	1,526,322	155,779 10%	1,786,287	(104,186) -6%
Asset Management Project - 38	1,123,993	294,457	829,536 >100%	3,152,743	1,766,742	1,386,001 78%	1,991,919	1,160,824 58%
Asset Management Project - 39	177,170	190,502	(13,332) -7%	1,301,247	1,140,896	160,351 14%	2,316,190	(1,014,943) -44%
Asset Management Project - 40	253,925	246,263	7,662 3%	1,496,472	1,476,114	20,358 1%	1,455,986	40,486 3%
Asset Management Project - 43	201,362	192,955	8,407 4%	1,232,548	1,158,828	73,720 6%	1,236,544	(3,996) 0%
Asset Management Project - 44	253,268	264,635	(11,367) -4%	1,528,362	1,587,810	(59,448) -4%	1,519,115	9,247 1%
Asset Management Project - 45	221,923	209,119	12,804 6%	1,377,763	1,254,714	123,049 10%	1,254,331	123,432 10%
Asset Management Project - 46	96,464	92,719	3,745 4%	590,372	556,314	34,058 6%	609,538	(19,166) -3%
Asset Management Project - 49	160,152	153,404	6,748 4%	967,589	920,424	47,165 5%	955,255	12,334 1%
Asset Management Project - 50	135,659	129,334	6,325 5%	825,072	776,004	49,068 6%	2,075,209	(1,250,137) -60%
Asset Management Project - 52	-	-	- 0%	-	-	- 0%	-	- 0%
Total Revenues	\$ 6,015,566	4,668,923	1,346,643 29%	\$ 33,591,879	28,005,340	5,586,539 20%	33,704,732	(112,854) 0%
NET INCOME(LOSS)								
Asset Management Project - 30	(136,829)	(9,458)	(127,371) <-100%	(555,425)	(55,694)	(499,731) <-100%	(35,016)	(520,409) <-100%
Asset Management Project - 31	(168,493)	9,973	(178,466) <-100%	(995,252)	19,504	(1,014,756) <-100%	(604,614)	(390,638) -65%
Asset Management Project - 32	24,905	14,805	10,100 68%	346,870	(20,285)	367,155 >100%	302,712	44,158 15%
Asset Management Project - 33	(77,337)	26,632	(103,969) <-100%	(241,416)	48,040	(289,456) <-100%	159,031	(400,447) <-100%
Asset Management Project - 34	196,398	(29,464)	225,862 >100%	(38,813)	(201,503)	162,690 81%	601,912	(640,725) <-100%
Asset Management Project - 35	(63,570)	(60,632)	(2,938) -5%	(561,312)	(359,394)	(201,918) -56%	72,409	(633,721) <-100%
Asset Management Project - 37	(196,385)	(19,822)	(176,563) <-100%	(1,064,057)	(119,649)	(944,408) <-100%	(925,443)	(138,614) -15%
Asset Management Project - 38	722,008	(1,244)	723,252 >100%	253,832	(17,458)	271,290 >100%	(545,149)	798,982 >100%
Asset Management Project - 39	(71,739)	(10,914)	(60,825) <-100%	(420,044)	(141,190)	(278,854) <-100%	390,558	(810,603) <-100%
Asset Management Project - 40	(27,784)	(11,719)	(16,065) <-100%	(67,684)	(123,898)	(56,214) <-100%	(324,818)	133,236 41%
Asset Management Project - 43	(60,320)	24,333	(84,653) <-100%	(202,070)	141,019	(343,089) <-100%	(27,032)	(175,038) <-100%
Asset Management Project - 44	(72,797)	63,597	(136,394) <-100%	(214,787)	383,998	(598,785) <-100%	(104,599)	(110,187) <-100%
Asset Management Project - 45	(2,805)	35,945	(38,750) <-100%	17,638	186,847	(169,209) -91%	(92,921)	110,559 >100%
Asset Management Project - 46	(52,370)	(9,435)	(42,935) <-100%	(355,820)	(56,047)	(299,773) <-100%	(349,565)	(6,255) -2%
Asset Management Project - 49	(32,949)	1,112	(34,061) <-100%	(269,064)	10,035	(279,099) <-100%	(253,233)	(15,831) -6%
Asset Management Project - 50	(87,973)	10,429	(98,402) <-100%	(434,929)	53,777	(488,706) <-100%	(434,613)	(316) 0%
Asset Management Project - 52	-	-	- 0%	-	-	- 0%	-	- 0%
Total Net Income(Loss)	\$ (108,042)	34,138	(142,180) <-100%	\$ (4,926,230)	(195,684)	(4,730,546) <-100%	(2,170,380)	(2,755,850) <-100%

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

For the Month of December 2023, and the 6 Months ended December 31, 2023

(Amounts in Full Dollars)

Month of December 2023			Year To Date ended December 31, 2023							
Actual	Budget	Variance Amount	%	Actual	Budget	Variance Amount	%	Prior Year Amount	Variance Amount	%
CASH BASIS										
REVENUES										
355,603	354,853	750	0%	2,381,125	2,123,402	257,723	12%	2,345,215	35,910	2%
522,809	443,839	78,970	18%	3,048,373	2,663,034	385,339	14%	2,946,158	102,214	3%
520,560	449,135	71,425	16%	4,902,832	2,694,810	2,208,022	82%	2,914,398	1,988,434	68%
383,860	352,842	31,018	9%	2,171,452	2,117,052	54,400	3%	2,311,835	(140,384)	-6%
767,387	514,347	253,040	49%	3,605,600	3,086,082	519,518	17%	4,013,233	(407,633)	-10%
564,610	526,132	38,478	7%	3,328,228	3,156,792	171,436	5%	3,973,519	(645,291)	-16%
276,819	254,387	22,432	9%	1,682,101	1,526,322	155,779	10%	1,786,287	(104,186)	-6%
1,123,993	294,457	829,536	>100%	3,152,743	1,766,742	1,386,001	78%	1,991,919	1,160,824	58%
177,170	190,502	(13,332)	-7%	1,301,247	1,140,896	160,351	14%	2,316,190	(1,014,943)	-44%
253,925	246,263	7,662	3%	1,496,472	1,476,114	20,358	1%	1,455,986	40,486	3%
201,362	192,955	8,407	4%	1,232,548	1,158,828	73,720	6%	1,236,544	(3,996)	0%
253,268	264,635	(11,367)	-4%	1,528,362	1,587,810	(59,448)	-4%	1,519,115	9,247	1%
221,923	209,119	12,804	6%	1,377,763	1,254,714	123,049	10%	1,254,331	123,432	10%
96,464	92,719	3,745	4%	590,372	556,314	34,058	6%	609,538	(19,166)	-3%
160,152	153,404	6,748	4%	967,589	920,424	47,165	5%	955,255	12,334	1%
135,659	129,334	6,325	5%	825,072	776,004	49,068	6%	2,075,209	(1,250,137)	-60%
-	-	-	0%	-	-	-	0%	-	-	0%
\$ 6,015,566	4,668,923	1,346,643	29%	\$ 33,591,879	28,005,340	5,586,539	20%	33,704,732	(112,854)	0%
NET INCOME(LOSS)										
(5,828)	(5,948)	120	2%	167,475	(34,634)	202,109	>100%	673,110	(505,635)	-75%
107,573	11,640	95,933	>100%	470,932	29,506	441,426	>100%	800,126	(329,193)	-41%
110,270	16,472	93,798	>100%	722,394	(10,283)	732,677	>100%	709,304	13,090	2%
72,648	27,882	44,766	>100%	450,482	55,540	394,942	>100%	785,458	(334,976)	-43%
307,231	(27,797)	335,028	>100%	610,798	(191,501)	802,299	>100%	1,386,417	(775,619)	-56%
54,674	(58,857)	113,531	>100%	234,340	(348,744)	583,084	>100%	908,029	(673,690)	-74%
47,464	(16,071)	63,535	>100%	344,977	(97,143)	442,120	>100%	448,360	(103,382)	-23%
917,304	424	916,880	>100%	1,259,876	(7,450)	1,267,326	>100%	426,489	833,387	>100%
43,582	(9,247)	52,829	>100%	308,834	(131,188)	440,022	>100%	1,149,264	(840,429)	-73%
8,659	(10,939)	19,598	>100%	221,101	(65,004)	46,971	75%	(180,119)	164,086	91%
19,365	28,474	(9,109)	-32%	420,179	165,865	55,236	33%	359,660	(138,559)	-39%
61,782	64,014	(2,232)	-3%	386,500	43,679	43,679	11%	497,765	(67,586)	-14%
76,760	36,361	40,399	>100%	460,814	189,343	271,471	>100%	382,228	78,586	21%
9,669	(8,436)	18,105	>100%	82,870	(50,053)	132,923	>100%	76,951	5,919	8%
18,446	2,237	16,209	>100%	53,272	16,785	36,487	>100%	56,331	(3,059)	-5%
14,145	10,879	3,266	30%	160,611	56,477	104,134	>100%	168,944	(8,333)	-5%
-	-	-	0%	-	-	-	0%	-	-	0%
\$ 1,863,745	61,088	1,802,657	>100%	\$ 5,962,924	(33,984)	5,996,908	>100%	8,648,317	(2,685,393)	-31%
Total Net Income(Loss)										

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

For the Month of December 2023, and the 6 Months ended December 31, 2023
(Amounts in Full Dollars)

	Month of December 2023			Year To Date ended December 31, 2023								
	Actual	Budget	Variance Amount	%	Actual	Budget	Variance		Prior Year			
							Amount	%	Amount	%		
REVENUES												
Dwelling Rental Income	-	-	-	0%	-	-	-	0%	-	-	-	0%
HUD Operating Grants	5,751,935	5,606,298	145,637	3%	32,452,654	33,629,223	(1,176,569)	-3%	30,683,062	1,769,592	1,769,592	6%
CFP Grant Income	(0)	-	(0)	-100%	0	-	0	100%	0	(0)	(0)	-99%
COCC Fee Income	-	-	-	0%	-	-	-	0%	-	-	-	0%
State CIP Fund	-	-	-	0%	-	-	-	0%	-	-	-	0%
Grant Income	-	-	-	0%	-	-	-	0%	-	-	-	0%
Other Income	2,939	6,873	(3,934)	-57%	29,082	41,238	(12,156)	-29%	87,004	(57,922)	(57,922)	-67%
Total Revenues	\$ 5,754,875	5,613,171	141,704	3%	32,481,736	33,670,461	(1,188,725)	-4%	30,770,065	1,711,670	1,711,670	6%
EXPENSES												
Administrative	172,296	269,599	(97,303)	-36%	1,084,785	1,602,636	(517,851)	-32%	1,105,019	(20,234)	(20,234)	-2%
Asset Management Fees	-	-	-	0%	-	-	-	0%	-	-	-	0%
Management Fees	98,069	116,190	(18,121)	-16%	674,947	697,140	(22,193)	-3%	579,008	95,938	95,938	17%
Bookkeeping Fees	28,185	28,388	(203)	-1%	169,403	170,283	(881)	-1%	168,729	673	673	0%
Housing Assistance Payments	5,137,284	5,024,374	112,910	2%	30,340,814	30,137,679	203,135	1%	27,917,327	2,423,487	2,423,487	9%
Tenant Services	-	29,723	(29,723)	-100%	56,328	178,338	(122,010)	-68%	122,933	(66,606)	(66,606)	-54%
Utilities	3,108	2,479	629	25%	21,305	14,874	6,431	43%	13,765	7,541	7,541	55%
Maintenance	-	775	(775)	-100%	9,928	4,650	5,278	>100%	6,082	3,845	3,845	63%
Protective Services	734	216	518	>100%	4,751	1,296	3,455	>100%	1,196	3,555	3,555	>100%
Insurance	1,437	1,340	97	7%	8,624	8,040	584	7%	8,042	582	582	7%
Depreciation Expense	4,783	-	4,783	100%	28,698	-	28,698	100%	14,999	13,699	13,699	91%
Bad Debt Expense	-	-	-	0%	-	-	-	0%	-	-	-	0%
General Expenses	18,571	14,379	4,192	29%	77,514	86,274	(8,760)	-10%	83,489	(5,974)	(5,974)	-7%
Total Expenses	5,464,467	5,487,463	(22,996)	0%	32,477,097	32,901,210	(424,113)	1%	30,020,591	2,456,506	2,456,506	8%
Net Income(Loss)	\$ 290,408	125,708	164,700	>100%	4,639	769,251	(764,612)	-99%	749,474	(744,836)	(744,836)	-99%
CASH BASIS:												
Net income(loss) per Above	290,408	125,708	164,700	>100%	4,639	769,251	(764,612)	-99%	749,474	(744,836)	(744,836)	-99%
Add back non cash items:												
Depreciation Expense	4,783	-	4,783	100%	28,698	-	28,698	100%	14,999	13,699	13,699	91%
Bad Debt Expense	-	-	-	0%	-	-	-	0%	-	-	-	0%
Total	\$ 295,191	125,708	169,483	>100%	33,337	769,251	(735,914)	-96%	764,473	(731,137)	(731,137)	-96%

HAWAII PUBLIC HOUSING AUTHORITY
State Low Rent

Actual vs Budget Comparison

For the Month of December 2023, and the 6 Months ended December 31, 2023

(Amounts in Full Dollars)

	Month of December 2023			Year To Date ended December 31, 2023			
	Actual	Budget	Variance	Actual	Budget	Variance	
			Amount			Amount	Amount
			%			%	
	115,103	110,710	4,393	700,098	665,187	34,911	5%
	-	-	-	-	-	-	0%
	-	-	-	-	-	-	0%
	-	-	-	-	-	-	0%
	-	-	-	7,306	-	7,306	100%
	10,222	107,166	(96,944)	587,231	642,996	(55,765)	-9%
	8,311	3,617	4,694	27,075	21,702	5,373	25%
Total Revenues	\$ 133,636	221,493	(87,857)	1,321,710	1,329,885	(8,175)	-1%
	48,853	54,705	(5,852)	254,770	321,628	(66,858)	-21%
	19,335	21,078	(1,743)	117,444	126,788	(9,344)	-7%
	1,913	1,980	(68)	11,610	11,910	(300)	-3%
	814	43	771	4,147	1,258	2,889	>100%
	49,026	79,189	(30,163)	398,904	475,134	(76,230)	-16%
	108,947	123,934	(14,987)	680,736	871,756	(191,020)	-22%
	15,825	15,000	825	62,089	90,000	(27,911)	-31%
	4,637	2,967	1,670	27,791	17,802	9,989	56%
	106,338	-	106,338	638,031	-	638,031	100%
	38,341	2,302	36,039	97,535	13,812	83,723	>100%
	-	-	-	-	-	-	0%
Total Expenses	394,028	301,198	92,830	2,293,057	1,930,088	362,969	-19%
Net Income(Loss)	\$ (260,392)	(79,705)	(180,687)	(971,347)	(600,203)	(371,144)	-62%
	(260,392)	(79,705)	(180,687)	(971,347)	(600,203)	(371,144)	-62%
	106,338	-	106,338	638,031	-	638,031	100%
	38,341	2,302	36,039	97,535	13,812	83,723	>100%
CASH BASIS:	\$ (115,713)	(77,403)	(38,310)	(235,781)	(586,391)	350,610	60%
Net Income(loss) per Above							
Add back non cash items:							
Depreciation Expense							
Bad Debt Expense							
Total	280,748	2,012,310	(1,769)	280,748	2,012,310	(1,769)	-1%

HAWAII PUBLIC HOUSING AUTHORITY
State Elderly Program
Actual vs Budget Comparison

For the Month of December 2023, and the 6 Months ended December 31, 2023

(Amounts in Full Dollars)

Month of December 2023			
Actual	Budget	Variance Amount	%
192,294	184,660	7,634	4%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	272,922	(272,922)	-100%
6,912	4,892	2,020	41%
\$ 199,206	462,474	(263,268)	-57%
69,562	92,252	(22,690)	-25%
-	-	-	0%
14,102	16,577	(2,475)	-15%
4,088	4,321	(234)	-5%
-	-	-	0%
756	1,240	(484)	-39%
111,811	145,570	(33,759)	-23%
103,203	158,866	(55,663)	-35%
1,134	336	798	>100%
7,575	4,778	2,797	59%
151,430	-	151,430	100%
10,038	191	9,847	>100%
-	-	-	0%
473,698	424,131	49,567	12%
\$ (274,491)	38,343	(312,834)	<-100%
(274,491)	38,343	(312,834)	<-100%
151,430	-	151,430	100%
10,038	191	9,847	>100%
\$ (113,024)	38,534	(151,558)	<-100%

Year To Date ended December 31, 2023					
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount
1,123,329	1,107,960	15,369	1%	1,056,349	66,980
-	-	-	0%	-	-
-	-	-	0%	-	-
-	-	-	0%	-	-
-	-	-	0%	-	-
14,612	-	14,612	100%	-	14,612
1,051,167	1,637,532	(586,365)	-36%	-	1,051,167
39,324	29,352	9,972	34%	26,875	12,448
2,228,432	2,774,844	(546,412)	-20%	1,083,224	1,145,208
>100%					
REVENUES					
Dwelling Rental Income					
HUD Operating Grants					
CFP Grant Income					
COCC Fee Income					
State CIP Fund					
Grant Income					
Other Income					
2,228,432	2,774,844	(546,412)	-20%	1,083,224	1,145,208
>100%					
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					
384,062	543,510	(159,448)	-29%	383,062	999
-	-	-	0%	-	-
80,222	99,462	(19,240)	-19%	91,814	(11,592)
24,113	25,926	(1,814)	-7%	24,413	(300)
-	-	-	0%	-	-
5,496	7,440	(1,944)	-26%	-	5,496
738,936	873,420	(134,484)	-15%	794,391	(55,454)
609,506	929,196	(319,690)	-34%	558,654	50,852
2,267	2,016	251	12%	1,778	489
45,451	28,668	16,783	59%	28,429	17,022
908,579	-	908,579	100%	908,579	-
9,346	1,146	8,200	>100%	3,210	6,137
-	-	-	0%	-	-
2,807,979	2,510,784	297,195	-12%	2,794,329	13,650
(579,546)	264,060	(843,606)	<-100%	(1,711,105)	1,131,558
(579,546)	264,060	(843,606)	<-100%	(1,711,105)	1,131,558
908,579	-	908,579	100%	908,579	-
9,346	1,146	8,200	>100%	3,210	6,137
338,379	265,206	73,173	28%	(799,316)	1,137,695
>100%					
CASH BASIS:					
Net Income(loss) per Above					
Add back non cash items:					
Depreciation Expense					
Bad Debt Expense					
(579,546)	264,060	(843,606)	<-100%	(1,711,105)	1,131,558
(579,546)	264,060	(843,606)	<-100%	(1,711,105)	1,131,558
908,579	-	908,579	100%	908,579	-
9,346	1,146	8,200	>100%	3,210	6,137
338,379	265,206	73,173	28%	(799,316)	1,137,695
>100%					

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

For the Month of December 2023, and the 6 Months ended December 31, 2023

(Amounts in Full Dollars)

	Month of December 2023			Year To Date ended December 31, 2023				
	Actual	Budget	Variance Amount %	Actual	Budget	Variance Amount %	Prior Year Amount %	Variance Amount %
REVENUES								
Dwelling Rental Income	-	-	0%	-	-	0%	-	-
HUD Operating Grants	-	-	0%	-	-	0%	-	-
CFP Grant Income	-	-	0%	-	-	0%	-	-
COCC Fee Income	-	-	0%	-	-	0%	-	-
State CIP Fund	-	-	0%	-	-	0%	-	-
Grant Income	549,168	629,257	(80,089) -13%	3,367,094	3,775,542	(408,448) -11%	691,780	2,675,314 >100%
Other Income	85	-	85 100%	158	-	158 100%	27	131 >100%
Total Revenues	\$ 549,253	629,257	(80,004) -13%	3,367,252	3,775,542	(408,290) -11%	691,807	2,675,445 >100%
EXPENSES								
Administrative	8,654	88,434	(79,780) -90%	45,820	525,462	(479,642) -91%	49,836	(4,016) -8%
Asset Management Fees	-	-	0%	-	-	0%	-	-
Management Fees	570	16,446	(15,876) -97%	3,423	98,676	(95,253) -97%	3,462	(39) -1%
Bookkeeping Fees	357	397	(40) -10%	2,145	2,382	(237) -10%	2,170	(24) -1%
Housing Assistance Payments	85,505	525,048	(439,543) -84%	504,159	3,150,288	(2,646,129) -84%	514,852	(10,693) -2%
Tenant Services	-	-	0%	34	-	34 100%	-	34 100%
Utilities	115	79	36 46%	791	474	317 67%	571	220 38%
Maintenance	-	18	(18) -100%	364	108	256 >100%	210	155 74%
Protective Services	30	7	23 >100%	203	42	161 >100%	49	154 >100%
Insurance	54	37	17 46%	324	222	102 46%	249	75 30%
Depreciation Expense	-	-	0%	-	-	0%	-	-
Bad Debt Expense	-	-	0%	-	-	0%	-	-
General Expenses	-	-	0%	-	-	0%	-	-
Total Expenses	95,286	630,466	(535,180) -85%	557,263	3,777,654	(3,220,391) 85%	571,399	(14,136) -2%
Net Income(Loss)	\$ 453,967	(1,209)	455,176 >100%	2,809,989	(2,112)	2,812,101 >100%	120,408	2,689,581 >100%
CASH BASIS:								
Net Income(loss) per Above	453,967	(1,209)	455,176 >100%	2,809,989	(2,112)	2,812,101 >100%	120,408	2,689,581 >100%
Add back non cash items:	-	-	0%	-	-	0%	-	-
Depreciation Expense	-	-	0%	-	-	0%	-	-
Bad Debt Expense	-	-	0%	-	-	0%	-	-
Total	\$ 453,967	(1,209)	455,176 >100%	2,809,989	(2,112)	2,812,101 >100%	120,408	2,689,581 >100%

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

For the Month of December 2023, and the 6 Months ended December 31, 2023

(Amounts in Full Dollars)

Month of December 2023				Year To Date ended December 31, 2023			
Actual	Budget	Variance		Actual	Budget	Variance	
		Amount	%			Amount	%
REVENUES							
-	-	-	0%	-	-	-	0%
4,043,916	3,760,959	282,957	8%	24,388,658	22,565,754	1,822,904	8%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
42	35	7	20%	240	210	30	14%
\$ 4,043,958	3,760,994	282,964	8%	24,388,898	22,565,964	1,822,934	8%
EXPENSES							
202,221	100,264	101,957	>100%	643,215	590,932	52,283	9%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
3,913,766	3,616,467	297,299	8%	23,551,927	21,698,802	1,853,125	9%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
1,037	604	433	72%	6,224	3,624	2,600	72%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
\$ 4,117,024	3,717,335	399,689	11%	24,201,366	22,293,358	1,908,008	-9%
\$ (73,066)	43,659	(116,725)	<-100%	187,531	272,606	(85,075)	-31%
(73,066)	43,659	(116,725)	<-100%	187,531	272,606	(85,075)	-31%
CASH BASIS:							
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
\$ (73,066)	43,659	(116,725)	<-100%	187,531	272,606	(85,075)	-31%
				Total Revenues			
				Total Expenses			
				Net Income(Loss)			
				CASH BASIS:			
				Net Income(loss) per Above			
				Add back non cash items:			
				Depreciation Expense			
				Bad Debt Expense			
				Total			
				Variance Amount			
				Variance %			
				Prior Year Amount			
				Prior Year %			
				Total			
				Total			
				Total			

HAWAII PUBLIC HOUSING AUTHORITY
Central Office Cost Center
Actual vs Budget Comparison

For the Month of December 2023, and the 6 Months ended December 31, 2023

(Amounts in Full Dollars)

	Month of December 2023		Year To Date ended December 31, 2023		Variance Amount	Variance %	Prior Year Amount	Variance Amount	Variance %
	Actual	Budget	Actual	Budget					
REVENUES									
Dwelling Rental Income	-	-	-	-	-	0%	-	-	0%
HUD Operating Grants	-	-	-	-	-	0%	-	-	0%
CFP Grant Income	-	-	-	-	-	0%	-	-	0%
COCC Fee Income	508,798	581,248	3,148,506	3,486,479	(337,973)	-10%	4,458,519	(1,310,014)	-29%
State CIP Fund	-	-	-	-	-	0%	-	-	0%
Grant Income	27,949	36,362	149,287	218,172	(68,885)	-32%	-	149,287	100%
Other Income	228,029	460,124	1,519,166	2,729,182	(1,210,016)	-44%	875,611	643,555	73%
Total Revenues	\$ 764,776	1,077,734	4,816,959	6,433,833	(1,616,874)	-25%	5,334,130	(517,172)	-10%
EXPENSES									
Administrative	749,159	932,507	4,312,725	5,583,407	(1,270,682)	-23%	4,282,040	30,685	1%
Asset Management Fees	-	-	-	-	-	0%	-	-	0%
Management Fees	-	-	-	-	-	0%	-	-	0%
Bookkeeping Fees	-	-	-	-	-	0%	-	-	0%
Housing Assistance Payments	-	-	-	-	-	0%	-	-	0%
Tenant Services	-	425	2,351	2,550	(199)	-8%	3,623	(1,272)	-35%
Utilities	12,093	18,218	78,935	109,308	(30,373)	-28%	100,340	(21,404)	-21%
Maintenance	254,144	283,240	1,543,927	1,700,093	(156,166)	-9%	1,613,146	(69,219)	-4%
Protective Services	3,214	1,015	17,330	6,090	11,240	>100%	5,726	11,604	>100%
Insurance	3,101	2,924	18,607	17,544	1,063	6%	17,621	985	6%
Depreciation Expense	15,026	-	90,161	-	90,161	100%	71,531	18,630	26%
Bad Debt Expense	-	-	-	-	-	0%	-	-	0%
General Expenses	(34,136)	160	4,750	960	3,790	>100%	18,159	(13,409)	-74%
Total Expenses	1,002,601	1,238,489	6,068,786	7,419,952	(1,351,166)	18%	6,112,186	(43,401)	-1%
Net Income(Loss)	\$ (237,825)	(160,755)	(1,251,827)	(986,119)	(265,708)	-27%	(778,056)	(473,771)	-61%
CASH BASIS:									
Net Income(loss) per Above	(237,825)	(160,755)	(1,251,827)	(986,119)	(265,708)	-27%	(778,056)	(473,771)	-61%
Add back non cash items:									
Depreciation Expense	15,026	-	90,161	-	90,161	100%	71,531	18,630	26%
Bad Debt Expense	-	-	-	-	-	0%	-	-	0%
Total	\$ (222,799)	(160,755)	(1,161,666)	(986,119)	(175,547)	-18%	(706,525)	(455,141)	-6%

III. Procurement

A. Solicitation(s) Issued in January 2024:

- None

B. Contract(s) Executed in January 2024:

T. Iida Contracting, Ltd. Contract No.: CMS 24-01

Provide Labor, Material and Equipment for Burned Unit and Gas Line Repair at Makani Kai Hale (AMP 39) on Maui

Completion Date: 270 Calendar Days Upon Notice to Proceed

Total Amount: \$717,505.00

MEI Corporation Contract No.: CMS 23-01-SC01

Provide Additional Labor, Material and Equipment and Time Extension of 90 Calendar Days for Reroof at Waimaha Sunflower (AMP 44) on Oahu

Completion Date: April 12, 2024

Suppl Amount: \$819,613.00

Total Amount: \$2,544,277.00

HSI Mechanical, Inc Contract No.: CMS 22-06-SC01

Provide Additional Labor, Material and Equipment and Time Extension of 90 Calendar Days for Water Heating System Upgrades at Kaahumanu Homes and Kamehameha Homes (AMP 33) on Oahu

Completion Date: March 15, 2024

Suppl Amount: \$171,992.50

Total Amount: \$2,371,980.50

StarCom Builders, Inc Contract No.: CMS 21-08-CO04

Provide Additional Labor, Material and Equipment and Time Extension of 215 Calendar Days for Security Upgrades at Pumehana and Kalanihuia (AMP 35) on Oahu

Completion Date: October 31, 2023

Suppl Amount: \$23,781.31

Total Amount: \$2,013,666.23

Kone, Inc Contract No.: CMS 20-01-SC05

Continue to Provide Elevator Operational and Preventive Maintenance Services at Salt Lake (AMP 30), Kalakaua Homes, Makua Alii, Paoakalani (AMP 34), Pumehana, Punchbowl Homes, Makamae, and Kalanihuia (AMP 35) on Oahu

End Date: December 16, 2024
Suppl Amount: \$74,498.00
Total Amount: \$352,580.00

Lions' Cleaning & Maintenance, Inc Contract No.: PMB 24-01
Furnish Custodial Services at the HPHA Administrative Offices on Oahu

End Date: October 31, 2024
Total Amount: \$76,187.72

Doonwood Engineering, Inc Contract No.: PMB 22-07-SC01
Continue to Provide Preventive Maintenance Services to Sewage Lift
Pump Station at Kauhale Ohana (AMP 45) on Oahu

End Date: April 1, 2025
Suppl Amount: \$5,100.00
Total Amount: \$10,000.00

Alii Security Systems, Inc Contract No.: PMB 22-02-SC02
Provide Additional Security Services at Kalihi Valley Homes (AMP 31) on
Oahu

End Date: April 30, 2024
Suppl Amount: \$42,744.96
Total Amount: \$5,285,053.44

C. Planned Solicitation/Contract Activities for February / March 2024

Solicitation(s):

- Invitation-for-Bids to Furnish Printing and Mailing Services for the Monthly Tenant Rent Bills and Annual IRS 1099 Forms
- Invitation-for-Bids to Furnish Preventive Maintenance Services to Fire Alarm Systems for AMPs 34, 35, 45 and MU 42 on Oahu
- Invitation-for-Bids for Preventive Maintenance Services to Solar Hot Water Systems at AMP 31 on Oahu
- Invitation-for-Bids for Preventive Maintenance Services to Individual Wastewater Systems at AMP 38 on Kauai
- Request for Proposals for Property Management, Maintenance and Resident Services at AMPs 40, 43, 44, 45, 46, 49, 50, MU 42, and Ke Kumu Ekahi on Oahu and Hawaii Island

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 Low-Rises and Kuhio Homes Redevelopment

- On January 11th, HHFDC awarded \$8,384,158 Federal Low-Income Housing Tax Credits (LIHTC), \$8,384,158 in State LIHTC, and \$48,556,752 in Rental Housing Revolving Fund (RHRF) loan for the project.
- On January 23, 2024, the Governor's Office published the Notice of Intent to Request Release of Funds (NOIRROF)/Finding of No Significant Impact (FONSI) in the Star Advertiser. The public comment period will end on February 14th.

B. School Street Elderly Housing Redevelopment

- On January 11th, RHF transferred the development and the associated agreements over to Highridge Costa.
- On January 11th, HHFDC approved an increase in the Hula Mae Multi-Family Tax-Exempt Revenue Bonds up to \$85,152,621 from \$71,500,000, an increase in both the Federal and State LIHTC up to \$6,131,601 from \$5,257,493, and an increase in the RHRF loan up to \$67,860,277 from \$40,000,000 for the project.
- The groundbreaking ceremony was held on January 12, 2024.
- Preparation for Building M relocation started so that the construction of the new building may commence following financial closing. Financial closing is planned for April 2024.

C. Ka Lei Momi

- On January 11th, HHFDC authorized the 201H/EP application for Mayor Wright Homes, which will allow the redevelopment to receive certain exemptions from statutes, ordinances, and rules.

- On January 22nd, HCDC held a town hall meeting for Mayor Wright Homes in coordination with DPP as a part of the 201H/EP application and approval process.
- In January, HCDC presented the Kapaa Homes redevelopment to the Kauai County Council as a part of the 201H/EP application and approval process.
- The development team is preparing the consolidated financing applications for Mayor Wright Homes and Kapaa with the intent to submit them to HHFDC by February 16th.

V. Property Management and Maintenance Services Branch

Total Move Ins for January	14 units
Total Move Outs for January	14 units

In the month of January, HPHA completed 268 annual reexaminations, 86 interim reexaminations, and 10 new admissions.

- A. Maui Wildfires Update: The HPHA continues to assist our residents with relocation to permanent housing which included offers to transfer to another public housing unit or a Section 8 Tenant Protection Voucher. For 9 families who have not responded to HPHA’s letters/phone calls and have not voluntarily exited the public housing program, the HPHA will terminate assistance and exit them from the program. The end of participation for the 9 families are pending the grievance period.
- B. AMP 34 Makua Alii: Exterior and interior clean-up efforts continue.
- C. In the February Resident Newsletter which is sent to all residents in their monthly rent bill, the HPHA provided guidance on how to prevent a fire in their unit and instructions on how to use a disposable fire extinguisher with an internet link to an instructional video on using fire extinguishers. The video was created with the cooperation of the Honolulu Fire Department. The HPHA reminded residents that smoking is prohibited in dwelling units, common areas, community facilities and within 25 feet from any building, door, window, entrance, and ventilation intake of any building.

VI. Construction Management

- A. Program Activities and Major Projects

Vacant Units Undergoing Modernization as of January 31, 2024

- Summary status totals by State and Federal Vacant Units under construction or design:

State	35
Federal	191
TOTAL:	226

- Summary status of total Vacant Units overseen by the Construction Management Branch by units made vacant for Modernization projects including demolition/disposition and vacant units by Type C (repairs requiring more than routine maintenance):

	Modernization					Sub Total	AMP	TOTAL
	Demolition/ Disposal	Casualty Loss	Holding for Relocation	Construction	Design\Bidding		Emergency Proclamation Vacant Units	
O'ahu	4	12	10	50	0	76	88	164
Kaua'i	0	0	0	0	0	0	10	10
Maui	0	43	0	0	0	43	4	47
Hawai'i	0	0	0	0	0	0	5	5
Subtotal	4	55	10	50	0	119	107	226

Multi-Site Projects:

- Lead-Based Paint (LBP) Risk Assessment and Abatement:
Maintaining updated LBP risk assessment reports until all LBP has been removed is a HUD requirement. The environmental consultant has completed LBP lead testing at 9 of 19 sites. The consultant is proceeding with the lead risk assessment on the remaining 10 sites.
- Emergency Proclamation – Vacant Units Repairs
In order to expedite getting vacant units back on line, the large number of vacant units in each AMP are being grouped into smaller batches for a quicker turn than if one contractor worked on all the AMPs units.

State Elderly Projects (MU 42):

1. Hale Po`ai – Site and Building Improvements
Phase 1 (20 units) are complete. Phase 2 (20 units) are nearing completion. Punchlist is scheduled for the next few weeks. Tenants from Phase 3 will move into Phase 2 with rolling relocation.
2. Ho`olulu and Kamalu – Re-Roofing and Site Improvements.
De-scoping from this project and separately procuring fire alarm system work with a specialty design-build team under the Emergency Proclamation.

O`ahu Projects:

1. AMP 33 – Upgrade to water heating systems at Ka`ahumanu Homes and Kamehameha Homes.
Water heater installation is complete at Kamehameha Homes and is on-going at Kaahumanu Homes and is 58% complete.
2. Kalihi Valley Homes
 - a. Kalihi Valley Homes Site and Building Improvements
Re-Roof of buildings 25, 28, 29, 33 and 38 has been procured under the Emergency Proclamation so that the vacant units can also be repaired.
 - b. Kalihi Valley Homes Site and Building Improvements
Consultant selection is in process to design Phase 5 of the Master Plan to modernize Buildings 25, 29 and 30, repair the waterline in Kalanunu Street, repair the water and sewer lines in Kalena Drive, new street lighting along Kalena Drive, new walkways, repave Kalanunu and Administration parking lot and add new retaining walls behind Buildings 25 and 29.
3. Waimaha/Sunflower
 - a. Reroofing
Waimaha/Sunflower, all roofing replacement and flashing are under construction, fall protection anchor installation is on-going, solar panel piping and valve replacement is on-going.
4. Pu`uwai Momi – Fire Alarm Improvements
Scoping and negotiating with the top-selected design consultant on their fee proposal.

5. Palolo Valley Homes – Major Modernization, Phase 4
Interior demolition of electrical and plumbing continues at Building 7 thru 9 along with crack and spall repair. Roofing demolition completed at Buildings 8 and 9.
6. Pumehana - Fire Suppression and ADA Improvements.
The Consultant is conducting field investigations to confirm the scope of work and to draft a fee proposal.

Hawai'i County Projects:

1. Hale Aloha O Puna Site & Building Improvements and Pomaika'i Low Voltage Improvements. Project construction is ramping up and has billed 1% completion for the month of January.
2. Kaimalino – Site and Accessibility Improvements
Targeting to complete design in April then start building permit review.

Mau'i County Projects:

1. AMP 39 Maui
 - a. Makani Kai Hale: Burned unit and Site Utility Improvements
The Contract has been executed. The Notice to Proceed is being coordinated to minimize tenant disruption and delivery delays.
 - b. Environmental Review: Pi'ilani Homes and David Malo Circle
A consultant has been selected to conduct an Environmental Review for the Section 18 demolition and disposition application of these two Lahaina properties. The request to begin negotiations is currently routing for internal approval.
 - c. Kahekili Terrace – Utility Improvements
The Design/Build Contractor has been selected and approved. The contract is routing for execution.
2. AMP 39 Molokai
Kahale Mua (State); Utility Improvements:
HPHA is reviewing the bid documents and will schedule a bid posting and site visit for February.

B. The Federal Capital Fund Program (CFP):

HPHA is still awaiting HUD’s response to the obligation deadline extension request for the 2020 and 2022 CFP obligation deadlines. In the meantime HPHA is continuing to work to meet the deadline if not extended.

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 2024

1. Voucher:

HPHA expended a total of \$4,987,708 in housing assistance payments (HAP) to private landlords on behalf of 3,518 voucher holders; including 491 VASH families assisted with \$444,520 housing assistance payments.

HPHA leased a total of 235 vouchers for Mainstream, EHV and Port-ins, and paid \$313,555 for housing assistance payments for these programs.

2. Inspections update:

January 2024	
Housing Quality Standards (HQS) Inspections	237
HQS Inspections Failed	57
Quality Control Inspections	0
Total Inspection completed from 1/1/2024 – 1/25/2024	237

Total Rent comparable requests received	89
Approved	89
Denied	0

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 38 active participants. During the month of January 2024, the FSS Program had 1 new enrollment. The current total number of Section 8 graduates is 155 and the total number of LIPH graduates is 30 since the program's inception. Currently there are 8 of 32 Section 8 participants and 3 out of 6 LIPH participants eligible to receive monthly escrow credits. The total monthly escrow deposits for January 2024 totaled \$5645.00.

4. Rent Supplement Program (RSP):

RSP made a payment of \$86,217 to 211 Families. New lease ups were paid \$408.61 for the initial HAPS for January 2024. Actual January 2024 payments \$82,943 (196 Families).

VIII. Compliance Office

A. Program Activities for February 2024

- 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 the Fair Housing Act and Section 504 of the Rehabilitation 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. Modifications.
- Continue evaluation of forms used to process reasonable accommodation and modification requests.
- 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 March 2024

- Review and process tenant requests for and questions about reasonable accommodations and modifications.
- 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:	308
Tenant Aide Program:	15
Other Vacancies	75

B. Program Activities:

1. Agency-wide interviews were conducted and/or hired for the following positions: Project Engineer, Property Management Coordinator, Compliance Housing Compliance and Evaluation Specialist, Public Housing Supervisor III, Public Housing Specialist II/Is, Secretary II/Is, Account Clerk II, Office Assistant IV/III, Housing Painter I, Building Maintenance Worker II/Is, Housing Building Maintenance Helper, Housing General Laborer Is.
2. HPHA received the following internal and external applicants of one hundred thirty-five (135) for Civil Service positions.
 - Accountant III (FMO) – four (4) external applicants referred and one (1) interested in the interview process.
 - Secretary IV (OED) – seven (7) external applicants referred, and none interested the interview process.
 - Public Housing Specialist I (AMP 32/33) – two (2) internal applicants referred and two (2) interested in the interview process.

- Public Housing Specialist I (AMP 38) – two (2) external applicants referred and two (2) interested in the interview process.
- Secretary I (PMMSB) – sixteen (16) external applicants referred and four (4) interested in the interview process.
- Secretary I (AMP 38) – five (5) external applicants referred and one (1) interested in the interview process.
- Secretary I (AMP 32/33) – sixteen (16) external applicants referred and five (5) interested in the interview process.
- Office Assistant IV (CMB) – seventeen (17) external applicants referred, and none interested in the interview process.
- Office Assistant IV (Section 8) – thirty-four (34) external applicants referred and two (2) interested in the interview process.
- Office Assistant III (OED, Section 8, PMMSB) – thirty-one (31) external applicants referred and three (3) interested in the interview process.
- Building Maintenance Worker, I (AMP 32/33) – one (1) internal applicant referred and one (1) interested in the interview process.

3. HPHA received and screened applications for the following exempt positions:

- Project Engineer, 12 applicants
- Housing Contract Specialist, 7 applicants
- Housing Public Housing Supervisor VI (civil service to exempt): 15 applicants.
- Housing Contract Specialist: 7 applicants
- Housing Human Resources Specialists IV (civil service to exempt), 14 applicants.
- Housing Public Housing Supervisor IV (civil service to exempt): 25 applicants.
- Housing General Construction and Maintenance Supervisor (exempt to civil service), 34 applicants.
- Housing Painter I (civil service to exempt): 3 applicants.

- Housing Building Maintenance Worker I (civil service to exempt): 3 applicants.
 - Housing General Laborer I (civil service to exempt): 5 applicants.
4. HPHA identified two additional positions to convert from civil service to exempt status. The positions are Building Maintenance Worker I (AMP 31) and Social Services Assistant IV (AMP 39). HR will continue to identify more positions to convert in accordance with the Emergency Proclamation on Affordable Housing.
 5. Since October 2023, HPHA submitted civil service positions to convert to exempt status under the Emergency Proclamation, we currently hired over 10 exempt statuses and HPHA and DHS/HR continue to process more exempt applicants going forward.
 6. HPHA attended the Star-Advertiser Job Fair at the Blaisdell Center on January 31, 2024, to recruit applicants for 89-day hires and exempt positions.
 7. HPHA completed the 2023 OSHA 300 data for all injuries and illnesses that occurred at the worksite. Required to submit to DLIR annually.
 8. Workers Compensation: No reported injuries/illnesses.