HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF
BOARD OF DIRECTORS MEETING
1002 North School Street, Building A
Honolulu, Hawaii 96817
Thursday, May 29, 2025
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=NHIyWkVKYkw1Y3puRlFOZzFmYTNXUT09
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. Written testimony should indicate the relevant agenda item. 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, May 27, 2025, or by using the "Raise Hand" feature in Zoom, or by simply announcing/identifying themselves when the item they want to testify about during the public testimony portion of the meeting is opened. Individuals may also provide audiovisual oral testimony by using the "Raise Hand" feature in Zoom, clicking the "Unmute" icon to talk, and clicking the "Start Video" icon to turn camera on.

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

I. CALL TO ORDER/ESTABLISHING QUORUM

II. APPROVAL OF MINUTES

Regular Meeting Minutes, April 17, 2025

III. DISCUSSION AND/OR DECISION MAKING

A. Presentation by Jesse Wu, Director of the Office of Public Housing (Honolulu Field Office), U.S. Department of Housing and Urban Development on the Section 8 Voucher Program

B. To: **(1)** Adopt Resolution No. 25-03 Approving the Hawaii Public Housing Authority's (HPHA) Operating Budget for Fiscal Year 2025 – 2026; **(2)** Authorize the Executive Director to Take All Actions Necessary to Submit Budget Certifications to the U.S. Department of Housing and Urban Development (Form HUD-52574) and to Implement the Approved Budget; and **(3)** Authorize the Executive Director to Accept and Implement Any Additional Operating Funds as May be Made Available or Appropriated During the Fiscal Period

C. To Adopt the 2026 Utility Allowance Rates for the Hawaii Public Housing Authority's (HPHA) Section 8 Housing Choice Voucher Section 8 Program to Cover the Period from July 1, 2025 to June 30, 2026; and to Authorize the Executive Director to Undertake All Actions Necessary to Implement the Utility Allowance Rates Effective July 1, 2025

D. To **(1)** Approve Proposed Amendments to Chapter 12 – Rental Agreement Terminations of the Hawaii Public Housing Authority's Admissions and Continued Occupancy Policy which Update the Current Over-Income Limits as Exhibit 12-1; and **(2)** Authorize the Executive Director to Undertake All Other Actions Necessary to Implement the Changes, Including Distributing Information to all Residents in Federal Public Housing

E. To **(1)** Approve the Hawaii Public Housing Authority's Draft Amended Moving to Work Supplement for Fiscal Year 2026; 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 to the U.S. Department of Housing and Urban Development if No Substantive Changes are Required

F. To **(1)** Approve the Hawaii Public Housing Authority's Draft Amended Annual Public Housing Agency Plan for Fiscal Year 2026; 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 Amended Plan to the U.S. Department of Housing and Urban Development if No Substantive Changes are Required

G. To **(1)** Approve the Right of Entry Agreement with Hawaiian Telcom to Install or Upgrade Wired Telecommunications Services as Required to Provide a Minimum of 100 Mbps Symmetrical Internet Service to all Hawaii Public Housing Authority (HPHA) Public Housing Buildings; and **(2)** Authorize the Executive Director to Execute the Right of Entry Agreement and Undertake all Actions Necessary to Implement the Right of Entry Agreement

H. To: **1)** Approve the Amendment of the Unit Mix for Mayor Wright Homes Redevelopment (TMK No. 1-7-029:003) Phase 1B ("MWH 1B"), Unit Count; and **2)** Authorize the Executive Director to Approve Future Variations in Unit Counts Across the Different Phases of the Mayor Wright Homes Master Plan, Provided That the Total Number of Units Remains at 2,448

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

I. To Approve Resolution No. 25-02 Authorizing the Executive Director or His Designee to Prepare, Execute, and Submit Demolition and Disposition Applications (HUD Forms 52860 and 52860-A) to the U.S. Department of Housing and Urban Development's (HUD) Special Applications Center for the Mayor Wright Homes Redevelopment, Phases 1A and 1B located in Honolulu, Hawaii, (TMK No. 1-7-029:003), Subject to Review by the Department of the Attorney General

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

J. To **(1)** Approve the First Amendment to the Master Planning and Predevelopment Agreement for Ka Lei Momi Redevelopment ("MPPA") Between the Hawaii Public Housing Authority ("HPHA") and HCDC Hawaii Development LLC ("Master Developer" or "HCDC"); and **(2)** Authorize the Executive Director to Negotiate, Execute, and Implement the Amendment to the MPAA for the Redevelopment of Additional Housing Units at the Alternate Portfolio Site(s), Subject to Approval as to Form by the Department of the Attorney General

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

IV. REPORTS

A. Executive Director's Report:

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

- Ka Lei Momi Redevelopment Project
- Public Housing Occupancy Rates, NSPIRE Inspections, Tenant Account Receivables, and Relocation updates

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

The Board agenda and packet materials, which include, meeting minutes listed under item II, a written description and narrative discussion of each item and supporting documents listed under item III, and the monthly Executive Director's report listed under item IV, for this meeting are available for inspection on the HPHA's website: https://hpha.hawaii.gov/meeting-packets and are available for in person review at the Board's office located at 1002 North School Street, Building E, Honolulu, HI 96817.

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, May 27, 2025, 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, APRIL 17, 2025
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, April 17, 2025. 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 the Board would accept public testimony on any item relevant to the agenda during the public testimony portion of the meeting and at the time the agenda item is called for discussion.

At approximately 9:07 a.m., Chairperson Hall called the meeting to order, held a roll call, and declared a quorum present. Those present were as follows and no one else was with them at their location:

PRESENT:	Director Robert Hall, Chairperson
(Via Zoom)	Director Betty Lou Larson, Vice Chairperson
	Director Susan Kunz, Secretary
	Designee Joseph H. Campos, II
	Director Scott Glenn
	Director Lisa Anne Darcy (left at 9:30 am)
	Director Roy Katsuda
	Director Christyl Nagao
	Deputy Attorney General Linda Chow
	Deputy Attorney General Chase Suzumoto
EXCUSED:	Director Todd Taniguchi
STAFF PRESENT:	Hakim Ouansafi, Executive Director
(Via Zoom)	Barbara Arashiro, Executive Assistant
	Ryan Akamine, Chief Compliance Officer
	Bennett Liu, Chief Financial Officer
	Rick Sogawa, Contracts and Procurement Officer
	Becky Choi, State Housing Development Administrator

Dale Fujimoto, Property Mgt & Maint Services Branch Chief
Shirley Befitel, Human Resources & Safety Officer
Andrew Tang, Housing Development Specialist
Dallis Ontiveros, Housing Information Officer
Kanoe Kepaa, Secretary

OTHERS PRESENT (via Zoom/teleconference):
Chico Figueiredo, Office of the Governor
Tami Whitney, Office of the Governor
Lindsay Apperson, Office of the Governor
Evangeline Chapman, Senator Chang's office
Tory Nakata, Legislative Aide, State Senate
Raiza Dalofin, Senator Fevella's office
Scott Jepsen, EJP Consulting Group
Mohannad Mohanna, Highridge Costa
Caitlin Barrow, Highridge Costa
Daniel Simonich, The Michaels Development Co.
Laurie Thorson, Section 8 Participant
Lenda Tominiko, Kuhio Park Terrace Low-Rise Resident
Lesieu Laloulu, prior Kuhio Park Terrace Low-Rise Resident
June Talia, Kuhio Park Terrace Low-Rise Resident
Tirimita Niearo, Kuhio Park Terrace Low-Rise Resident
Zephanii SE
Tai Pa
Lehua
Des

Approval of Minutes

Director Campos moved,

To Approve the Regular Meeting Minutes of March 20, 2025

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

The minutes were approved as presented.

Chairperson Hall stated that the Board would accept public testimony on any specific items listed on the agenda. He also asked if any written testimony was received.

Executive Assistant Arashiro asked the Board Secretary if any written testimony was submitted. The Board Secretary acknowledged that there was written testimony submitted by Laurie Thorson.

Laurie Thorson informed the Board that two (2) sets of written testimony were submitted. She read from her second set of written testimony submitted to the Board on the day of the Board meeting (Attached).

Lenda Tominiko, Kuhio Park Terrace Low-Rise Resident asked the Board if the new developer could come to speak to the residents who are still at KPTLR. She also asked if HPHA will be offering residents other options besides public housing when it is time to relocate, and will they be given something in writing that guarantees a right of return. Ms. Tominiko apologized to Executive Director Ouansafi for an earlier outburst by another resident.

Lesieu Laloulu, prior Kuhio Park Terrace Low-Rise Resident stated that from the beginning Michaels Development and Seneca promised the residents that they would be relocated to comparable units. She feels they did not keep their promise. Ms. Laloulu is concerned for the safety and welfare of the elderly, disabled, and families with young children who still need to be relocated.

June Talia, Kuhio Park Terrace Low-Rise Resident asked if the federal cuts would affect the redevelopment. If not, when will the redevelopment begin.

Evangeline Chapman, Senator Chang's office had questions for the KPT residents. She was interested in the process of relocation for the KPT residents and accommodations for those with mobility issues.

Discussion and Decision Making

Director Kunz moved,

> **To (1) Approve the Update of the Predevelopment Loan Agreement ("Loan Agreement"), Predevelopment Loan Assignment of Project Documents ("Assignment"), and Non-Negotiable Phase-Related Predevelopment Loan Promissory Note ("Note") Between the Hawaii Public Housing Authority ("HPHA" or the "Lender") And Kuhio Park 2, LLC ("Borrower"), Which Covered Up To Fifty Percent (50%) Of Predevelopment Costs for Phase I Incurred By Borrower, to Reflect KPLR Phase 1, LP as the Updated Borrower ("Updated Borrower") Pursuant to the Transfer Agreement Approved on March 20, 2025; and (2) Authorize the Executive Director, in Consultation With the Hawaii Public Housing Authority's Attorneys, to Extend the Loan Agreement and Note to a Maturity Date of the Latter of (a) The Closing; or (b) August 1, 2025**

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

Executive Director Ouansafi reported on the administrative updates to the Predevelopment Loan Agreement, Assignment of Project Documents, and Promissory Note originally executed in May 2024 between HPHA and Kuhio Park 2, LLC.

Executive Director Ouansafi stated that the change would formally substitute KPLR Phase 1, LP as the new borrower, reflecting the organizational change resulting from the Board's prior approval on March 20, 2025, to transfer the redevelopment responsibilities from The Michaels Organization to Highridge Costa Development Company. Additional key points were presented and detailed in the Board packet including the new proposed maturity date of the latter of: (a) the closing, or (b) August 1, 2025.

The motion was unanimously approved.

Director Campos moved,

To Authorize the Executive Director to Take All Action Necessary to Deregister All or Portions of Hawaii Public Housing Authority's (HPHA) Property(ies) Registered in the Land Court System in Hawaii, Which Includes But Is Not Limited to Requesting Assistance From the State Surveyor With the Maps and Property Description Needed for the Deregistration Process, in Consultation with the Department of the Attorney General

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

Executive Director Ouansafi requested Board approval to deregister all or portions of the HPHA's properties currently registered in the Hawaii Land Court system to the Regular system. This includes securing assistance from the State Surveyor for required maps and legal descriptions and working in consultation with the Department of the Attorney General. Key details were included in the Board packet.

Executive Director Ouansafi emphasized that this transition will significantly enhance the HPHA's ability to deliver on its goal to redevelop aging public housing and increase the supply of affordable housing. This proactive action will reduce delays, cut red tape, and ultimately help HPHA move faster and more efficiently to build new, safe, and modern homes for our Hawaii residents.

Chairperson Hall asked if there were any downsides to the deregistration.

Deputy Attorney General Linda Chow explained that Land Court registration generally benefits landowners who want to ensure that no encroachments can be made on their property or to confirm title to ensure that people cannot file title claims against them. As

part of the State, the HPHA has those protections inherent in common law as well as in other statutory law.

Deputy Attorney General Linda Chow stated that the protections afforded by Land Court registration are duplicative to the protections the State already has so the deregistration of land should not affect any rights or ability to continue to use the land.

The motion was unanimously approved.

For Information:

Single Audit of Federal Financial Assistance Programs of the Hawaii Public Housing Authority

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

Laurie Thorson testified about her first set of written testimony regarding her allegations that was submitted to the Board on the day of the Board meeting (Attached).

Executive Director Ouansafi reported that on March 20, 2025, the HPHA's Board of Directors accepted the audited financial statements and single audit of the HPHA for the fiscal year from July 1, 2023 to June 30, 2024.

As an update, on April 4, 2025, the HPHA was notified by the Office of the Auditor that the Governor, Lt. Governor, the Director of Finance and the Legislature were informed that the audit was issued. HPHA received an unmodified opinion on its compliance audit and there were no material weaknesses in internal control.

Executive Director's Report

Chairperson Hall opened the floor for public testimony.

Laurie Thorson repeated her allegations submitted in her two (2) sets of written testimony submitted to the Board on the day of the Board meeting (Attached).

Chairperson Hall acknowledged that the HPHA is involved in litigation with Ms. Thorson. He explained that the Board is not able to respond to Ms. Thorson's questions in this open forum and that the matter is being handled by the Attorney General's office.

Chairperson Hall allowed Ms. Thorson to voice her opinions.

Executive Director Ouansafi reported that HPHA is still actively participating in the legislature process and the management of all housing programs. He reported that the HPHA received zero findings on the audit report.

Executive Director Ouansafi provided updates on the KPTLR redevelopment and relocation efforts. He expressed that HPHA provided a right of return to the residents of KPTLR which is not required by federal law. The purpose is to see the community come back.

Director Katsuda thanked Executive Director Ouansafi and his staff for such a thorough Executive Director's Report.

Director Larson commented on the progress of the School Street project. She added that the project will provide hundreds of units of senior housing in the next couple of years.

Executive Director Ouansafi reported the School Street project schedule is currently on time and on budget. The plan is to pour the concrete for the 3rd floor next week. He added that next year, HPHA will be handing keys to 250 elderly families.

Chairperson Hall acknowledged that the relocation process is governed by HUD regulations and multiple statutory requirements, but there needs to be a clearer message. He expressed the importance that the residents transitioning back are fully aware that they will not be returning to the same community. The density will increase and a lot more people will be there. He feels it is incumbent upon our team, our consultants to acknowledge that and to share that with the residents.

Executive Director Ouansafi reported that Highridge Costa was able to secure a LOI with JPMorgan, RBC, and other financial institutions. He continued to state that he meets with tenants and while they do not always agree, it has always been a respectful interaction.

Director Campos moved,

> **That the Board of Directors Go Into Executive Session Pursuant To Hawaii Revised Statutes Section 92-4 and 92-5(a)(4) to Consult with the Board's Attorneys.**
>
> **The motion was unanimously approved.**

Chairperson Hall reported that the Board went into Executive Session, pursuant to Hawaii Revised Statutes Section 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's policies, privileges, immunities, and liabilities related to today's meeting.

Chairperson Hall announced that the next Board meeting has been moved to Thursday, May 29th.

Director Katsuda moved,

To Adjourn the Meeting

The motion was unanimously approved.

The meeting adjourned at 10:54 a.m.

MINUTES CERTIFICATION FOR APRIL 17, 2025

Minutes Prepared by:

R.Kanoe Kepaa 05/29/25

Rochelle Kanoe Kepaa Date
Secretary

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on May 29, 2025 [X] As Presented [ ] As Amended

May 29, 2025

Director Susan Kunz Date
Board Secretary

Attachments

WRITTEN TESTIMONY

by Laurie Thorson

Section 8 Recipient
and
pro se plaintiff, Laurie Thorson v. Hawaii Public Housing Authority (HPHA), Hakim Ouansafi, Ryan Akamine, and Lyle Matsuura

U.S. District Court Case No. 23-CV-00412-MWJS-WRP

(https://GovernmentCorruptionInHawaii.wordpress.com)

04.17.25 HPHA BOARD MEETING AGENDA

Please refer to pages 180-182, 195, and 199 of the agenda.

Please consider this a formal complaint to the HPHA Board of Directors that the state audit the board accepted on March 20, 2025 from Plante & Moran is not correct, and should be revised to reflect true and accurate figures.

My written testimony provides actual figures from the HUD dashboard (see especially page 13 of this document) to prove fraud by state employees of the Hawaii Public Housing Authority.

Refer to Attachment N for HUD facts, specifically N-67 to N-73, HUD confirms the actual federal funds ("budget") used versus the actual amount of vouchers ("leasing") used).

Refer to pages 195 and 199 of the above noted agenda, which are the pages of the financial statement in question, which I will prove to the board members and the state auditors that the state employees of Hawaii Public Housing Authority have provided false figures for the purpose of hiding fraud.

Even though I was saving my presentation of HUD information as evidence for trial, I am inclined to assist the state auditors and the board members (who are not paid state employees, and have no interest in helping me or other Section 8 recipients).

The following is a summary of pages 180-182, 195 and 199:

Page 180 (Attachment A)

Subject: Single Audit of Federal Financial Assistance Programs of the Hawaii Public Housing Authority

Facts: A. "…financial statements serve to ensure transparency, accountability, and accuracy in reporting he financial position and activities of the agency…"

B. "…the Office of the Auditor contracts a certified public accounting firm to conduct an annual audit…" "…the independent auditor performed extensive audit procedures to assess the accuracy and reliability of the financial statements…"

C. "…the auditor audited compliance…that could have a direct and material effect on each of he Authority's major federal programs…"

D. "…On March 20, 2025, the HPHA's Board of Directors accepted the audited financial statements…"

E. "…On April 4, 2025, the HHA was notified by the Office of the Auditor that the Governor, Lt. Governor, the Director of Finance and the Legislature was informed that the audit was issued. HPHA received an unmodified opinion on its compliance audit and there were no material weaknesses in internal control…"

Page 181 (Attachment B)

Letter dated April 4, 2025
to Hakim Ouansafi from Hawaii's state auditor, Leslie H. Kondo
"…single audit report…was issued by Plante & Moran, PLLC
on March 21, 2025…attaching a copy of the two-page Auditor's Summary…"

Page 182 (Attachment C)

Auditor's Summary

Single Audit of Federal Financial Assistance Programs of the Hawaii Public Housing Authority (Financial Statements, Fiscal Year Ended June 30, 2024)

"…the primary purpose of the Hawaii Public Housing Authority Single Audit…to comply with…established audit requirements for state and local governmental units that receive federal awards…"

"…About the Authority. The mission of the Hawaii Public Housing Authority (HPHA) is to provide safe, decent, and sanitary dwellings for…residents of Hawaii and to operate its housing programs in accordance with federal and state laws and regulations…"

(refer to Attachment F and G)
(HUD Inspection scores (2014 v. 2023) for each state-owned property, proves inspection scores have drastically declined since Hakim Ouansafi was hired in January 2012 – and he admits that the HPHA is currently $800,000,000 backlogged on repairs)

"…About the Report. Single audits provide assurance to the federal government that state agencies and programs receiving federal funds are expending those funds properly…"

"…Federal expenditures totaled approximately $157.5 million…"

"…Findings. There were no material weaknesses in internal control over financial reporting that were required to be reported under Government Auditing Standards. There were no findings that were considered material weaknesses in internal control over compliance in accordance with the Uniform Guidance.

Page 195 (Attachment D)

Financial Statement titled:

Hawaii Public Housing Authority
Housing Assistance Voucher Program
Actual vs Budget Comparison

In the middle of the page, under EXPENSES, are the words "Housing Assistance Payments". The figures in this horizontal column proves fraud by the Hawaii Public Housing Authority.

For the month of February 2025, the HPHA **falsely claims it expended $5,519,375**, and was budgeted $5,083,275, falsely claiming they exceeded the budget amount by $436,100.

For the year end 2024-2025, the HPHA **falsely claims it expended $42,125,242**, and was budgeted $40,666,197, falsely claiming they exceeded the budget amount by $1,459,045. *(prior year's budget was $40,529,257, falsely claiming they exceeded the budget amount by $1,595,985)*

Page 199 (Attachment E)

In the middle of the page, under EXPENSES, are the words "Housing Assistance Payments". The figures in this horizontal column prove fraud by the Hawaii Public Housing Authority.

For the month of February 2025, the HPHA **falsely claims it expended $4,293,580**, and was budgeted $4,045,461, falsely claiming they exceeded the budget amount by $248,119.

For the year end 2024-2025, the HPHA **falsely claims it expended $33,479,220**, and was budgeted $32,363,690, falsely claiming they exceeded the budget amount by $1,115,529. *(prior year's budget was $31,828,354, falsely claiming they exceeded the budget amount by $1,650,866)*

IN SUMMARY

Attachment N is a printout of the HUD dashboard facts for PHA: H1901 (Hawaii Public Housing Authority). Each of the board members can access the same information that I am providing, which is public information.

The financial records and the HUD dashboard confirms that the state employees provide false figures that they used 100% of the federal funds, but HUD confirms that the HPHA only issued approximately 80% of the Section 8 vouchers.

The basis of my lawsuit is that the state employees retaliated against me **after** I caught them implementing the illegal policy to use low comparables in all rent reasonableness determinations in order to lower the payment standard for each and every voucher. This proves that there should always be surplus grant funds for each voucher. Where's the surplus? Why does the HPHA have only $140,000 in reserves? The HPHA receives the full payment standard for each voucher, but because of the use of low comparables, the recipient is always deprived of the full amount of the approved payment standard when they were provided a new voucher. The state employees consistently reduces the payment standard for each voucher, and then lies to HUD and to the state auditors by claiming 100% of the federal funds were used.

Hakim Ouansafi does not dispute the stealing of federal funds from each and every Section 8 voucher, but rather claims liability should be inputted to the board members for failing to do their job.
Now the board members can do their job. They can terminate the state employees who are stealing federal funds from the Section 8 program. I do not know these state employees and have no personal vendetta against these men.

I am a 65 year old disabled woman, and only AFTER I caught these state employees stealing federal funds from the Section 8 program did these state employees terminate my reasonable accommodation to have a live in aide and terminate my 2-bedroom voucher, which was approved by the HPHA in 2017 and every year thereafter.

Hakim Ouansafi, HPHA Executive Director, has had 13 years since he was hired in January 2012. to revise the 2011 illegal policy to use low comparables in all rent reasonableness determinations, and to ratify the HPHA Admin Plan into compliance with the HUD regulations; and to ensure that all employees are in compliance with federal rules in HUD regulations that govern the HPHA implementing the Section 8 Housing Choice Voucher Program.

Ryan Akamine, HPHA Chief Compliance Officer, has had 3 years since he was hired in December 2021, to revise the 2011 illegal policy to use low comparables in all rent reasonableness determinations, and to ratify the HPHA Admin Plan into compliance with the HUD regulations; and to ensure that all employees are in compliance with federal rules in HUD regulations that govern the HPHA implementing the Section 8 Housing Choice Voucher Program.

NOTE:
HUD DASHBOARD CONFIRMS FRAUD BY 3 OF 5 PHAs IN HAWAII
A total of $2.5M is being stolen each month from 3 of the 5 PHAs in Hawaii. This information can also be accessed at the HUD dashboard. I'll try and post the information for the other 2 PHAs in the near future.

Attachment F and G (noted below) provides a detailed list of HUD inspection scores for **2014 versus 2023** for all state-owned properties managed by the Hawaii Public Housing Authority. The drastic decrease in inspection scores (2014 v. 2023) proves that Hakim Ouansafi, who was hired in January 2012, is not qualified to manage state-owned properties; and even admits in several Senate Bill written testimonies that there is currently a $800,000,000 backlog in repairs for state-owned properties.

HUD Inspection scores for each state-owned property, proves that the inspection scores have drastically declined since Hakim Ouansafi was hired in January 2012 as the Executive Director of the Hawaii Public Housing Authority.

Attachment F
2023 HUD inspection scores
HUD confirmed in 2023 the inspection scores for all project owned properties managed by the Hawaii Public Housing Authority have drastically declined since the inspection scores issued in 2014/15 (see Attachments A-2 to A-5).

Attachment G
2014/15 HUD inspection scores
HUD confirmed in 2014/15 the inspection scores for all project owned properties managed by the Hawaii Public Housing Authority.

NOTE: HUD determined that all Hawaii's state-owned projects have declined in inspection scores, and that the current condition of the properties are in very poor condition and most are uninhabitable.

NOTE: Hakim Ouansafi was hired in January 2012, and has had over 13 years to increase the inspection scores for Hawaii's state owned properties.

Hakim Ouansafi is not using allocated federal funds for repairs and maintenance of Hawaii's state-owned properties.

Hakim Ouansafi admits that he is currently $800,000,000 behind on repairs and maintenance, which is causing residents to **not** live in safe, decent, and sanitary housing (see Attachments A-6 to A-8).

Attachment H
re: SB 340 / July 1, 2023
Senate Bill 340 approved **$20,200,000** to be used "…for fiscal year 2024-2025 for the Hawaii Public Housing Authority to rehabilitate, remodel, renovate, and repair **255** housing units…"

$20,200,000 divided by 255 housing units = **$79,216 PER UNIT**
There is no accounting for the $20,200,000.
Where is the money?

Attachment I
re: SB 340 / February 2, 2023
Hakim Ouansafi provides written testimony, which reads:
"…HPHA is currently facing a capital needs backlog upwards of approximately **$800,000,000**…additional funding is crucially needed to keep public housing units safe, decent and sanitary…"

Attachment J
re: SB 340 / February 22, 2023
Hakim Ouansafi provides written testimony, which reads:
"…HPHA is currently facing a capital needs backlog upwards of approximately **$800,000,000**…additional funding is crucially needed to keep public housing units safe, decent and sanitary…"

Attachment K
re: SB 340
March 17, 2023
Hakim Ouansafi provides written testimony, which reads:
"…HPHA is currently facing a capital needs backlog upwards of approximately **$800,000,000**…additional funding is crucially needed to keep public housing units safe, decent and sanitary…"

Attachment L
re: SB 936
2023 Senate Bill 936 reads:
"…units owned by the State have a capital improvement backlog upwards of $800,000,000…"
"…the purpose of this Act is to require the Hawaii housing finance and development corporation to prioritize the allocation of low-income housing tax credits to state-owned development projects…"
"…(2) Make the allocation of housing credit dollar amounts within the State [and determine]; **provided that priority be given to development projects that will be owned by the State**, whether outright or through a right of first refusal and purchase option; and (3) Determine the portion of the State's housing credit ceiling set aside for projects involving qualified nonprofit organizations…"

NOTE:
SB 936 proves that federal funds were diverted/misappropriated which were intended for state-owned projects. The HUD inspection scores prove that there has been no improvement in state-owned properties, but the federal funds allocated to improve the properties has been diverted and/or misappropriated (which is considered fraud, and is illegal).

Attachment M
re: SB 2068
2024 Senate Bill 2068 reads:
Senate Bill 2068 approved "…**$10,500,000**…necessary for fiscal year 2024-2025 for the Hawaii Public Housing Authority to rehabilitate, remodel, renovate, and repair **155** housing units…"

$10,500,000 divided by 155 housing units = **$67,742 PER UNIT**
There is no accounting for the $10,500,000.
Where is the money?

Attachment N

Attachment N are printouts from the "HUD DASHBOARD"
HUD confirms that the state employee of the HPHA are comtiting fraud by stealing millions of dollars from the Section 8 program.

Attachment N is a printout of all the pages from the HUD dashboard, which provides all the factual figures for the Hawaii Public Housing Authority (PHA: H1901), federal funds received and used, vouchers received and used, and much more!

This HUD information proves that the state employees of the Hawaii Public Housing Authority are committing fraud by stealing federal funds from the Section 8 Housing Choice Voucher Program.

I plan to use these HUD documents as part of a slide show at trial, so basically I am providing the board members a preview of the evidence I have to prove fraud by the state employees of the Hawaii Public Housing Authority.

Attachment N-1
HUD confirms HPHA received federal funds of $57.99M.
HUD confirms HPHA issued only 3,321 vouchers.
HUD confirms HPHA has only $140,120 in reserves.

Attachment N-2
HUD confirms HPHA received federal funds of $57.99M.
HUD confirms **HPHA falsely claimed to HUD that it paid $57,990,748 in HAP payments**, and was budgeted (received) $57,834,848.

PHA: H1003 – City and County of Honolulu
Received $72.15M, issued 3,987 vouchers (received 4,906 vouchers, and claims it used over 100% of the budget – H1003 also steals))

PHA: H1005 – Kauai County Housing Agency
Received $12.33M, issued 834 vouchers (received 1,178 vouchers, and caims it used over 100% of the budget – H1005 also steals)

MAUI AND BIG ISLAND DO NOT STEAL
(BOTH USE 100% OF BUDGET TO ISSUE 100% OF VOUCHERS)

Attachment N-3 to N-9
HUD confirms the amount of vouchers issued each month.
HUD confirms the percentage of the budget used (based on the false claim by HPHA to HUD that is paid in HAP payments).

Attachment N-10
HUD confirms the HPHA received $57,834,843 for HCV program.
HUD confirms HPHA has only **$140,120 in reserves**.

PHA: H1002 – County of Hawaii has **$2,965,882** in reserves.
PHA: H1003 – City and County of Honolulu has **$1,572,406** in reserves.
PHA: H1004 – County of Maui has **$2,207,520** in reserves.
PHA: H1005 – Kauai County Housing Agency - **$2,229,168** in reserves.

Attachment N-11 to N-19
HUD confirms the HPHA falsely claimed it used ±100% of its budget

Attachment N-20 to N-27
HUD confirms the HPHA issued approximately 80% of the Section 8 HCV vouchers it received from HUD.

Attachment N-28 to N-38
HUD confirms the amount of vouchers HUD issued to HPHA (100%).
HUD confirms the amount of vouchers HPHA used (avg. 75%).

Attachment N-39 to N-41
HUD confirms the amount of Section 8 vouchers on the street, (currently 190 vouchers). These figures do not coincide with the figures based on the admissions trend – refer to N-29 to N-30.

Attachment N-42
HUD confirms the average cost per unit is $1,391.60, but does not provide the actual amount of the payment standard for each voucher. Fact: the lower the HAP payment (determines "cost per unit"), and the higher the payment standard (subsidy received per voucher), increases the amount of federal funds (subsidy) that is stolen from each voucher.

Attachment N-43 to N-45
HUD confirms the amount of vouchers issued to HPHA, and the amount of vouchers the HPHA actually used.

Attachment N-44
HUD confirms the HPHA receives **VASH vouchers (veterans only)**
HUD confirms the HPHA received **643** VASH vouchers.
HUD confirms the HPHA issued only **473** VASH vouchers (73.56%).

170 veteran vouchers are not issued (73.56%), but 100% of subsidy was used.

Attachment N-46
HUD confirms that 4,360 vouchers were issued to HPHA.

Attachment N-47 to N-48
HUD confirms that because the HPHA falsely reported it used 100% of the budget, the leasing potential is ZERO to issue the balance of the available vouchers (withheld – no money because it was stolen).

Attachment N-49 to N-65
HUD confirms the amount of "project" based vouchers used.
This information is false, because currently approximately 60% of the units are unoccupied because they are uninhabitable. Tenants do not move out, but rather they are evicted if/after they complain and/or request repairs to their units.

Attachment N-66
HUD comparison:

H1901 – Hawaii Public Housing Authority
v.
H1003 – City and County of Honolulu

H1901 receives $57,834,843 and used 100.27% of its budget.
Has only $140,120 in reserves.

H1003 received $71,310,939 and used 101.18% of its budget.
Has $1,572,406 in reserves.

Attachment N-67 to N-73

THIS IS THE PROOF THE BOARD MEMBERS AND THE STATE AUDITORS NEED TO PROVE THE FIGURES THE STATE EMPLOYEES OF THE HPHA PROVIDED ARE FALSE, AND PROVES FRAUD ~ THE STEALING OF FEDERAL FUNDS FROM THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM.

HUD confirms the percentage of "budget utilization" (percentage of budget used)

HUD confirms the percentage of "leasing utilization" (percentage of vouchers actually used)

Factual figures for the year 2024:

	% Budget Utilization	% Leasing Utilization
December 31, 2024	**96.40%**	**75.84%**
November 30, 2024	**85.93%**	**76.61%**
October 31, 2024	**100.88%**	**76.96%**
September 30, 2024	**100.01%**	**77.47%**
August 31, 2024	**100.54%**	**77.47%**
July 31, 2024	**100.22%**	**77.77%**
June 30, 2024	**102.09%**	**77.87%**
May 31, 2024	**103.39%**	**77.77%**
April 30, 2024	**105.22%**	**77.96%**
March 31, 2024	**104.57%**	**78.10%**
February 29, 2024	**103.21%**	**78.14%**
January 31, 2024	**102.47%**	**78.26%**

Attachment N-74

HUD comparison:

H1901 – Hawaii Public Housing Authority
v.
H1003 – City and County of Honolulu

H1901 received 4,379 vouchers per month from HUD.
H1901 issued only 77.52% of vouchers it received from HUD.

(Attachment N-66, HUD confirms H1901 (HPHA) received $57,834,843 and used 100.27% of its budget, and has only $140,120 in reserves.)

H1003 received 4,906 vouchers per month from HUD.
H1003 issued only 81.84% of vouchers it received from HUD.

(Attachment N-66, HUD confirms H1003 received $71,310,939 and used 101.18% of its budget, and has $1,572,406 in reserves.

FACT:
HUD CONFIRMS THAT 3 OF THE 5 PHAs IN HAWAII ARE COMMITTING FRAUD BY STEALING FEDERAL FUNDS FROM THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Attachment A

Approved by the Executive Director
April 17, 2025

FOR INFORMATION

SUBJECT: Single Audit of Federal Financial Assistance Programs of the Hawaii Public Housing Authority

I. FACTS

A. The Hawaii Public Housing Authority (HPHA) is required to prepare comprehensive annual financial statements for each fiscal year to comply with generally accepted accounting principles (GAAP). These financial statements serve to ensure transparency, accountability, and accuracy in reporting the financial position and activities of the agency.

B. To provide an independent evaluation of HPHA's financial statements, the Office of the Auditor contracts a certified public accounting firm to conduct an annual audit. For the fiscal year ending June 30, 2024, the independent auditor performed extensive audit procedures to assess the accuracy and reliability of the financial statements.

C. In addition, the auditor audited compliance with requirements identified as subject to audit in the OMB Compliance Supplement that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2024.

D. On March 20, 2025, the HPHA's Board of Directors accepted the audited financial statements and single audit of the HPHA for the fiscal year from July 1, 2023 to June 30, 2024.

E. On April 4, 2025, the HPHA was notified by the Office of the Auditor that the Governor, Lt. Governor, the Director of Finance and the Legislature was informed that the audit was issued. HPHA received an unmodified opinion on its compliance audit and there were no material weaknesses in internal control. See attached.

Attachment A: Letter from Leslie Kondo, State Auditor
Attachment B: Auditor's Summary of the HPHA's audit

Attachment B

STATE OF HAWAI'I
OFFICE OF THE AUDITOR
465 S. King Street, Room 500
Honolulu, Hawai'i 96813-2917

LESLIE H. KONDO
State Auditor

(808) 587-0800
lao.auditors@hawaii.gov

April 4, 2025

VIA EMAIL (hakim.ouansafi@hawaii.gov)

The Honorable Hakim Ouansafi
Executive Director
Hawai'i Public Housing Authority
1002 North School Street
Honolulu, Hawai'i 96817

RE: Single Audit of Federal Financial Assistance Programs of the Hawai'i Public Housing Authority

Dear Executive Director Ouansafi:

As you know, the single audit report on Federal Financial Assistance Programs of the Hawai'i Public Housing Authority for the fiscal year ended June 30, 2024, was issued by Plante & Moran, PLLC on March 21, 2025. We have informed the Governor, the Lt. Governor, the Director of Finance, and legislators that the single audit report was issued. For your information, we are attaching a copy of the two-page Auditor's Summary.

You may view the single audit report and Auditor's Summary on our website at:

https://files.hawaii.gov/auditor/Reports/2024_Audit/HPHA_Single_Audit_2024.pdf; and

https://files.hawaii.gov/auditor/Reports/2024_Audit/HPHA_SASummary_2024.pdf.

If you have any questions about the report, please contact me.

Very truly yours,

Leslie H. Kondo
State Auditor

Attachment
cc/attach: Bennett Liu, Chief Financial Officer, Hawai'i Public Housing Authority
(Bennett.Liu@hawaii.gov)
Barbara Arashiro, Executive Assistant, Hawai'i Public Housing Authority
(Barbara.E.Arashiro@hawaii.gov)

Auditor's Summary

Single Audit of Federal Financial Assistance Programs of the Hawai'i Public Housing Authority

Financial Statements, Fiscal Year Ended June 30, 2024

PHOTO: HAWAI'I PUBLIC HOUSING AUTHORITY

THE PRIMARY PURPOSE *of the Hawai'i Public Housing Authority Single Audit for the fiscal year ended June 30, 2024, was to comply with the Code of Federal Regulations, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Title 2, Part 200 (Uniform Guidance), which established audit requirements for state and local governmental units that receive federal awards. The audit was conducted by Plante & Moran, PLLC.*

About the Authority

The mission of the Hawai'i Public Housing Authority (HPHA) is to provide safe, decent, and sanitary dwellings for low and moderate-income residents of Hawai'i and to operate its housing programs in accordance with federal and State laws and regulations. Some of HPHA's housing assistance programs are funded by the U.S. Department of Housing and Urban Development.

HPHA is administratively attached to the Hawai'i Department of Human Services (DHS). HPHA operates under the direction of its Executive Director and Board of Directors, which consists of eleven board members, nine of whom are appointed by the Governor. The Director of DHS and the Governor's designee are ex-officio members.

About the Report

SINGLE AUDITS provide assurance to the federal government that state agencies and programs receiving federal funds are expending those funds properly. This report includes the total federal expenditures and findings related to the HPHA's Federal Financial Assistance Programs for the fiscal year ended June 30, 2024. Federal expenditures totaled approximately $157.5 million.

Auditors' Opinion

HPHA RECEIVED AN UNMODIFIED OPINION on its compliance with major federal programs in accordance with the *Uniform Guidance*.

Findings

THERE WERE NO MATERIAL WEAKNESSES in internal control over financial reporting that were required to be reported under *Government Auditing Standards*. There were no findings that were considered material weaknesses in internal control over compliance in accordance with the *Uniform Guidance*.

HAWAII PUBLIC HOUSING AUTHORITY

Housing Assistance Voucher Programs

Actual vs Budget Comparison

For the Month of February 2025, and the 8 Months ended February 28, 2025

(Amounts In Full Dollars)

Month of February 2025					Year To Date ended February 28, 2025						
Actual	Budget	Variance Amount	Variance %		Actual	Budget	Variance Amount	Variance %	Prior Year	Variance Amount	Variance %
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
5,983,595	5,601,114	382,481	7%	HUD Operating Grants	45,724,853	44,808,911	915,942	2%	44,065,414	1,659,439	4%
0	-	0	100%	CFP Grant Income	(0)	-	(0)	-100%	(0)	(0)	<-100%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	State CIP Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
53,754	1,960	51,794	>100%	Other Income	253,145	15,681	237,463	>100%	38,447	214,698	>100%
$ 6,037,348	**5,603,074**	**434,274**	**8%**	**Total Revenues**	**45,977,998**	**44,824,592**	**1,153,406**	**3%**	**44,103,861**	**1,874,137**	**4%**
				EXPENSES							
300,240	211,725	88,515	42%	Administrative	1,812,877	1,681,963	130,914	8%	1,443,455	369,422	26%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
91,248	102,131	(10,883)	-11%	Management Fees	776,086	817,050	(40,963)	-5%	866,220	(90,134)	-10%
26,207	28,140	(1,933)	-7%	Bookkeeping Fees	214,360	225,120	(10,760)	-5%	225,420	(11,060)	-5%
5,519,375	5,083,275	436,100	9%	Housing Assistance Payments	42,125,242	40,666,197	1,459,045	4%	40,529,257	1,595,985	4%
-	127	(127)	-100%	Tenant Services	204	1,012	(808)	-80%	56,430	(56,226)	-100%
5,547	3,887	1,659	43%	Utilities	26,917	31,098	(4,181)	-13%	27,014	(97)	0%
1,134	981	153	16%	Maintenance	9,032	7,874	1,158	15%	14,727	(5,695)	-39%
401	827	(426)	-51%	Protective Services	5,043	6,620	(1,577)	-24%	6,026	(983)	-16%
966	1,437	(471)	-33%	Insurance	7,731	11,499	(3,768)	-33%	11,499	(3,768)	-33%
4,309	-	4,309	100%	Depreciation Expense	36,368	-	36,368	100%	38,264	(1,896)	-5%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
(295,934)	12,143	(308,076)	<-100%	General Expenses	781,529	97,140	684,389	>100%	163,115	618,415	>100%
5,653,493	**5,444,673**	**208,820**	**4%**	**Total Expenses**	**45,795,390**	**43,545,572**	**2,249,818**	**-5%**	**43,381,426**	**2,413,964**	**6%**
$ 383,855	**158,401**	**225,454**	**>100%**	**Net Income(Loss)**	**182,608**	**1,279,021**	**(1,096,412)**	**-86%**	**722,435**	**(539,827)**	**-75%**
				CASH BASIS:							
383,855	**158,401**	**225,454**	**>100%**	Net Income(loss) per Above	**182,608**	**1,279,021**	**(1,096,412)**	**-86%**	**722,435**	**(539,827)**	**-75%**
				Add back non cash items:							
4,309	-	4,309	100%	Depreciation Expense	36,368	-	36,368	100%	38,264	(1,896)	-5%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 388,164	**158,401**	**229,763**	**>100%**		**218,976**	**1,279,021**	**(1,060,044)**	**-83%**	**760,699**	**(541,723)**	**-71%**

HAWAII PUBLIC HOUSING AUTHORITY
Section 8 Contract Administration
Actual vs Budget Comparison
For the Month of February 2025, and the 8 Months ended February 28, 2025
(Amounts in Full Dollars)

Month of February 2025					Year To Date ended February 28, 2025						
Actual	Budget	Variance Amount	Variance %		Actual	Budget	Variance Amount	Variance %	Prior Year	Variance Amount	Variance %
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
4,604,147	4,191,017	413,130	10%	HUD Operating Grants	34,743,240	33,528,135	1,215,105	4%	32,944,886	1,798,354	5%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	State CIP Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
41	41	(0)	0%	Other Income	345	326	19	6%	319	26	8%
$ 4,604,188	**4,191,058**	**413,130**	**10%**	**Total Revenues**	**34,743,585**	**33,528,461**	**1,215,124**	**4%**	**32,945,205**	**1,798,380**	**5%**
				EXPENSES							
138,783	95,754	43,030	45%	Administrative	941,356	751,734	189,622	25%	743,786	197,570	27%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
4,293,580	4,045,461	248,119	6%	Housing Assistance Payments	33,479,220	32,363,690	1,115,529	3%	31,828,354	1,650,866	5%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
1,266	1,037	229	22%	Insurance	10,127	8,299	1,828	22%	8,299	1,828	22%
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
4,433,630	**4,142,252**	**291,377**	**7%**	**Total Expenses**	**34,430,703**	**33,123,723**	**1,306,980**	**-4%**	**32,580,439**	**1,850,264**	**6%**
$ 170,558	**48,805**	**121,753**	**>100%**	**Net Income(Loss)**	**312,882**	**404,738**	**(91,856)**	**-23%**	**364,766**	**(51,884)**	**-14%**
				CASH BASIS:							
170,558	**48,805**	**121,753**	**>100%**	Net Income(loss) per Above	**312,882**	**404,738**	**(91,856)**	**-23%**	**364,766**	**(51,884)**	**-14%**
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 170,558	**48,805**	**121,753**	**>100%**		**312,882**	**404,738**	**(91,856)**	**-23%**	**364,766**	**(51,884)**	**-14%**

Attachment F

2023 HUD INSPECTION SCORES
FOR HAWAII STATE-OWNED PROJECTS

This chart provides 2023 HUD inspection scores for Hawaii's state-owned projects, owned and managed by Hawaii Public Housing Authority.
All the inspection scores have decreased since inspections were conducted in 2014/15 *(see other Attachment)*, proving that all the properties are decrepit and have become uninhabitable. The decrease in inspection scores proves that the current HPHA management is not to be trusted to build and manage any more projects, having no regard for the current Hawaii residents who live in state owned-projects, who are mostly poor, disabled, and elderly. Providing decent housing should have been a priority for the HPHA, but instead they admit to being $800,000,000 behind in repairs *(see other Attachment)*.

The following are the PHA inspection scores (by development name), obtained from the HUD website.
Here's the link: https://www.hud.gov/sites/dfiles/PIH/documents/PH_Inspections_data_dotgov_27JUN2023.xlsx

Report Date	Development Name	State	City	Development Number	Units	PHA Code	PHA Name	Inspection ID	Inspection Date	Inspection Score
28-Jun-23	Puuwai Momi	HI	Aiea	**HI001000030**	363	HI001	HPHA	697853	19-May-22	**53**c*
28-Jun-23	Kalihi Valley Homes	HI	Honolulu	**HI001000031**	373	HI001	HPHA	697863	13-May-22	**57**c*
28-Jun-23	Mayor Wright Homes	HI	Honolulu	**HI001000032**	364	HI001	HPHA	697873	5-May-22	**71**c*
28-Jun-23	Kamehameha Homes	HI	Honolulu	**HI001000033**	373	HI001	HPHA	697883	6-May-22	**48**c*
28-Jun-23	Kalakaua Homes	HI	Honolulu	**HI001000034**	583	HI001	HPHA	697893	16-May-22	**71**c*
28-Jun-23	Punchbowl Homes	HI	Honolulu	**HI001000035**	587	HI001	HPHA	697868	17-May-22	**53**c
~~28-Jun-23~~	~~Lanakila Homes~~	~~HI~~	~~Hilo~~	~~HI001000037~~	~~338~~	~~HI001~~	~~HPHA~~	~~697878~~	~~27-Apr-22~~	~~80c*~~
28-Jun-23	Kekaha Ha`aheo	HI	Honolulu	**HI001000038**	321	HI001	HPHA	697889	21-Apr-22	**46**c*
~~28-Jun-23~~	~~Kahekili Terrace~~	~~HI~~	~~Wailuku~~	~~HI001000039~~	~~196~~	~~HI001~~	~~HPHA~~	~~697899~~	~~25-Apr-22~~	~~56c*~~
28-Jun-23	Kuhio Park Terrace	HI	Honolulu	**HI001000040**	174	HI001	HPHA	697909	20-May-22	**46**c*
~~28-Jun-23~~	~~Ka Hale Kahaluu~~	~~HI~~	~~Kailua Kona~~	~~HI001000043~~	~~202~~	~~HI001~~	~~HPHA~~	~~697847~~	~~29-Apr-22~~	~~79c~~
28-Jun-23	Waimaha/Sunflower	HI	Waianae	**HI001000044**	260	HI001	HPHA	697857	10-May-22	**60**c*
28-Jun-23	Koolau Village	HI	Honolulu	**HI001000045**	226	HI001	HPHA	697849	9-May-22	**64**c*
~~28-Jun-23~~	~~County of Hawaii~~	~~HI~~	~~Kamuela~~	~~HI001000046~~	~~103~~	~~HI001~~	~~HPHA~~	~~697869~~	~~12-Apr-22~~	~~90b*~~
28-Jun-23	Wahiawa Terrace	HI	Wahiawa	**HI001000049**	150	HI001	HPHA	697862	3-May-22	**84**c*
28-Jun-23	Palolo Valley Homes	HI	Honolulu	**HI001000050**	118	HI001	HPHA	697858	2-May-22	**72**c*

NOTE: The developments crossed out are on Big Island. The developments NOT crossed out are located on Oahu.

2014/15 ~ HUD INSPECTION SCORES
FOR HAWAII STATE-OWNED PROJECTS
MANAGED BY HAWAII PUBLIC HOUSING AUTHORITY

Below are the HUD inspection scores for all of Hawaii's state-owned projects. HUD Inspections were performed in 2014/15.

By comparing these inspection scores from 2014/15 to the 2022 inspection scores (noted in Attachment A-1), it proves that HUD is correct in determining that since Hakim Ouansafi was hired in January 2012, all the state-owned projects (except for one in Hilo) have declined drastically in their inspection scores. In fact, it is well documented that the Hawaii Public Housing Authority is behind $800,000,000 in repairs (refer to Attachment A), which is causing current residents to live in deplorable uninhabitable conditions. . . . . the ship is sinking!

To view the HUD inspection chart noted below, please go to this link:
https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.huduser.gov%2Fportal%2Fdatasets%2Fpis%2Fpublic-housing-physical-inspection-scores-2016.xlsx&wdOrigin=BROWSELINK

HEADER:

INSPECTION_ID **DEVELOPMENT_ID** DEVELOPMENT_NAME ADDRESS CITY CBSA_NAME CBSA_CODE COUNTY_NAME
COUNTY_CODE STATE_NAME STATE_CODE ZIP LATITUDE LONGITUDE LOCATION_QUALITY PHA_CODE
PHA_NAME
INSPECTION_SCORE **INSPECTION_DATE**

549917 **HI001000031** KALIHI VALLEY HOMES 2141 Kalena Dr Honolulu Urban Honolulu, HI Metropolitan
Statistical Area 46520 Honolulu 003 HI 15 96819 21.347356 -157.867481 R

HI001 Hawaii Public Housing Authority

72 **8/26/2015**

(2022 inspection score decreased to 57)

535133 **HI001000032** MAYOR WRIGHT HOMES 550 N King St Honolulu Urban Honolulu, HI Metropolitan
Statistical Area 46520 Honolulu 003 HI 15 96817 21.318509 -157.864629 R

HI001 Hawaii Public Housing Authority

85 **11/20/2014**

(2022 inspection score decreased to 72)

549918 **HI001000033** KAMEHAMEHA HOMES 1595 Haka Dr Honolulu Urban Honolulu, HI Metropolitan
Statistical Area 46520 Honolulu 003 HI 15 96817 21.329168 -157.87468 R

HI001 Hawaii Public Housing Authority

91 **8/28/2015**

(2022 inspection score decreased to 48)

549919 **HI001000034** KALAKAUA HOMES 1541 Kalakaua Ave Honolulu Urban Honolulu, HI Metropolitan Statistical Area 46520 Honolulu 003 HI 15 96826 21.296433 -157.837154 R

HI001 Hawaii Public Housing Authority

90 **8/18/2015**

(2022 inspection score decreased to 71)

535120 **HI001000035** PUNCHBOWL HOMES * 1220 Aala St Honolulu Urban Honolulu, HI Metropolitan Statistical Area 46520 Honolulu 003 HI 15 96817 21.315702 -157.862712 R

HI001 Hawaii Public Housing Authority

67 **11/26/2014**

(2022 inspection score decreased to 53)

535121 **HI001000037** LANAKILA HOMES I 925A Ululani St Hilo Hilo, HI Micropolitan Statistical Area 25900 Hawaii 001 HI 15 96720 19.71585 -155.084813 4

HI001 Hawaii Public Housing Authority

95 **11/3/2014**

(2022 inspection score decreased to 80)

549922 **HI001000038** KEKAHA HA`AHEO WAIMEA Kapaa, HI Micropolitan Statistical Area 28180 Kauai 007 HI 15 96796 21.955634 -159.670157 R

HI001 Hawaii Public Housing Authority

69 **7/31/2015**

(2022 inspection score decreased to 46)

549921 **HI001000039** KAHEKILI TERRACE 2049A Holowai Pl Wailuku Kahului-Wailuku-Lahaina, HI Metropolitan Statistical Area 27980 Maui 009 HI 15 96793 20.89097 -156.504351 4

HI001 Hawaii Public Housing Authority

73 **8/14/2015**

(2022 inspection score decreased to 56)

549923 **HI001000040** KUHIO PARK TERRACE 1440 Ahonui St Honolulu Urban Honolulu, HI Metropolitan Statistical Area 46520 Honolulu 003 HI 15 96819 21.339519 -157.877029 R

HI001 Hawaii Public Housing Authority

58 **7/29/2015**

(2022 inspection score decreased to 46)

570631 **HI001000030** PUUWAI MOMI 2907 Ala Ilima St Honolulu Urban Honolulu, HI Metropolitan Statistical Area 46520 Honolulu 003 HI 15 96818 21.345076 -157.903453 R

HI001 Hawaii Public Housing Authority

90 **5/3/2016**

(2022 inspection score decreased to 53)

549924 **HI001000043** KA HALE KAHALUU 78-6725 Makolea St Kailua Kona Hilo, HI Micropolitan Statistical Area 25900 Hawaii 001 HI 15 96740 19.578968 -155.964452 4

HI001 Hawaii Public Housing Authority

93 **7/16/2015**

(2022 inspection score decreased to 79)

549925 **HI001000044** WAIMAHA/SUNFLOWER 85-965 Mill St Waianae Urban Honolulu, HI Metropolitan Statistical Area 46520 Honolulu 003 HI 15 96792 21.444262 -158.186309 4

HI001 Hawaii Public Housing Authority

79 **8/11/2015**

(2022 inspection score decreased to 60)

549926 **HI001000045** KOOLAU VILLAGE 45-513 Pahia Rd Kaneohe Urban Honolulu, HI Metropolitan Statistical Area 46520 Honolulu 003 HI 15 96744 21.416581 -157.802084 4

HI001 Hawaii Public Housing Authority

64 **11/5/2015**

(2022 inspection score remains the same at 64)

535116 **HI001000046** COUNTY OF HAWAII 65-1189 Opelo Rd Kamuela **Hilo**, HI Micropolitan Statistical Area 25900 Hawaii 001 HI 15 96743 20.021218 -155.676705 4

HI001 Hawaii Public Housing Authority

87 **11/6/2014**

(2022 inspection score increased to 90)

549928 **HI001000049** WAHIAWA TERRACE 331 Palm St Wahiawa Urban Honolulu, HI Metropolitan Statistical Area 46520 Honolulu 003 HI 15 96786 21.50103 -158.027459 R

HI001 Hawaii Public Housing Authority

86 **5/13/2015**

(2022 inspection score decreased to 84)

549927 **HI001000050** PALOLO VALLEY HOMES 2127 Ahe St Honolulu Urban Honolulu, HI Metro Statistical Area 46520 Honolulu 003 HI 15 96816 21.30068 -157.794321 R

HI001 Hawaii Public Housing Authority

93 **5/13/2015**

(2022 inspection score decreased to 72)

524143 **HI001000052** KPT Towers I, LLC 1475 Linapuni St Honolulu Urban Honolulu, HI Metro Statistical Area 46520 Honolulu 003 HI 15 96819 21.339388 -157.878268 R

HI001 Hawaii Public Housing Authority

92 **6/2/2014**

(no current inspection score available for H1001000052 – could now be H10010040 – see page 3)

THE SENATE
THIRTY-SECOND LEGISLATURE, 2023
STATE OF HAWAII

S.B. NO. 340 S.D. 1

A BILL FOR AN ACT

RELATING TO HOUSING.

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

SECTION 1. There is appropriated out of the general revenues of the State of Hawaii the sum of $20,200,000 or so much thereof as may be necessary for fiscal year 2023-2024 and the same sum or so much thereof as may be necessary for fiscal year 2024-2025 for the Hawaii public housing authority to rehabilitate, remodel, renovate, and repair ; provided that the Hawaii public housing authority may contract out the repair and maintenance of these units without regard to chapter 76, Hawaii Revised Statutes.

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

SECTION 2. This Act shall take effect on July 1, 2023.

Report Title:
Hawaii Public Housing Authority; Rehabilitation; Housing Units; Appropriation

Description:
Appropriates funds to the Hawaii Public Housing Authority for the rehabilitation, remodeling, renovation, and repair of housing units without regard to civil service law. (SD1)

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

JOSH GREEN, M.D.
GOVERNOR

HAKIM OUANSAFI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
HONOLULU, HAWAII 96817

IN REPLY, PLEASE REFER TO:

Before the
SENATE COMMITTEE ON HOUSING

Thursday,
1:00 PM – Room 225, Hawaii State Capitol

In consideration of
SB 340
RELATING TO HOUSING

Honorable Chair Chang and members of the Senate Committee on Housing, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 340, relating to housing.

The Hawaii Public Housing Authority (HPHA) **supports** the enactment of SB 340, with amendments, which appropriates funds to the HPHA for the rehabilitation of housing units.

The HPHA's mission is to provide Hawaii's residents with adequate and affordable housing, economic opportunity, and suitable living environments that are free from discrimination through both its public housing and rental assistance programs. The HPHA serves our state's most disadvantaged populations, including families earning less than thirty percent of the Area Median Income (AMI), the disabled, and the elderly.

Given the age of our housing inventory, the HPHA is currently facing a capital needs backlog upwards of approximately $800,000,000. With multiple properties constructed over 50 years ago, additional funding is crucially needed to keep public housing units safe, decent and sanitary. As you may know, the HPHA is approximately 90% federally funded and only occupied units allow HPHA to receive federal subsidies to house our most disadvantaged families earning 15% Area Median Income (AMI) or less.

Approximately 350-500 units become available for new families every year. Unit rehabilitation and modernization work includes but is not limited to lead abatement, electrical infrastructure upgrades, plumbing replacements and upgrades, roof replacements, spall repair, painting, unit modernization, reasonable accommodations, and other federally-mandated improvements and retrofitting of units to ensure compliance with the Americans with Disabilities Act.

The HPHA would like to humbly request the following amendments:

1. To authorize the HPHA to contract out the repair and maintenance of these units without regard to civil service.
    a. This is because repair and maintenance work is traditionally done by civil servants, and this exemption will allow the HPHA to contract out this work to multiple contractors to have this work done in a more timely manner with a sunset of June 30, 2025; and

2. To clearly authorize the HPHA to expend the funds:

SECTION 1. There is appropriated out of the general revenues of the State of Hawaii the sum of $ or so much thereof as may be necessary for fiscal year 2023-2024 and the same sum or so much thereof as may be necessary for fiscal year 2024-2025 for the Hawaii public housing authority to rehabilitate, remodel, renovate, and repair housing units <u>without regard to Chapter 76, Hawaii Revised Statutes from July 1, 2023, to June 30, 2025.</u>

The sums appropriated shall be expended by the [~~department of human services~~] <u>Hawaii public housing authority</u> for the purposes of this Act.

The HPHA appreciates the opportunity to provide the Committee with its testimony regarding SB 340. We thank you very much for your dedicated and continued support.

JOSH GREEN, M.D.
GOVERNOR

HAKIM OUANSAFI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
HONOLULU, HAWAII 96817

IN REPLY, PLEASE REFER TO:

Statement of
Hakim Ouansafi, Executive Director
Hawaii Public Housing Authority

Before the
SENATE COMMITTEE ON WAYS AND MEANS

Wednesday,
10:00 AM – Room 211, Hawaii State Capitol

In consideration of
SB 340, SD1
RELATING TO HOUSING

Honorable Chair Dela Cruz and members of the Committee on Ways and Means, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 340, SD1, relating to housing.

The Hawaii Public Housing Authority (HPHA) **supports** the enactment of SB 340, SD1, which appropriates funds to the HPHA for the rehabilitation, remodeling, renovation, and repair of housing units.

The HPHA's mission is to provide Hawaii's residents with adequate and affordable housing, economic opportunity, and suitable living environments that are free from discrimination through both its public housing and rental assistance programs. The HPHA serves our state's most disadvantaged populations, including families earning less than thirty percent of the Area Median Income (AMI), the disabled, and the elderly.

Given the age of our housing inventory, the . With multiple properties constructed over 50 years ago, additional funding is crucially needed to keep public housing units safe, decent and sanitary. As you may know, the HPHA is approximately 90% federally funded and only occupied

units allow HPHA to receive federal subsidies to house our most disadvantaged families earning 15% Area Median Income (AMI) or less.

Approximately 350-500 units become available for new families every year. Unit rehabilitation and modernization work includes but is not limited to lead abatement, electrical infrastructure upgrades, plumbing replacements and upgrades, roof replacements, spall repair, painting, unit modernization, reasonable accommodations, and other federally-mandated improvements and retrofitting of units to ensure compliance with the Americans with Disabilities Act.

The HPHA appreciates the opportunity to provide the Committee with its testimony regarding SB 340, SD1. We thank you very much for your dedicated and continued support.

Attachment K

JOSH GREEN, M.D.
GOVERNOR

HAKIM OUANSAFI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
HONOLULU, HAWAII 96817

IN REPLY, PLEASE REFER TO:

Statement of
Hakim Ouansafi, Executive Director
Hawaii Public Housing Authority

Before the
HOUSE COMMITTEE ON HOUSING

Friday,
9:30 a.m. – Room 312, Hawaii State Capitol

In consideration of
SB 340, SD2
RELATING TO HOUSING

Honorable Chair Hashimoto and members of the House Committee on Housing, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 340, SD2, relating to housing.

The Hawaii Public Housing Authority (HPHA) **supports** the enactment of SB 340, SD2, which appropriates funds to the HPHA for the rehabilitation, remodeling, renovation, and repair of housing units without regard to civil service law.

The HPHA's mission is to provide Hawaii's residents with adequate and affordable housing, economic opportunity, and suitable living environments that are free from discrimination through both its public housing and rental assistance programs. The HPHA serves our state's most disadvantaged populations, including families earning less than thirty percent of the Area Median Income (AMI), the disabled, and the elderly.

Given the age of our housing inventory, the With multiple properties constructed over 50 years ago, additional funding is crucially needed to keep public housing units safe, decent and sanitary. As you may know, the HPHA is approximately 90% federally funded and only occupied

units allow HPHA to receive federal subsidies to house our most disadvantaged families earning 15% Area Median Income (AMI) or less.

Approximately 500 units become available for new families every year. Unit rehabilitation and modernization work includes but is not limited to lead abatement, electrical infrastructure upgrades, plumbing replacements and upgrades, roof replacements, spall repair, painting, unit modernization, reasonable accommodations, and other federally-mandated improvements and retrofitting of units to ensure compliance with the Americans with Disabilities Act.

The HPHA appreciates the opportunity to provide the Committee with its testimony regarding SB 340, SD2. We thank you very much for your dedicated and continued support.

THE SENATE
THIRTY-SECOND LEGISLATURE, 2023
STATE OF HAWAII

S.B. NO. 936

A BILL FOR AN ACT

RELATING TO HOUSING.

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

SECTION 1. The legislature finds that the State continues to struggle with an enormous supply gap of affordable housing stock. Dwelling units owned by the State have a capital improvement backlog upwards of $800,000,000. Undertaking the redevelopment of these state property assets would allow the State to:

(1) Rehabilitate functionally obsolete units;

(2) Eliminate the expensive repair and maintenance expenses required to maintain these units;

(3) Contribute to the legislature's priority to grow a sustainable economy by engendering improvements on public lands;

(4) Foster an improved living environment, particularly for elderly and disabled populations;

(5) Provide access to permanent housing for the homeless population; and

(6) Expand the existing supply of affordable and low-income housing in the State to urgently address the affordable housing crisis.

According to the Hawaii public housing authority, these proposed housing units will be integrated into mixed-income, mixed-use communities. Not only does this integration provide greater housing stability to local families struggling to get by, but it also benefits the overall social fabric of neighborhoods. By reducing poverty-

concentration statewide, low-income households are empowered through easier access to better schools, healthcare, and job opportunities.

The legislature further finds that the United States Department of Housing and Urban Development encourages the development of affordable housing through multiple programs, making state-owned development projects more user-friendly to the private sector. Because state-owned development projects are located on parcels already owned by the state, it excludes the cost of land from the development cost equation, creating an attractive incentive for private developers to partner with the state to develop and redevelop state-owned projects. This incentive better positions public housing agencies to access the private capital and financing necessary to revitalize state-owned development projects, deliver more affordable housing to satisfy current demand, and benefit the most disadvantaged residents of the state. More importantly, this also allows the state to ensure that every new affordable housing unit that is built will remain affordable in perpetuity.

The legislature additionally finds that there is a nationwide precedence for states to prioritize the allocation of federal housing incentives to government agencies. Many housing finance agencies give priority, provide set-asides, and award nine and four per cent low-income housing tax credits to state-owned development projects. For example, the Alaska housing finance agency has allocated all the state's nine per cent low-income housing tax credits to its public housing agency for a prioritized redevelopment project in Anchorage.

Leveraging capital resources through public-private partnerships, transit-oriented development incentives, and underutilized state assets creates an exceptional opportunity to deliver desperately needed

affordable housing to the State and to create more livable, vibrant, and integrated communities for the health and well-being of residents and taxpayers that can be enjoyed for generations to come.

Accordingly, the purpose of this Act is to require the Hawaii housing finance and development corporation to prioritize the allocation of low-income housing tax credits to state-owned development projects.

SECTION 2. Section 201H-15, Hawaii Revised Statutes, is amended by amending subsection (a) to read as follows:

"(a) The corporation is designated as a state housing credit agency to carry out section 42(h) (with respect to limitation on aggregate credit allowable with respect to a project located in a state) of the Internal Revenue Code of 1986, as amended. As a state housing credit agency, the corporation shall [~~determine~~]:

(1) Determine the eligibility basis for a qualified low-income building[~~, make~~];

(2) Make the allocation of housing credit dollar amounts within the State[~~, and determine~~]; provided t

The corporation shall file any certifications and annual reports required by section 42 (with respect to low-income housing credit) of the Internal Revenue Code of 1986, as amended."

SECTION 3. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

SECTION 4. This Act shall take effect upon its approval.

INTRODUCED BY: _____

THE SENATE
THIRTY-SECOND LEGISLATURE, 2024
STATE OF HAWAII

S.B. NO. 2068 S.D. 1

A BILL FOR AN ACT

RELATING TO HOUSING.

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

SECTION 1. In accordance with section 9 of article VII of the Hawaii State Constitution and sections 37-91 and 37-93, Hawaii Revised Statutes, the legislature has determined that the appropriations contained in Act 164, Regular Session of 2023, and this Act will cause the state general fund expenditure ceiling for fiscal year 2024-2025 to be exceeded by $ or per cent. This current declaration takes into account general fund appropriations authorized for fiscal year 2024-2025 in Act 164, Regular Session of 2023, and this Act only. The reasons for exceeding the general fund expenditure ceiling are that:

(1) The appropriation made in this Act is necessary to serve the public interest; and

(2) The appropriation made in this Act meets the needs addressed by this Act.

SECTION 2. There is appropriated out of the general revenues of the State of Hawaii the sum of $10,500,000 or so much thereof as may be

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

SECTION 3. This Act shall take effect on July 1, 2024.

Report Title:
Hawaii Public Housing Authority; Rehabilitation; Housing Units; Expenditure Ceilings; Appropriation

Description:
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)

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

Attachment N

HUD DASHBOARD
(PROVIDES HUD FACTS & FIGURES FOR HPHA - H1901)

https://app.powerbigov.us/view?r=eyJrIjoiM2Y2OTQ2MTAtODVkNC00YmM2LThhOWEtZWY4MGU5YWFmZDFmIiwidCI6IjYxNTUyNGM1LTIyZTktNGJjZC1hODkzLTExODBhNTNmYzdiMiJ9

My written testimony makes reference to Attachment N-1, N-2, N-3, etc. - refer to the circled number at the top right corner of each document.

Housing Choice Voucher - Summary Page

Summary Page:
This page defaults to a national view. Please select the State and Public Housing Authority you are interested in viewing using the dropdown menus below. The data will adjust based on your selection.

Data is current as of December 2024.

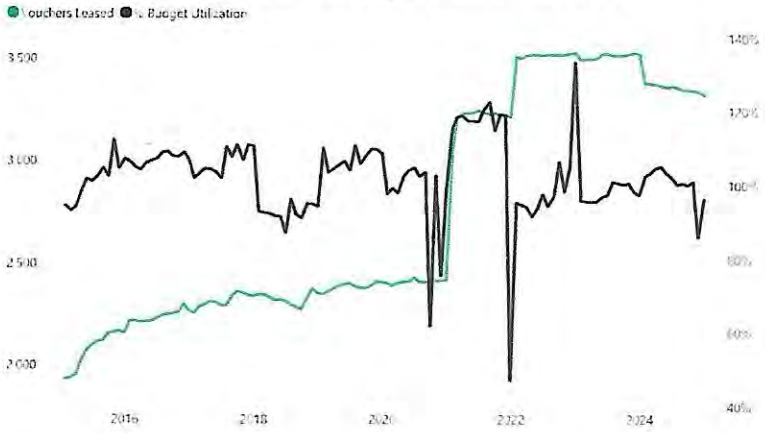
Select a State: HI | Select a Public Housing Authority: HI901 - Hawaii Public Housing Authority | MTW?: All | Clear All Filters:

Budget & Leasing Overview:

Current Reported Leasing	2024 YTD Spending as a Percentage of Annual Budget Authority
3,321	100.27%

Average Per Unit Cost *
$1,391.60

Vouchers Leased and Budget Utilization since 2015



2024 YTD HAP Expenditures vs 2024 YTD Budget Authority (BA)

HCV Total Reserves as of 12/31/2023 *
$140,120

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2024 YTD HAP EXPENDITURES VS 2024 YTD BUDGET AUTHORITY (BA)

HAP	BA
$57,990,748	$57,834,848

VOUCHERS LEASED AND BUDGET UTILIZATION SINCE 2015

MonthDate	Vouchers Leased	% Budget Utilization
Friday, June 30, 2023	3,526	97.42%
Monday, July 31, 2023	3,515	100.99%
Thursday, August 31, 2023	3,515	100.64%
Saturday, September 30, 2023	3,514	100.17%
Tuesday, October 31, 2023	3,522	100.60%
Thursday, November 30, 2023	3,527	98.35%
Sunday, December 31, 2023	3,521	97.38%
Wednesday, January 31, 2024	3,380	102.47%
Thursday, February 29, 2024	3,375	103.21%
Sunday, March 31, 2024	3,373	104.57%
Tuesday, April 30, 2024	3,367	105.22%
Friday, May 31, 2024	3,359	103.39%
Sunday, June 30, 2024	3,363	102.09%
Wednesday, July 31, 2024	3,359	100.22%
Saturday, August 31, 2024	3,346	100.54%
Monday, September 30, 2024	3,346	100.01%
Thursday, October 31, 2024	3,341	100.88%
Saturday, November 30, 2024	3,340	85.93%
Tuesday, December 31, 2024	3,321	96.40%

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VOUCHERS LEASED AND BUDGET UTILIZATION SINCE 2015

MonthDate	Vouchers Leased	% Budget Utilization
Friday, December 31, 2021	3,212	47.00%
Monday, January 31, 2022	3,508	95.34%
Monday, February 28, 2022	3,501	94.79%
Thursday, March 31, 2022	3,515	94.25%
Saturday, April 30, 2022	3,518	91.57%
Tuesday, May 31, 2022	3,517	93.76%
Thursday, June 30, 2022	3,516	97.55%
Sunday, July 31, 2022	3,519	94.45%
Wednesday, August 31, 2022	3,517	97.12%
Friday, September 30, 2022	3,520	106.29%
Monday, October 31, 2022	3,520	98.27%
Wednesday, November 30, 2022	3,524	104.85%
Saturday, December 31, 2022	3,529	133.40%
Tuesday, January 31, 2023	3,493	95.93%
Tuesday, February 28, 2023	3,498	95.60%
Friday, March 31, 2023	3,497	95.55%
Sunday, April 30, 2023	3,501	95.62%
Wednesday, May 31, 2023	3,521	96.97%
Friday, June 30, 2023	3,526	97.42%

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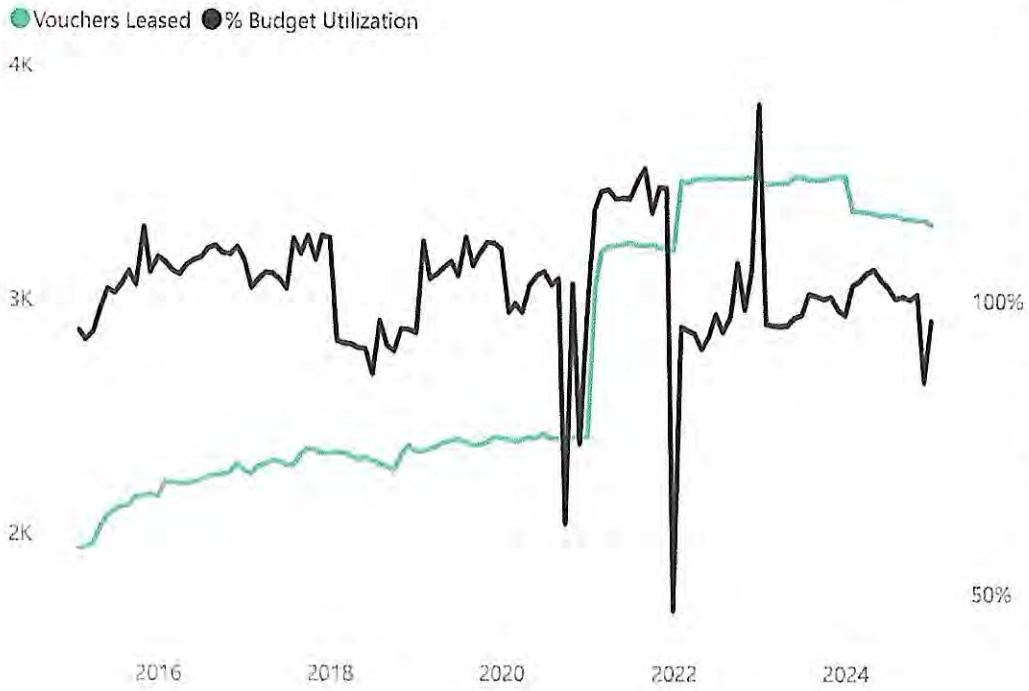
VOUCHERS LEASED AND BUDGET UTILIZATION SINCE 2015



MonthDate	Vouchers Leased	% Budget Utilization
Tuesday, June 30, 2020	2,428	104.83%
Friday, July 31, 2020	2,409	102.56%
Monday, August 31, 2020	2,408	103.60%
Wednesday, September 30, 2020	2,414	61.86%
Saturday, October 31, 2020	2,414	102.67%
Monday, November 30, 2020	2,417	75.57%
Thursday, December 31, 2020	2,416	99.17%
Sunday, January 31, 2021	3,044	115.49%
Sunday, February 28, 2021	3,205	118.53%
Wednesday, March 31, 2021	3,227	118.84%
Friday, April 30, 2021	3,231	117.33%
Monday, May 31, 2021	3,235	117.44%
Wednesday, June 30, 2021	3,245	117.31%
Saturday, July 31, 2021	3,233	120.44%
Tuesday, August 31, 2021	3,229	122.44%
Thursday, September 30, 2021	3,232	114.83%
Sunday, October 31, 2021	3,223	119.20%
Tuesday, November 30, 2021	3,219	119.07%
Friday, December 31, 2021	3,212	47.00%

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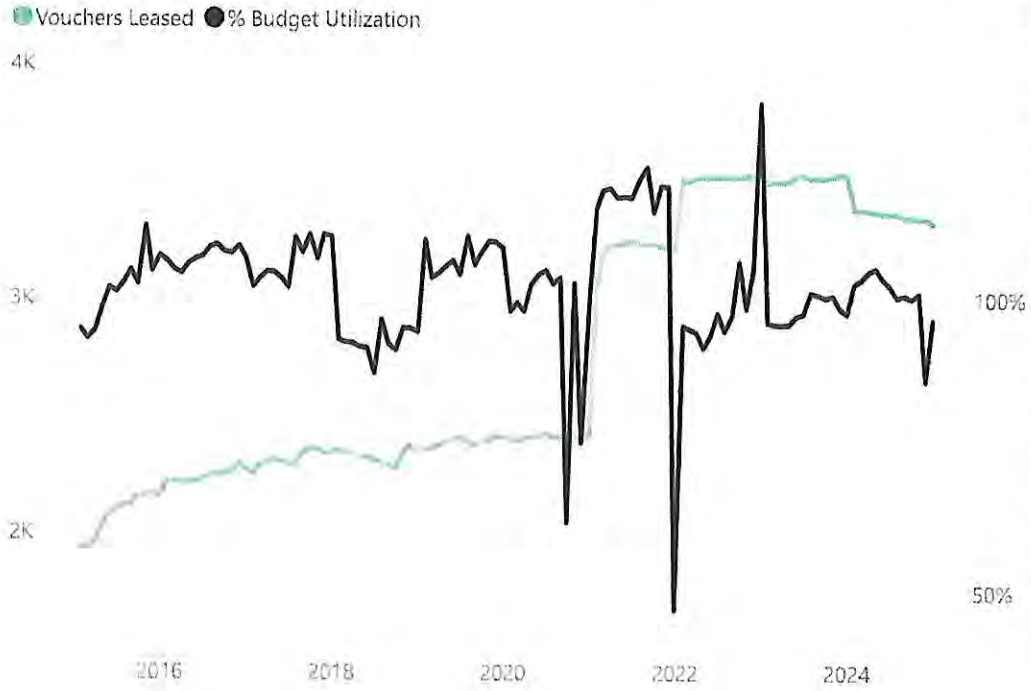
VOUCHERS LEASED AND BUDGET UTILIZATION SINCE 2015



MonthDate	Vouchers Leased	% Budget Utilization
Monday, December 31, 2018	2,355	94.36%
Thursday, January 31, 2019	2,351	109.96%
Thursday, February 28, 2019	2,363	103.61%
Sunday, March 31, 2019	2,375	104.40%
Tuesday, April 30, 2019	2,392	105.50%
Friday, May 31, 2019	2,397	106.56%
Sunday, June 30, 2019	2,405	104.14%
Wednesday, July 31, 2019	2,389	110.71%
Saturday, August 31, 2019	2,381	105.78%
Monday, September 30, 2019	2,379	107.92%
Thursday, October 31, 2019	2,390	109.82%
Saturday, November 30, 2019	2,413	109.63%
Tuesday, December 31, 2019	2,408	108.64%
Friday, January 31, 2020	2,404	97.82%
Saturday, February 29, 2020	2,393	99.30%
Tuesday, March 31, 2020	2,403	97.87%
Thursday, April 30, 2020	2,411	102.50%
Sunday, May 31, 2020	2,410	104.17%
Tuesday, June 30, 2020	2,428	104.83%

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VOUCHERS LEASED AND BUDGET UTILIZATION SINCE 2015

MonthDate	Vouchers Leased	% Budget Utilization
Friday, June 30, 2017	2,294	101.95%
Monday, July 31, 2017	2,294	110.43%
Thursday, August 31, 2017	2,339	107.82%
Saturday, September 30, 2017	2,363	110.93%
Tuesday, October 31, 2017	2,356	106.83%
Thursday, November 30, 2017	2,343	110.91%
Sunday, December 31, 2017	2,341	110.61%
Wednesday, January 31, 2018	2,348	92.99%
Wednesday, February 28, 2018	2,347	92.64%
Saturday, March 31, 2018	2,335	92.47%
Monday, April 30, 2018	2,319	91.79%
Thursday, May 31, 2018	2,323	91.63%
Saturday, June 30, 2018	2,315	87.32%
Tuesday, July 31, 2018	2,298	96.44%
Friday, August 31, 2018	2,286	92.22%
Sunday, September 30, 2018	2,274	91.22%
Wednesday, October 31, 2018	2,335	95.07%
Friday, November 30, 2018	2,375	95.00%
Monday, December 31, 2018	2,355	94.36%

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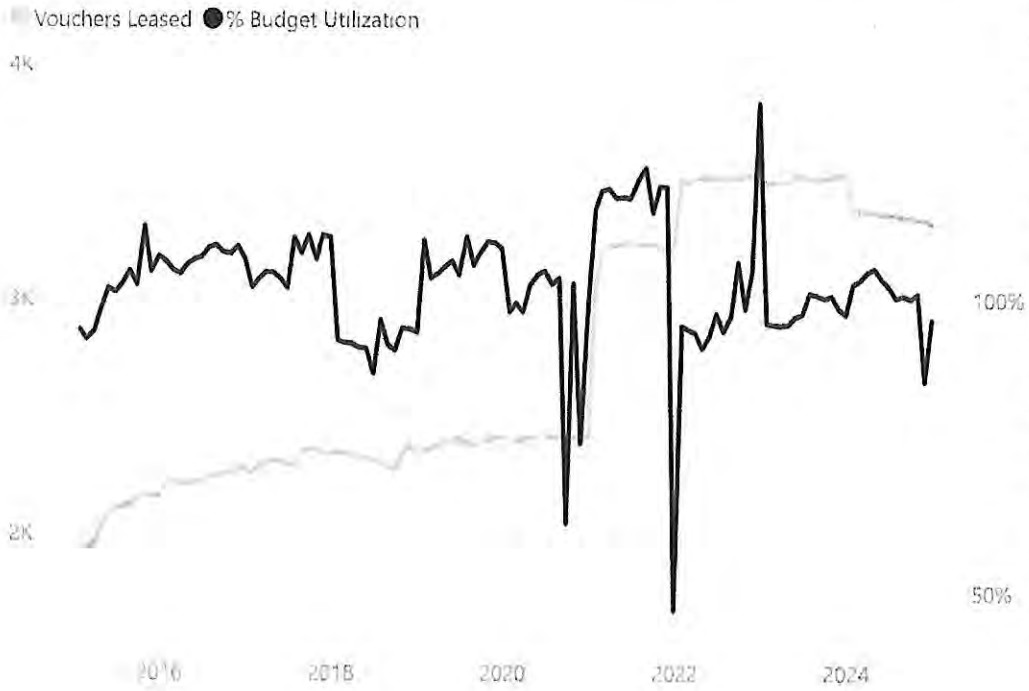
VOUCHERS LEASED AND BUDGET UTILIZATION SINCE 2015



MonthDate	Vouchers Leased	% Budget Utilization
Thursday, December 31, 2015	2,159	107.28%
Sunday, January 31, 2016	2,217	106.40%
Monday, February 29, 2016	2,219	104.96%
Thursday, March 31, 2016	2,213	104.26%
Saturday, April 30, 2016	2,215	105.99%
Tuesday, May 31, 2016	2,219	106.74%
Thursday, June 30, 2016	2,229	107.16%
Sunday, July 31, 2016	2,244	108.74%
Wednesday, August 31, 2016	2,250	109.19%
Friday, September 30, 2016	2,252	107.99%
Monday, October 31, 2016	2,261	107.77%
Wednesday, November 30, 2016	2,299	108.93%
Saturday, December 31, 2016	2,269	106.79%
Tuesday, January 31, 2017	2,256	102.00%
Tuesday, February 28, 2017	2,287	103.37%
Friday, March 31, 2017	2,298	104.66%
Sunday, April 30, 2017	2,313	104.47%
Wednesday, May 31, 2017	2,309	103.52%
Friday, June 30, 2017	2,294	101.95%

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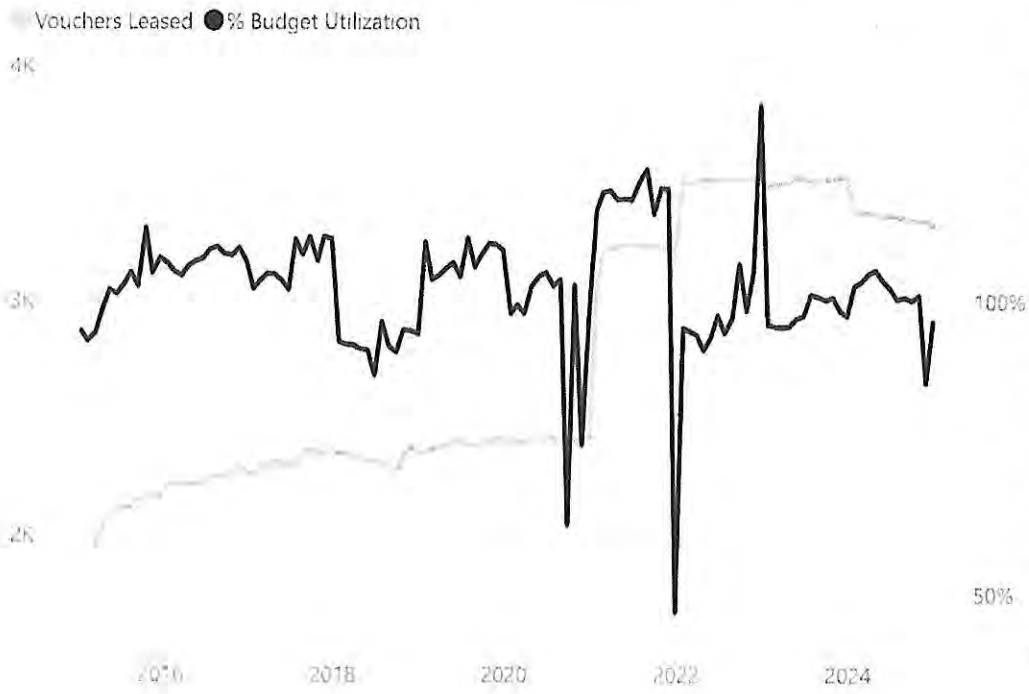
VOUCHERS LEASED AND BUDGET UTILIZATION SINCE 2015



MonthDate	Vouchers Leased	% Budget Utilization
Saturday, January 31, 2015	1,933	94.68%
Saturday, February 28, 2015	1,940	93.18%
Tuesday, March 31, 2015	1,956	94.52%
Thursday, April 30, 2015	2,027	98.60%
Sunday, May 31, 2015	2,073	101.83%
Tuesday, June 30, 2015	2,098	101.15%
Friday, July 31, 2015	2,116	102.66%
Monday, August 31, 2015	2,119	104.79%
Wednesday, September 30, 2015	2,156	102.43%
Saturday, October 31, 2015	2,160	112.36%
Monday, November 30, 2015	2,167	104.67%
Thursday, December 31, 2015	2,159	107.28%
Sunday, January 31, 2016	2,217	106.40%
Monday, February 29, 2016	2,219	104.96%
Thursday, March 31, 2016	2,213	104.26%
Saturday, April 30, 2016	2,215	105.99%
Tuesday, May 31, 2016	2,219	106.74%
Thursday, June 30, 2016	2,229	107.16%
Sunday, July 31, 2016	2,244	108.74%

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Housing Choice Voucher - Budget & Reserves

Select a State: HI

Select a Public Housing Authority: HI901 - Hawaii Public Housing Authority

MTW?: All

Clear All Filters:

Data is current as of December 2024.

2024 Total Budget Authority for HCV Program	HCV Total Reserves as of 12/31/23	Reserves % of BA
$57,834,843	$140,120	0.24%

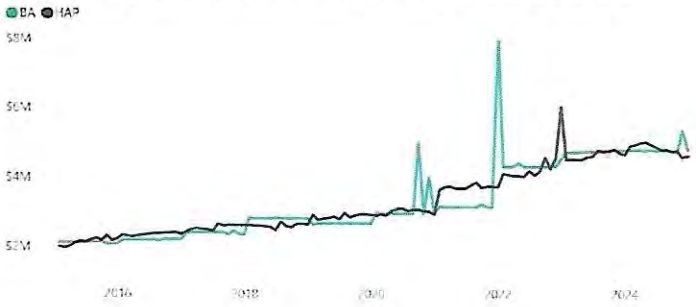
HUD recommends a PHA aim to end the year with no more than the following reserve levels: 4% for PHAs with 500+ units, 6% for PHAs with 250-499 units, and 12% for PHAs under 250 units.

Total Reserves | % Reserves *

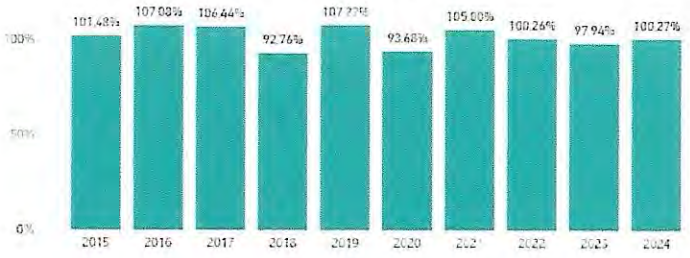
Top 20 Public Housing Authorities Based on HCV Total Reserves

PHA Code	PHA Name	Total 2024 Budget Authority (BA)	HCV Total Reserves	% Budget Authority	Reserves %
HI901	Hawaii Public Housing Authority	$57,834,843	$140,120	100.27%	0.24%

Housing Assistance Payments Compared to Budget Authority since 2015



Budget Utilization Spent Year over Year



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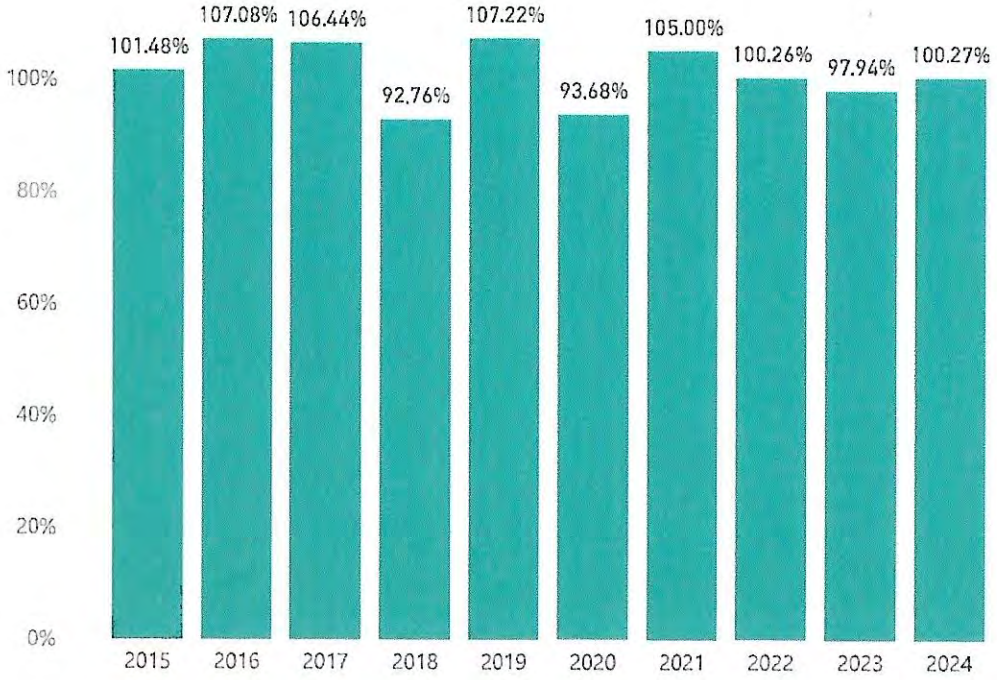
BUDGET UTILIZATION SPENT YEAR OVER YEAR



Year	% Budget Utilization Measure
2015	101.48%
2016	107.08%
2017	106.44%
2018	92.76%
2019	107.22%
2020	93.68%
2021	105.00%
2022	100.26%
2023	97.94%
2024	100.27%

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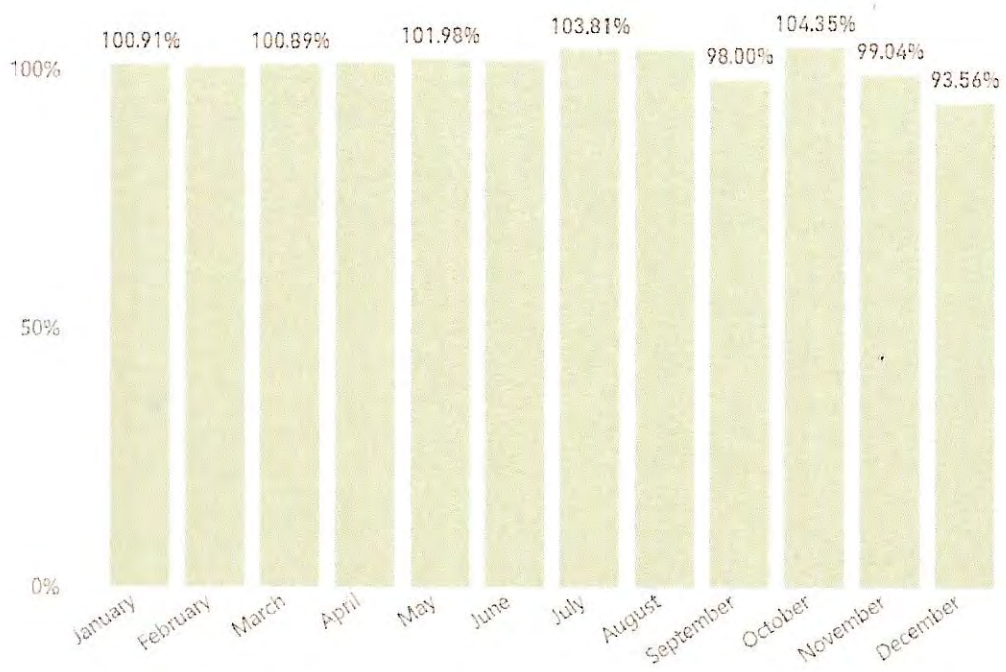
BUDGET UTILIZATION SPENT YEAR OVER YEAR



Month	% Budget Utilization Measure
January	100.91%
February	100.68%
March	100.89%
April	101.29%
May	101.98%
June	101.68%
July	103.81%
August	103.65%
September	98.00%
October	104.35%
November	99.04%
December	93.56%

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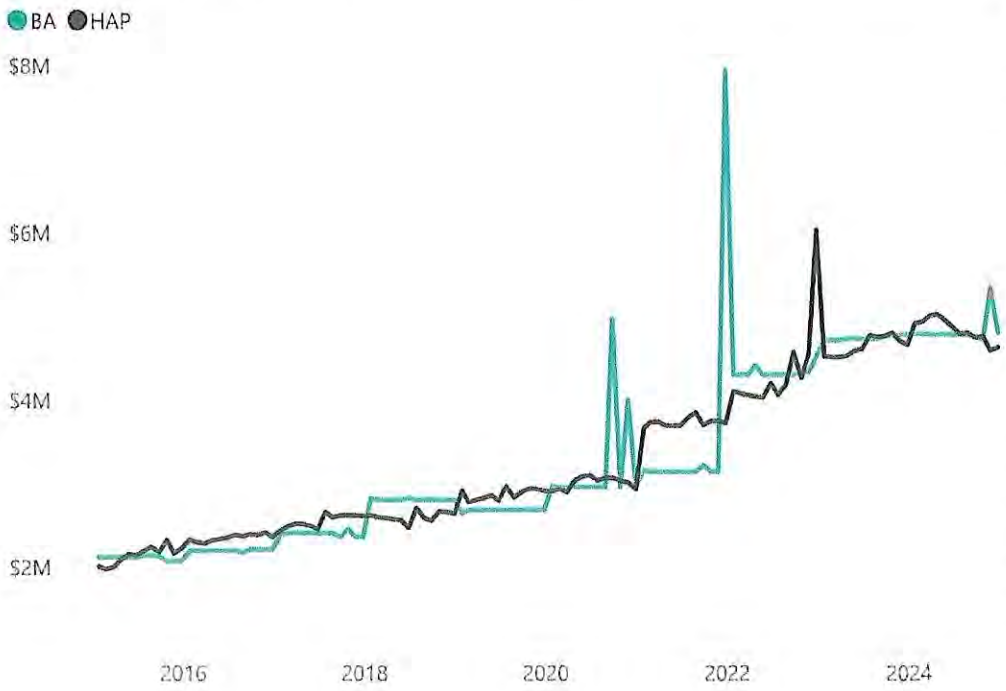
HOUSING ASSISTANCE PAYMENTS COMPARED TO BUDGET AUTHORITY SINCE 2015



MonthDate	BA	HAP
Friday, June 30, 2023	$4,724,816	$4,602,981
Monday, July 31, 2023	$4,724,816	$4,771,388
Thursday, August 31, 2023	$4,724,816	$4,754,983
Saturday, September 30, 2023	$4,750,418	$4,758,458
Tuesday, October 31, 2023	$4,770,195	$4,799,029
Thursday, November 30, 2023	$4,779,483	$4,700,666
Sunday, December 31, 2023	$4,779,483	$4,654,048
Wednesday, January 31, 2024	$4,792,046	$4,910,268
Thursday, February 29, 2024	$4,782,859	$4,936,301
Sunday, March 31, 2024	$4,782,859	$5,001,460
Tuesday, April 30, 2024	$4,772,962	$5,022,167
Friday, May 31, 2024	$4,784,161	$4,946,118
Sunday, June 30, 2024	$4,772,962	$4,872,663
Wednesday, July 31, 2024	$4,772,962	$4,783,226
Saturday, August 31, 2024	$4,772,962	$4,798,785
Monday, September 30, 2024	$4,747,360	$4,747,784
Thursday, October 31, 2024	$4,721,563	$4,763,203
Saturday, November 30, 2024	$5,335,117	$4,584,465
Tuesday, December 31, 2024	$4,797,035	$4,624,308

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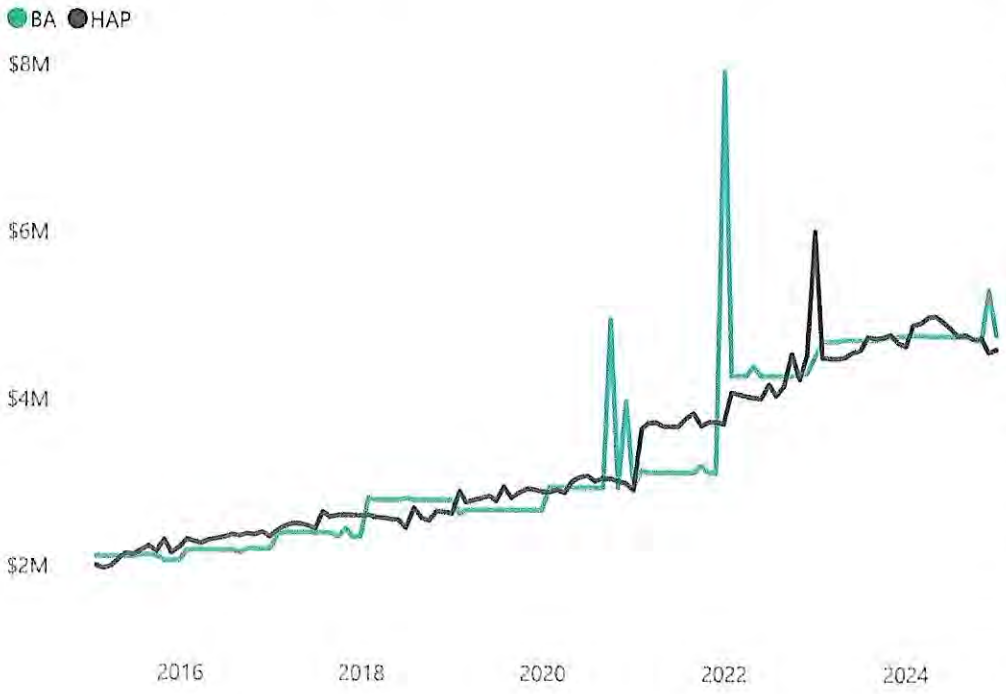
HOUSING ASSISTANCE PAYMENTS COMPARED TO BUDGET AUTHORITY SINCE 2015



MonthDate	BA	HAP
Friday, December 31, 2021	$7,927,909	$3,725,851
Monday, January 31, 2022	$4,299,418	$4,099,244
Monday, February 28, 2022	$4,298,123	$4,074,367
Thursday, March 31, 2022	$4,298,123	$4,050,772
Saturday, April 30, 2022	$4,405,258	$4,033,839
Tuesday, May 31, 2022	$4,296,829	$4,028,864
Thursday, June 30, 2022	$4,296,829	$4,191,632
Sunday, July 31, 2022	$4,296,829	$4,058,262
Wednesday, August 31, 2022	$4,295,534	$4,171,866
Friday, September 30, 2022	$4,295,534	$4,565,794
Monday, October 31, 2022	$4,330,802	$4,255,915
Wednesday, November 30, 2022	$4,330,802	$4,540,804
Saturday, December 31, 2022	$4,516,282	$6,024,659
Tuesday, January 31, 2023	$4,705,732	$4,514,040
Tuesday, February 28, 2023	$4,714,919	$4,507,374
Friday, March 31, 2023	$4,714,919	$4,505,074
Sunday, April 30, 2023	$4,724,816	$4,517,780
Wednesday, May 31, 2023	$4,724,816	$4,581,858
Friday, June 30, 2023	$4,724,816	$4,602,981

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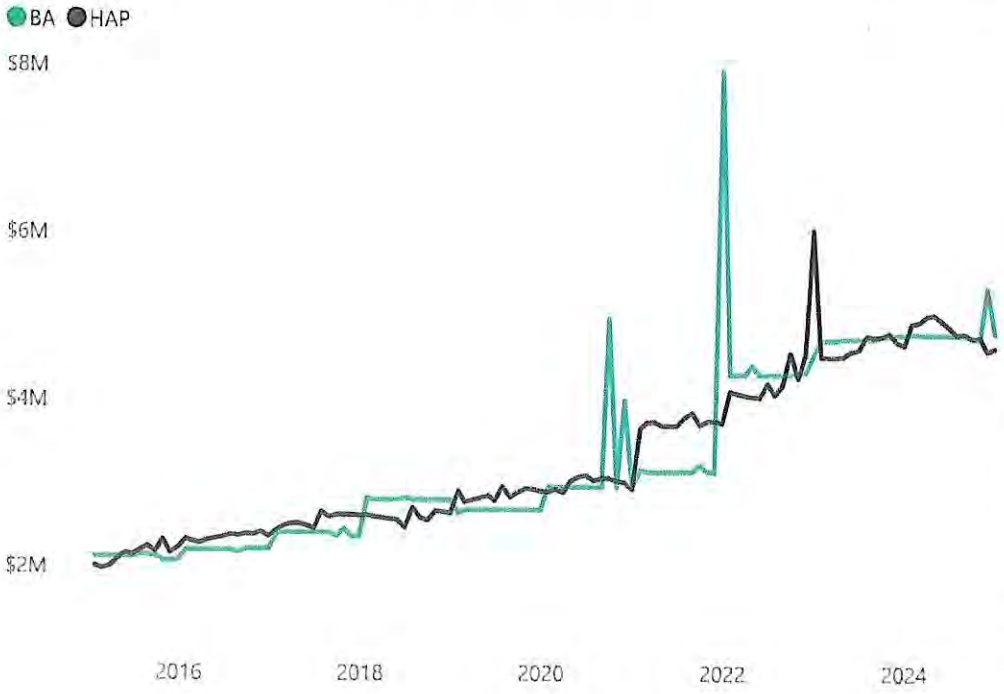
HOUSING ASSISTANCE PAYMENTS COMPARED TO BUDGET AUTHORITY SINCE 2015



MonthDate	BA	HAP
Tuesday, June 30, 2020	$2,960,516	$3,103,575
Friday, July 31, 2020	$2,960,516	$3,036,446
Monday, August 31, 2020	$2,960,516	$3,067,238
Wednesday, September 30, 2020	$4,960,516	$3,068,734
Saturday, October 31, 2020	$2,960,516	$3,039,654
Monday, November 30, 2020	$3,992,348	$3,016,979
Thursday, December 31, 2020	$2,961,739	$2,937,086
Sunday, January 31, 2021	$3,166,772	$3,657,151
Sunday, February 28, 2021	$3,144,470	$3,727,141
Wednesday, March 31, 2021	$3,143,356	$3,735,667
Friday, April 30, 2021	$3,143,356	$3,688,093
Monday, May 31, 2021	$3,143,427	$3,691,644
Wednesday, June 30, 2021	$3,143,427	$3,687,684
Saturday, July 31, 2021	$3,143,427	$3,785,797
Tuesday, August 31, 2021	$3,144,722	$3,850,409
Thursday, September 30, 2021	$3,223,754	$3,701,784
Sunday, October 31, 2021	$3,144,722	$3,748,537
Tuesday, November 30, 2021	$3,143,499	$3,743,025
Friday, December 31, 2021	$7,927,909	$3,725,851

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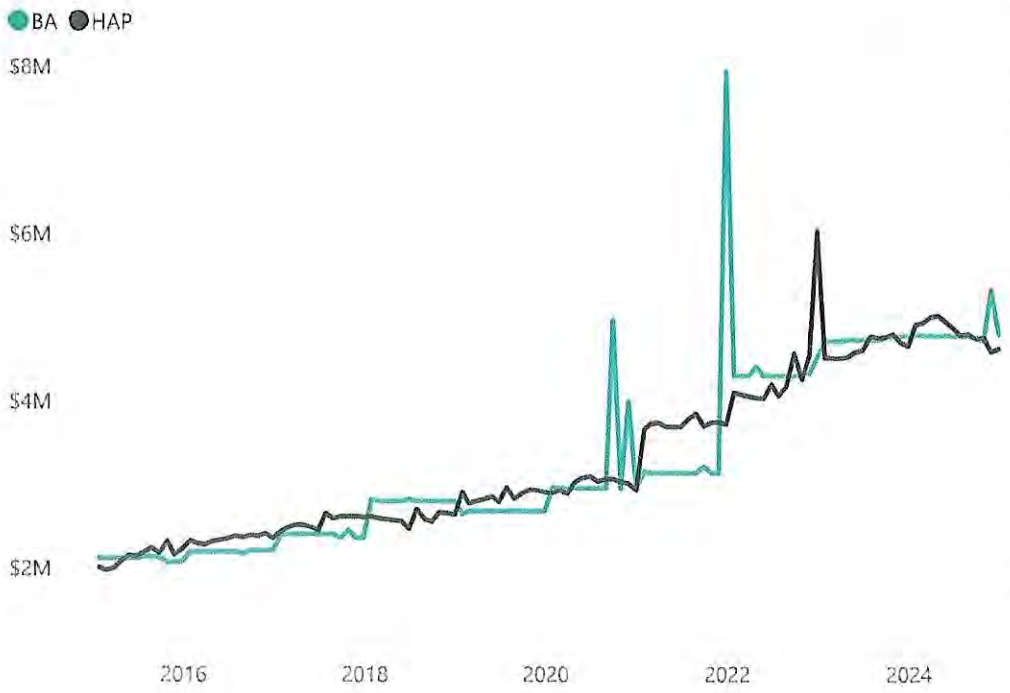
HOUSING ASSISTANCE PAYMENTS COMPARED TO BUDGET AUTHORITY SINCE 2015



MonthDate	BA	HAP
Monday, December 31, 2018	$2,805,755	$2,647,647
Thursday, January 31, 2019	$2,648,969	$2,912,769
Thursday, February 28, 2019	$2,682,012	$2,778,792
Sunday, March 31, 2019	$2,682,012	$2,799,906
Tuesday, April 30, 2019	$2,682,012	$2,829,560
Friday, May 31, 2019	$2,682,012	$2,857,890
Sunday, June 30, 2019	$2,682,012	$2,792,960
Wednesday, July 31, 2019	$2,682,012	$2,969,266
Saturday, August 31, 2019	$2,682,012	$2,837,151
Monday, September 30, 2019	$2,682,012	$2,894,388
Thursday, October 31, 2019	$2,682,012	$2,945,298
Saturday, November 30, 2019	$2,682,012	$2,940,218
Tuesday, December 31, 2019	$2,682,012	$2,913,761
Friday, January 31, 2020	$2,967,625	$2,902,836
Saturday, February 29, 2020	$2,958,179	$2,937,364
Tuesday, March 31, 2020	$2,959,293	$2,896,156
Thursday, April 30, 2020	$2,959,293	$3,033,422
Sunday, May 31, 2020	$2,961,222	$3,084,678
Tuesday, June 30, 2020	$2,960,516	$3,103,575

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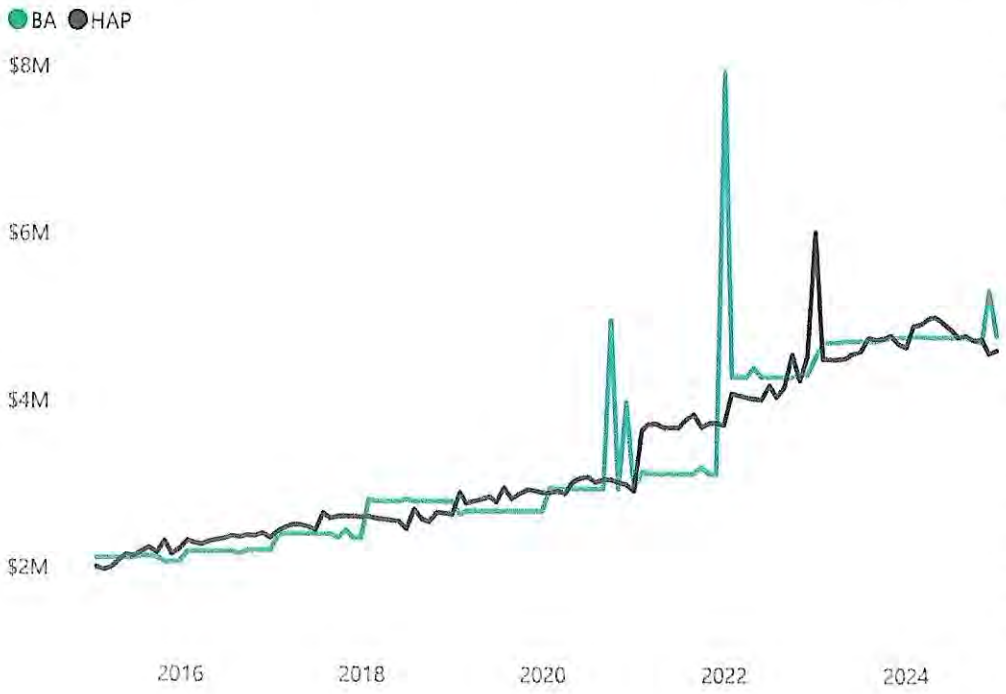
HOUSING ASSISTANCE PAYMENTS COMPARED TO BUDGET AUTHORITY SINCE 2015



MonthDate	BA	HAP
Friday, June 30, 2017	$2,410,485	$2,457,568
Monday, July 31, 2017	$2,410,485	$2,661,951
Thursday, August 31, 2017	$2,410,485	$2,599,039
Saturday, September 30, 2017	$2,365,569	$2,624,012
Tuesday, October 31, 2017	$2,454,813	$2,622,478
Thursday, November 30, 2017	$2,365,569	$2,623,593
Sunday, December 31, 2017	$2,365,569	$2,616,547
Wednesday, January 31, 2018	$2,821,513	$2,623,618
Wednesday, February 28, 2018	$2,805,755	$2,599,270
Saturday, March 31, 2018	$2,805,755	$2,594,409
Monday, April 30, 2018	$2,805,755	$2,575,525
Thursday, May 31, 2018	$2,805,755	$2,570,811
Saturday, June 30, 2018	$2,830,174	$2,471,266
Tuesday, July 31, 2018	$2,805,755	$2,705,959
Friday, August 31, 2018	$2,805,755	$2,587,505
Sunday, September 30, 2018	$2,805,755	$2,559,297
Wednesday, October 31, 2018	$2,805,755	$2,667,340
Friday, November 30, 2018	$2,805,755	$2,665,572
Monday, December 31, 2018	$2,805,755	$2,647,647

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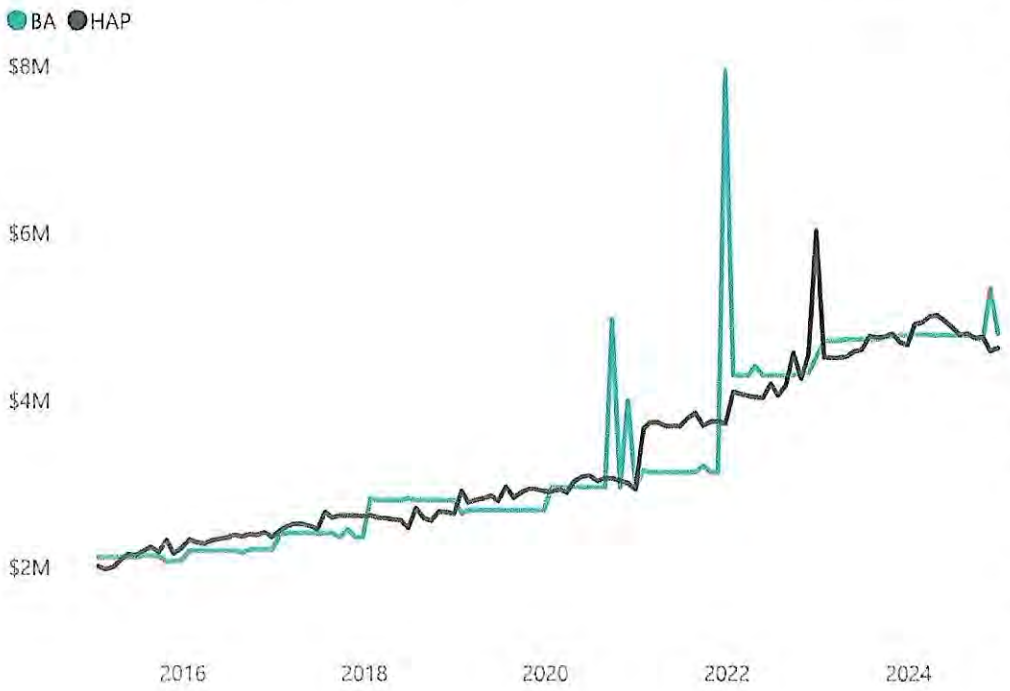
< Back to report

HOUSING ASSISTANCE PAYMENTS COMPARED TO BUDGET AUTHORITY SINCE 2015



MonthDate	BA	HAP
Thursday, December 31, 2015	$2,079,015	$2,230,371
Sunday, January 31, 2016	$2,194,712	$2,335,150
Monday, February 29, 2016	$2,194,712	$2,303,614
Thursday, March 31, 2016	$2,194,712	$2,288,099
Saturday, April 30, 2016	$2,194,712	$2,326,072
Tuesday, May 31, 2016	$2,194,712	$2,342,657
Thursday, June 30, 2016	$2,194,712	$2,351,782
Sunday, July 31, 2016	$2,194,712	$2,386,543
Wednesday, August 31, 2016	$2,171,826	$2,371,478
Friday, September 30, 2016	$2,216,742	$2,393,815
Monday, October 31, 2016	$2,216,742	$2,389,011
Wednesday, November 30, 2016	$2,216,742	$2,414,761
Saturday, December 31, 2016	$2,216,742	$2,367,201
Tuesday, January 31, 2017	$2,394,727	$2,442,589
Tuesday, February 28, 2017	$2,410,485	$2,491,800
Friday, March 31, 2017	$2,410,485	$2,522,717
Sunday, April 30, 2017	$2,410,485	$2,518,316
Wednesday, May 31, 2017	$2,410,485	$2,495,352
Friday, June 30, 2017	$2,410,485	$2,457,568

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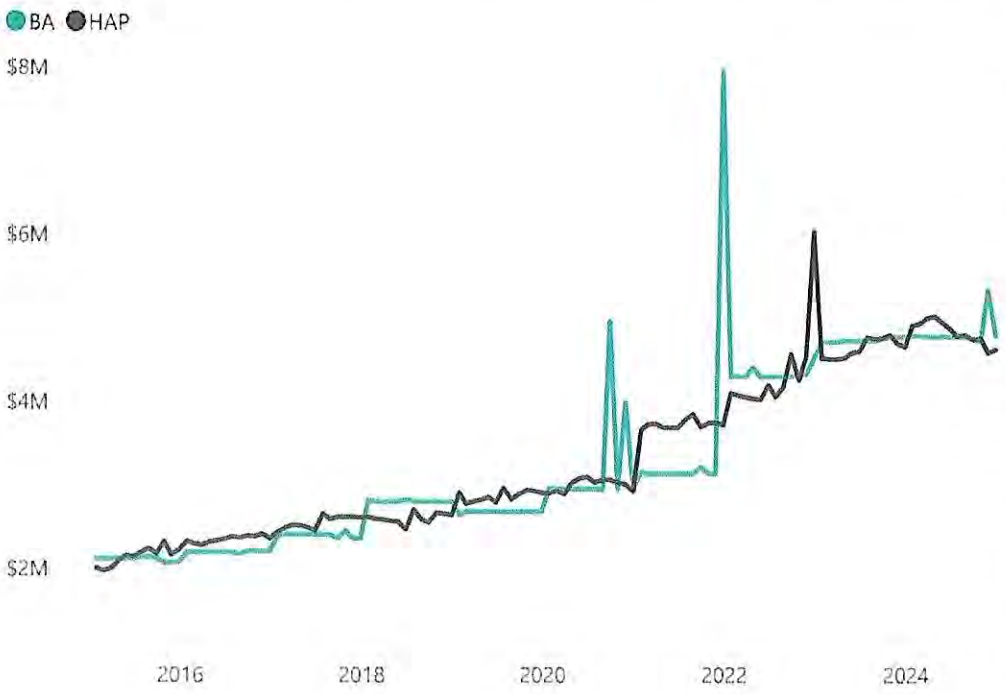
HOUSING ASSISTANCE PAYMENTS COMPARED TO BUDGET AUTHORITY SINCE 2015



MonthDate	BA	HAP
Saturday, January 31, 2015	$2,119,059	$2,006,408
Saturday, February 28, 2015	$2,119,059	$1,974,470
Tuesday, March 31, 2015	$2,119,059	$2,002,958
Thursday, April 30, 2015	$2,119,059	$2,089,317
Sunday, May 31, 2015	$2,119,059	$2,157,804
Tuesday, June 30, 2015	$2,119,059	$2,143,496
Friday, July 31, 2015	$2,143,521	$2,200,578
Monday, August 31, 2015	$2,141,945	$2,244,584
Wednesday, September 30, 2015	$2,127,255	$2,179,043
Saturday, October 31, 2015	$2,071,432	$2,327,518
Monday, November 30, 2015	$2,071,432	$2,168,116
Thursday, December 31, 2015	$2,079,015	$2,230,371
Sunday, January 31, 2016	$2,194,712	$2,335,150
Monday, February 29, 2016	$2,194,712	$2,303,614
Thursday, March 31, 2016	$2,194,712	$2,288,099
Saturday, April 30, 2016	$2,194,712	$2,326,072
Tuesday, May 31, 2016	$2,194,712	$2,342,657
Thursday, June 30, 2016	$2,194,712	$2,351,782
Sunday, July 31, 2016	$2,194,712	$2,386,543

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Housing Choice Voucher - Leasing

Select a State: HI

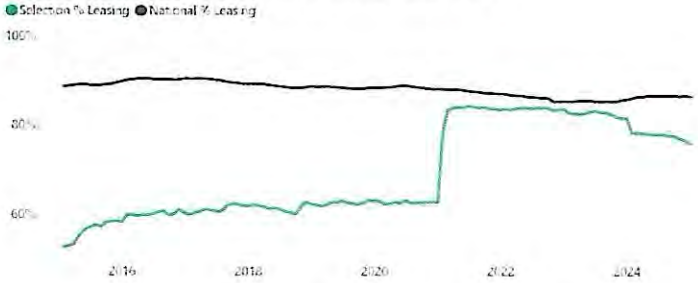
Select a Public Housing Authority: HI901 - Hawai i Public Housing Authority

MTW?: All

Clear All Filters:

Data is current as of December 2024.

Unit Leasing Percentage since 2015



Current Reported Leasing

3,321

Vouchers Ported Into a Jurisdiction and Administered by PHA

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12 Month Attrition Rate as of 1/31/20...

4.38%

Vouchers Ported Out of a Jurisdiction and Paid by PHA

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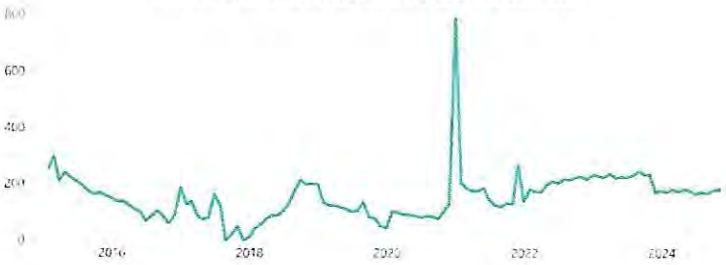
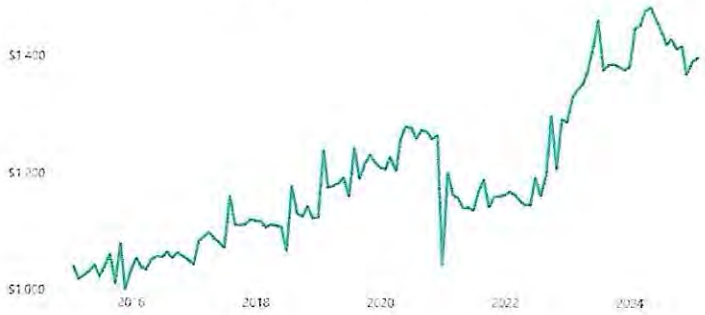
Monthly Number of Vouchers on the Street Since 2015



Average Per Unit Cost since 2015 *



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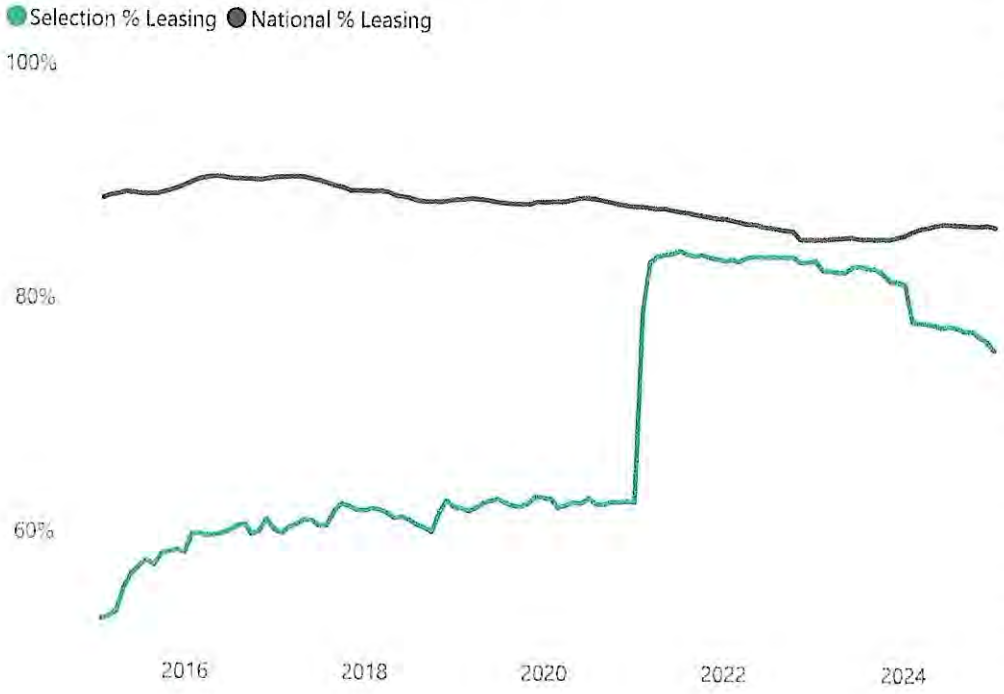
UNIT LEASING PERCENTAGE SINCE 2015



MonthDate	Selection % Leasing	National % Leasing
Friday, June 30, 2023	83.00%	85.29%
Monday, July 31, 2023	82.74%	85.25%
Thursday, August 31, 2023	82.74%	85.26%
Saturday, September 30, 2023	82.33%	85.27%
Tuesday, October 31, 2023	81.70%	85.29%
Thursday, November 30, 2023	81.62%	85.46%
Sunday, December 31, 2023	81.49%	85.61%
Wednesday, January 31, 2024	78.26%	85.97%
Thursday, February 29, 2024	78.14%	86.19%
Sunday, March 31, 2024	78.10%	86.30%
Tuesday, April 30, 2024	77.96%	86.48%
Friday, May 31, 2024	77.77%	86.56%
Sunday, June 30, 2024	77.87%	86.55%
Wednesday, July 31, 2024	77.77%	86.51%
Saturday, August 31, 2024	77.47%	86.52%
Monday, September 30, 2024	77.47%	86.48%
Thursday, October 31, 2024	76.96%	86.45%
Saturday, November 30, 2024	76.61%	86.51%
Tuesday, December 31, 2024	75.84%	86.35%

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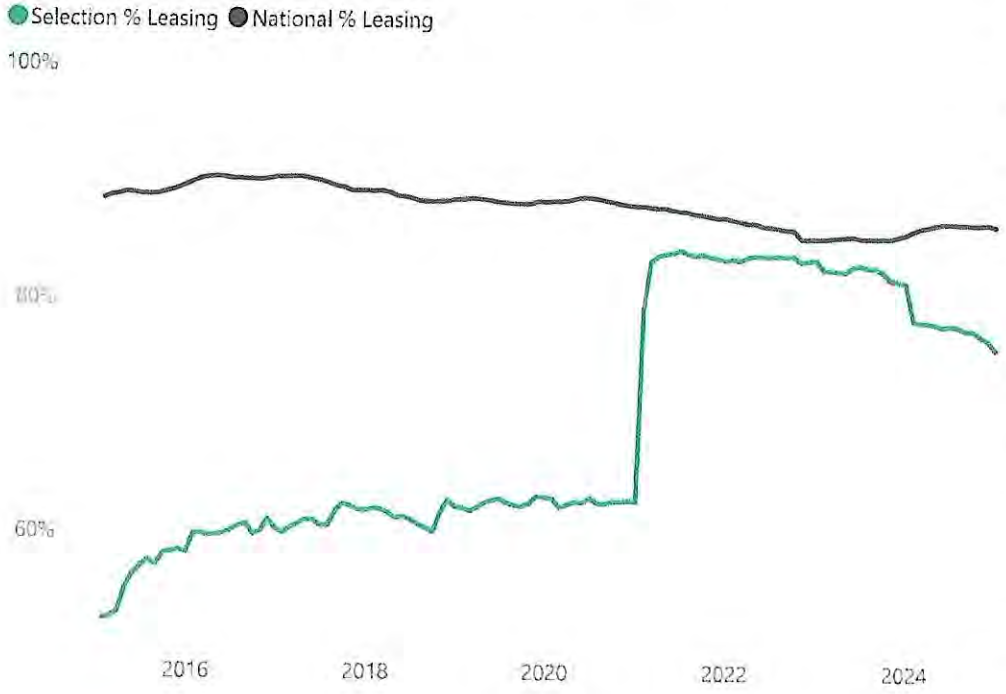
UNIT LEASING PERCENTAGE SINCE 2015



MonthDate	Selection % Leasing	National % Leasing
Friday, December 31, 2021	83.34%	86.95%
Monday, January 31, 2022	83.50%	86.77%
Monday, February 28, 2022	83.34%	86.68%
Thursday, March 31, 2022	83.67%	86.53%
Saturday, April 30, 2022	83.74%	86.49%
Tuesday, May 31, 2022	83.72%	86.30%
Thursday, June 30, 2022	83.69%	86.24%
Sunday, July 31, 2022	83.77%	86.12%
Wednesday, August 31, 2022	83.72%	85.98%
Friday, September 30, 2022	83.79%	85.93%
Monday, October 31, 2022	83.23%	85.21%
Wednesday, November 30, 2022	83.33%	85.22%
Saturday, December 31, 2022	83.45%	85.24%
Tuesday, January 31, 2023	82.58%	85.20%
Tuesday, February 28, 2023	82.50%	85.27%
Friday, March 31, 2023	82.48%	85.33%
Sunday, April 30, 2023	82.42%	85.41%
Wednesday, May 31, 2023	82.89%	85.44%
Friday, June 30, 2023	83.00%	85.29%

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UNIT LEASING PERCENTAGE SINCE 2015

MonthDate	Selection % Leasing	National % Leasing
Tuesday, June 30, 2020	63.06%	88.66%
Friday, July 31, 2020	62.57%	88.61%
Monday, August 31, 2020	62.55%	88.45%
Wednesday, September 30, 2020	62.70%	88.31%
Saturday, October 31, 2020	62.70%	88.14%
Monday, November 30, 2020	62.76%	88.04%
Thursday, December 31, 2020	62.74%	87.97%
Sunday, January 31, 2021	79.04%	87.96%
Sunday, February 28, 2021	83.20%	87.86%
Wednesday, March 31, 2021	83.77%	87.78%
Friday, April 30, 2021	83.88%	87.78%
Monday, May 31, 2021	83.96%	87.64%
Wednesday, June 30, 2021	84.22%	87.53%
Saturday, July 31, 2021	83.91%	87.47%
Tuesday, August 31, 2021	83.78%	87.32%
Thursday, September 30, 2021	83.86%	87.17%
Sunday, October 31, 2021	83.63%	87.05%
Tuesday, November 30, 2021	83.52%	86.95%
Friday, December 31, 2021	83.34%	86.95%

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UNIT LEASING PERCENTAGE SINCE 2015

MonthDate	Selection % Leasing	National % Leasing
Monday, December 31, 2018	62.22%	88.50%
Thursday, January 31, 2019	62.11%	88.46%
Thursday, February 28, 2019	61.86%	88.61%
Sunday, March 31, 2019	62.17%	88.53%
Tuesday, April 30, 2019	62.62%	88.46%
Friday, May 31, 2019	62.75%	88.38%
Sunday, June 30, 2019	62.96%	88.25%
Wednesday, July 31, 2019	62.54%	88.21%
Saturday, August 31, 2019	62.33%	88.15%
Monday, September 30, 2019	62.28%	88.13%
Thursday, October 31, 2019	62.57%	88.17%
Saturday, November 30, 2019	63.17%	88.35%
Tuesday, December 31, 2019	63.04%	88.32%
Friday, January 31, 2020	62.93%	88.35%
Saturday, February 29, 2020	62.19%	88.36%
Tuesday, March 31, 2020	62.43%	88.42%
Thursday, April 30, 2020	62.64%	88.58%
Sunday, May 31, 2020	62.60%	88.68%
Tuesday, June 30, 2020	63.06%	88.66%

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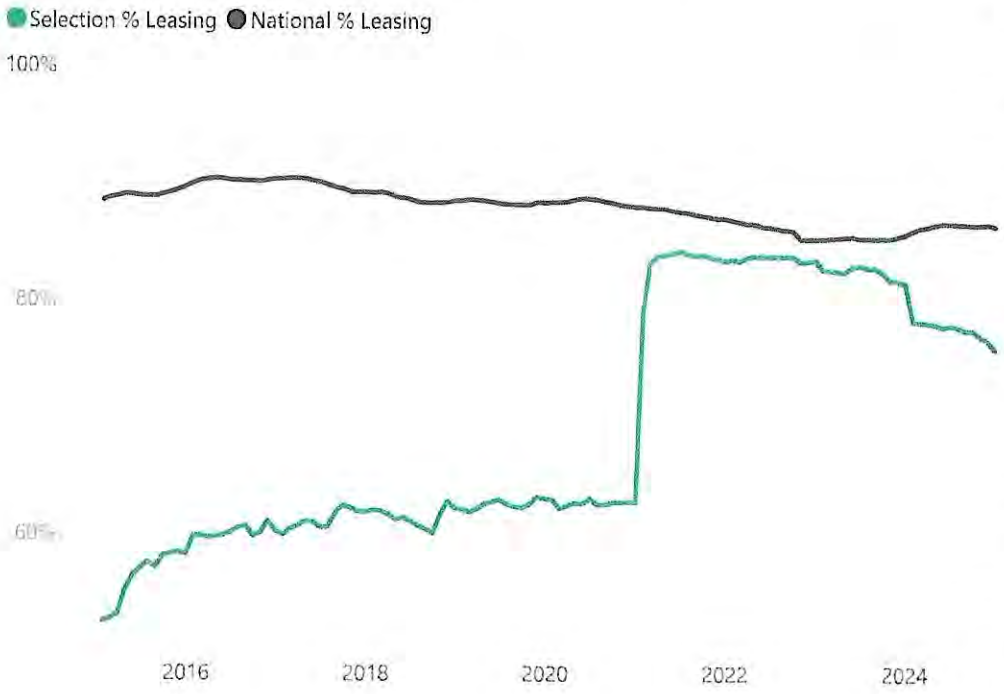
UNIT LEASING PERCENTAGE SINCE 2015



MonthDate	Selection % Leasing	National % Leasing
Friday, June 30, 2017	60.61%	90.03%
Monday, July 31, 2017	60.61%	89.82%
Thursday, August 31, 2017	61.80%	89.59%
Saturday, September 30, 2017	62.43%	89.51%
Tuesday, October 31, 2017	62.25%	89.23%
Thursday, November 30, 2017	61.90%	89.21%
Sunday, December 31, 2017	61.85%	89.22%
Wednesday, January 31, 2018	62.03%	89.15%
Wednesday, February 28, 2018	62.01%	89.19%
Saturday, March 31, 2018	61.69%	89.09%
Monday, April 30, 2018	61.27%	88.83%
Thursday, May 31, 2018	61.37%	88.70%
Saturday, June 30, 2018	61.16%	88.56%
Tuesday, July 31, 2018	60.71%	88.38%
Friday, August 31, 2018	60.40%	88.33%
Sunday, September 30, 2018	60.08%	88.30%
Wednesday, October 31, 2018	61.69%	88.30%
Friday, November 30, 2018	62.75%	88.39%
Monday, December 31, 2018	62.22%	88.50%

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UNIT LEASING PERCENTAGE SINCE 2015

MonthDate	Selection % Leasing	National % Leasing
Thursday, December 31, 2015	58.23%	89.69%
Sunday, January 31, 2016	59.79%	89.99%
Monday, February 29, 2016	59.84%	90.24%
Thursday, March 31, 2016	59.68%	90.30%
Saturday, April 30, 2016	59.74%	90.39%
Tuesday, May 31, 2016	59.84%	90.32%
Thursday, June 30, 2016	60.11%	90.22%
Sunday, July 31, 2016	60.52%	90.24%
Wednesday, August 31, 2016	60.68%	90.15%
Friday, September 30, 2016	59.81%	90.13%
Monday, October 31, 2016	60.05%	90.08%
Wednesday, November 30, 2016	61.06%	90.19%
Saturday, December 31, 2016	60.27%	90.30%
Tuesday, January 31, 2017	59.92%	90.31%
Tuesday, February 28, 2017	60.42%	90.39%
Friday, March 31, 2017	60.71%	90.37%
Sunday, April 30, 2017	61.11%	90.34%
Wednesday, May 31, 2017	61.00%	90.15%
Friday, June 30, 2017	60.61%	90.03%

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UNIT LEASING PERCENTAGE SINCE 2015

MonthDate	Selection % Leasing	National % Leasing
Saturday, January 31, 2015	52.56%	88.52%
Saturday, February 28, 2015	52.75%	88.77%
Tuesday, March 31, 2015	53.18%	88.86%
Thursday, April 30, 2015	55.11%	89.05%
Sunday, May 31, 2015	56.36%	89.00%
Tuesday, June 30, 2015	57.04%	88.87%
Friday, July 31, 2015	57.53%	88.86%
Monday, August 31, 2015	57.15%	88.90%
Wednesday, September 30, 2015	58.14%	89.02%
Saturday, October 31, 2015	58.25%	89.22%
Monday, November 30, 2015	58.44%	89.44%
Thursday, December 31, 2015	58.23%	89.69%
Sunday, January 31, 2016	59.79%	89.99%
Monday, February 29, 2016	59.84%	90.24%
Thursday, March 31, 2016	59.68%	90.30%
Saturday, April 30, 2016	59.74%	90.39%
Tuesday, May 31, 2016	59.84%	90.32%
Thursday, June 30, 2016	60.11%	90.22%
Sunday, July 31, 2016	60.52%	90.24%

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Housing Choice Voucher - Leasing Changes

Select a State: HI

Select a Public Housing Authority: HI901 - Hawai i Public Housing Authority

MTW?: All

Clear All Filters:

Data is current as of December 2024.

Current Units under ACC	Current Reported Leasing	2025 YTD Leasing Percentage
4,379	3,321	77.52%

New Admissions

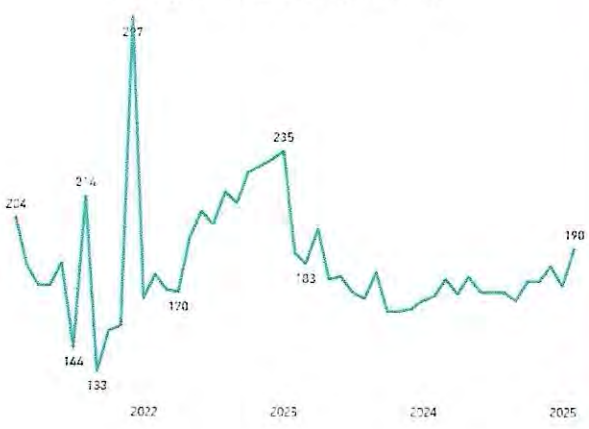
EOP Actions

Attrition Rate

UMA & UML

VOS

Monthly Number of Vouchers on the Street



Largest Reductions | Largest Increases

Top PHAs with Largest Reductions in Units Leased since December 2023

PHA Code	PHA Name	Previous Year UML	Current UML	UML Difference	% Difference in UMLs
HI901	Hawai i Public Housing Authority	3521	3,321	-200	-5.68%

Note: PHAs that has a difference in UMLs of 5 or less have been eliminated from this chart to focus on larger HCV programs

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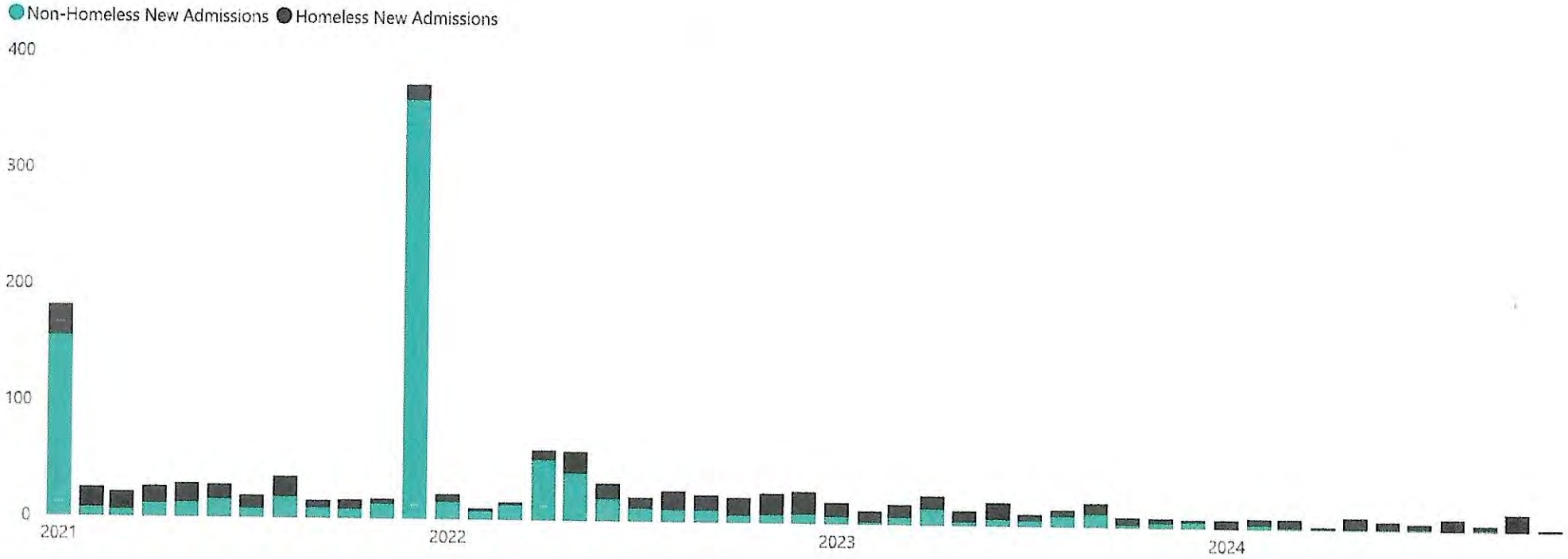
NEW ADMISSIONS TREND



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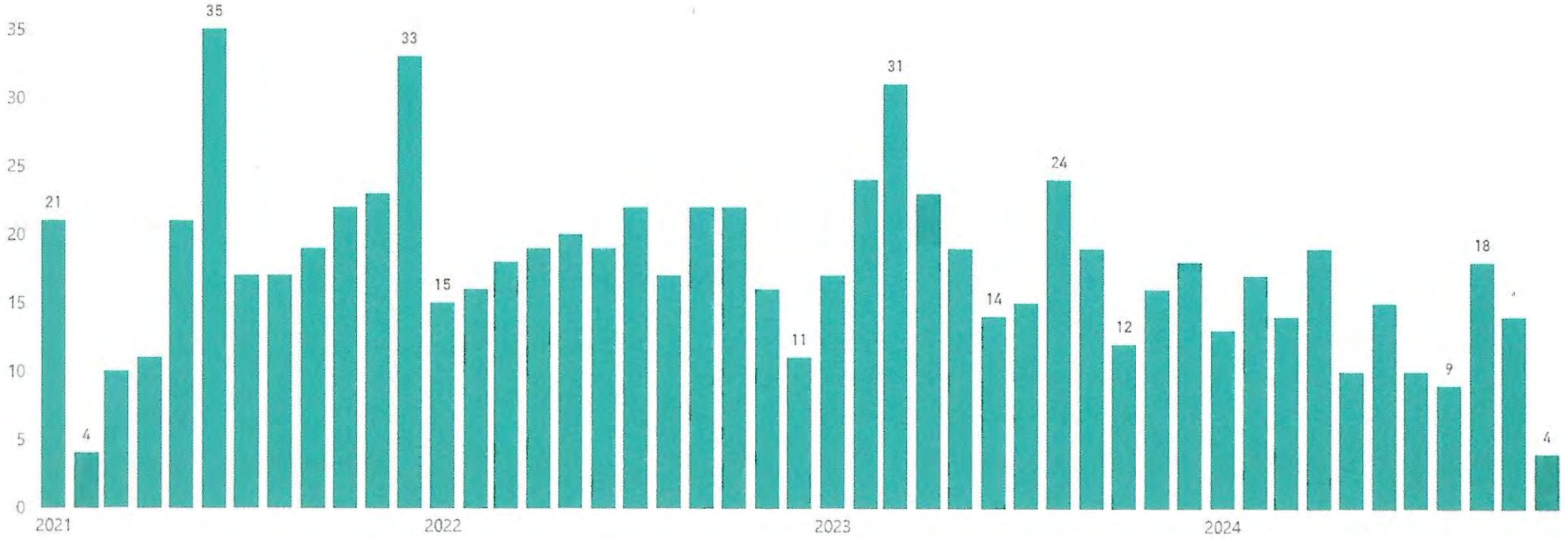
HCV END OF PARTICIPATION TREND



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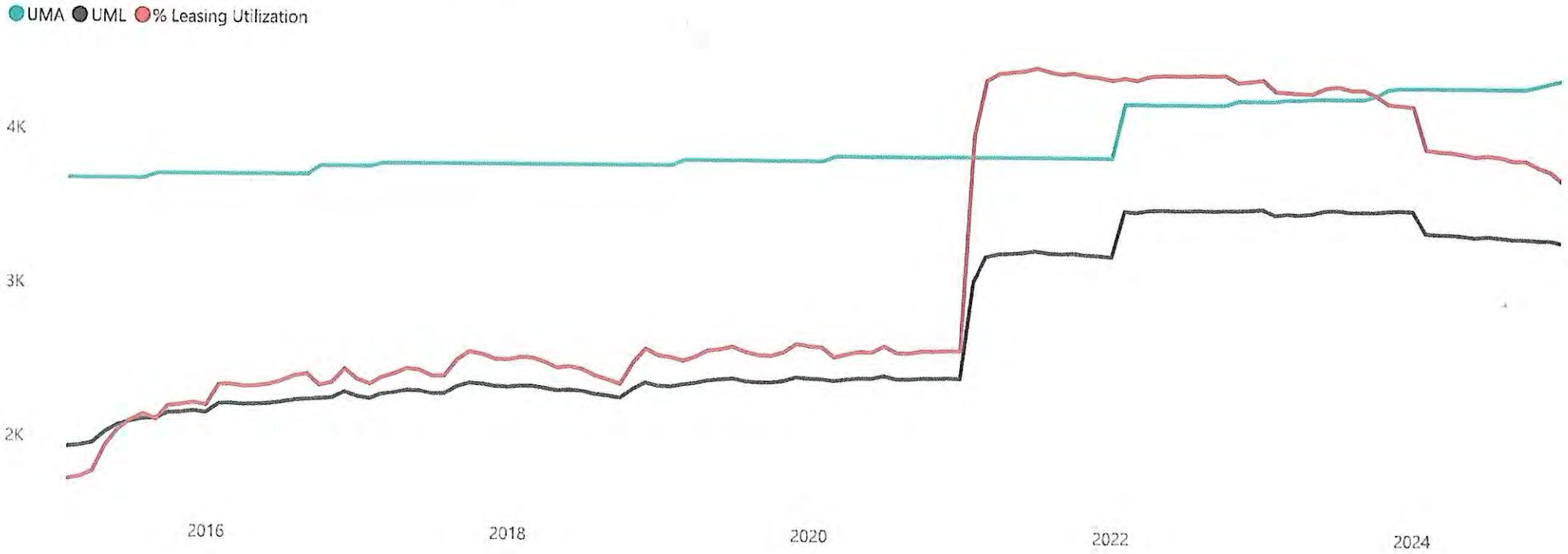
UMAS AND UMLS FOR HCV PROGRAM SINCE 2015



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UMAS AND UMLS FOR HCV PROGRAM SINCE 2015

MonthDate	UMA	UML	% Leasing Utilization
Friday, June 30, 2023	4,248	3,526	83.00%
Monday, July 31, 2023	4,248	3,515	82.74%
Thursday, August 31, 2023	4,248	3,515	82.74%
Saturday, September 30, 2023	4,268	3,514	82.33%
Tuesday, October 31, 2023	4,311	3,522	81.70%
Thursday, November 30, 2023	4,321	3,527	81.62%
Sunday, December 31, 2023	4,321	3,521	81.49%
Wednesday, January 31, 2024	4,319	3,380	78.26%
Thursday, February 29, 2024	4,319	3,375	78.14%
Sunday, March 31, 2024	4,319	3,373	78.10%
Tuesday, April 30, 2024	4,319	3,367	77.96%
Friday, May 31, 2024	4,319	3,359	77.77%
Sunday, June 30, 2024	4,319	3,363	77.87%
Wednesday, July 31, 2024	4,319	3,359	77.77%
Saturday, August 31, 2024	4,319	3,346	77.47%
Monday, September 30, 2024	4,319	3,346	77.47%
Thursday, October 31, 2024	4,341	3,341	76.96%
Saturday, November 30, 2024	4,360	3,340	76.61%
Tuesday, December 31, 2024	4,379	3,321	75.84%

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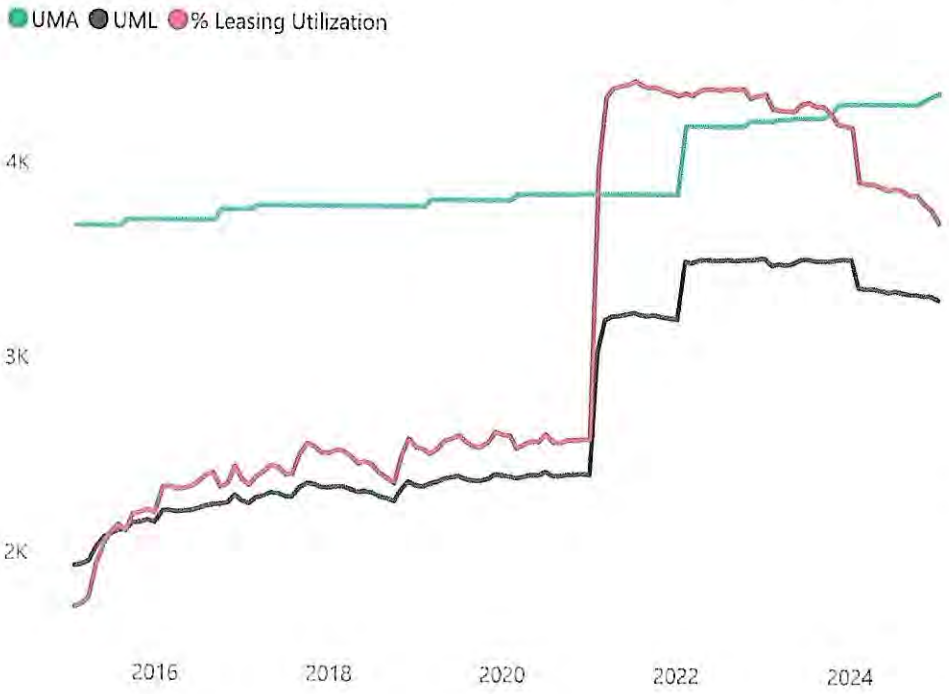
UMAS AND UMLS FOR HCV PROGRAM SINCE 2015



MonthDate	UMA	UML	% Leasing Utilization
Friday, December 31, 2021	3,854	3,212	83.34%
Monday, January 31, 2022	4,201	3,508	83.50%
Monday, February 28, 2022	4,201	3,501	83.34%
Thursday, March 31, 2022	4,201	3,515	83.67%
Saturday, April 30, 2022	4,201	3,518	83.74%
Tuesday, May 31, 2022	4,201	3,517	83.72%
Thursday, June 30, 2022	4,201	3,516	83.69%
Sunday, July 31, 2022	4,201	3,519	83.77%
Wednesday, August 31, 2022	4,201	3,517	83.72%
Friday, September 30, 2022	4,201	3,520	83.79%
Monday, October 31, 2022	4,229	3,520	83.23%
Wednesday, November 30, 2022	4,229	3,524	83.33%
Saturday, December 31, 2022	4,229	3,529	83.45%
Tuesday, January 31, 2023	4,230	3,493	82.58%
Tuesday, February 28, 2023	4,240	3,498	82.50%
Friday, March 31, 2023	4,240	3,497	82.48%
Sunday, April 30, 2023	4,248	3,501	82.42%
Wednesday, May 31, 2023	4,248	3,521	82.89%
Friday, June 30, 2023	4,248	3,526	83.00%

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UMAS AND UMLS FOR HCV PROGRAM SINCE 2015

MonthDate	UMA	UML	% Leasing Utilization
Tuesday, June 30, 2020	3,850	2,428	63.06%
Friday, July 31, 2020	3,850	2,409	62.57%
Monday, August 31, 2020	3,850	2,408	62.55%
Wednesday, September 30, 2020	3,850	2,414	62.70%
Saturday, October 31, 2020	3,850	2,414	62.70%
Monday, November 30, 2020	3,851	2,417	62.76%
Thursday, December 31, 2020	3,851	2,416	62.74%
Sunday, January 31, 2021	3,851	3,044	79.04%
Sunday, February 28, 2021	3,852	3,205	83.20%
Wednesday, March 31, 2021	3,852	3,227	83.77%
Friday, April 30, 2021	3,852	3,231	83.88%
Monday, May 31, 2021	3,853	3,235	83.96%
Wednesday, June 30, 2021	3,853	3,245	84.22%
Saturday, July 31, 2021	3,853	3,233	83.91%
Tuesday, August 31, 2021	3,854	3,229	83.78%
Thursday, September 30, 2021	3,854	3,232	83.86%
Sunday, October 31, 2021	3,854	3,223	83.63%
Tuesday, November 30, 2021	3,854	3,219	83.52%
Friday, December 31, 2021	3,854	3,212	83.34%

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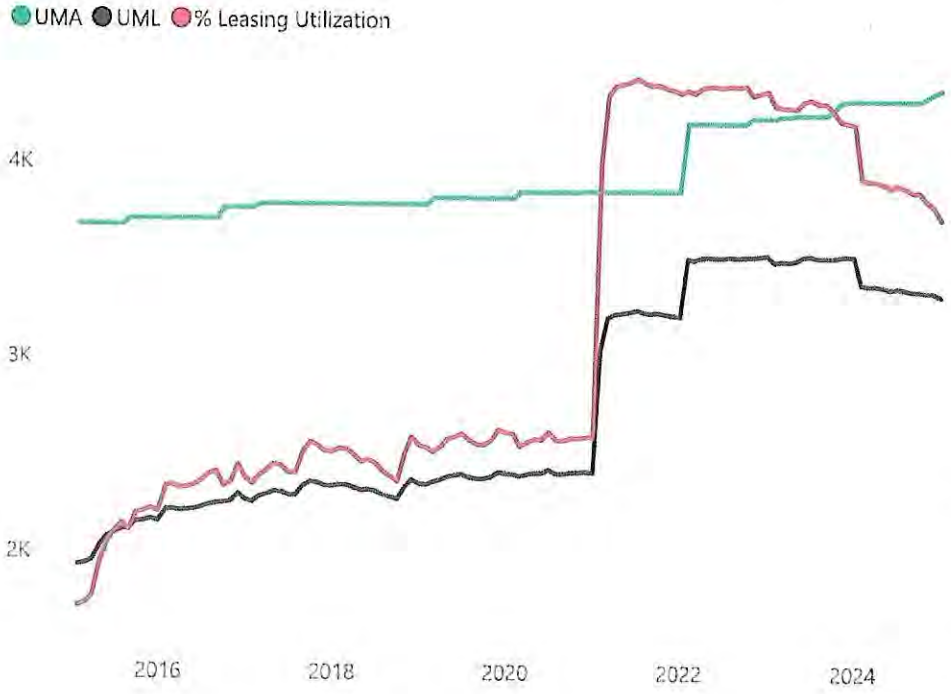
UMAS AND UMLS FOR HCV PROGRAM SINCE 2015



MonthDate	UMA	UML	% Leasing Utilization
Monday, December 31, 2018	3,785	2,355	62.22%
Thursday, January 31, 2019	3,785	2,351	62.11%
Thursday, February 28, 2019	3,820	2,363	61.86%
Sunday, March 31, 2019	3,820	2,375	62.17%
Tuesday, April 30, 2019	3,820	2,392	62.62%
Friday, May 31, 2019	3,820	2,397	62.75%
Sunday, June 30, 2019	3,820	2,405	62.96%
Wednesday, July 31, 2019	3,820	2,389	62.54%
Saturday, August 31, 2019	3,820	2,381	62.33%
Monday, September 30, 2019	3,820	2,379	62.28%
Thursday, October 31, 2019	3,820	2,390	62.57%
Saturday, November 30, 2019	3,820	2,413	63.17%
Tuesday, December 31, 2019	3,820	2,408	63.04%
Friday, January 31, 2020	3,820	2,404	62.93%
Saturday, February 29, 2020	3,848	2,393	62.19%
Tuesday, March 31, 2020	3,849	2,403	62.43%
Thursday, April 30, 2020	3,849	2,411	62.64%
Sunday, May 31, 2020	3,850	2,410	62.60%
Tuesday, June 30, 2020	3,850	2,428	63.06%

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UMAS AND UMLS FOR HCV PROGRAM SINCE 2015

MonthDate	UMA	UML	% Leasing Utilization
Friday, June 30, 2017	3,785	2,294	60.61%
Monday, July 31, 2017	3,785	2,294	60.61%
Thursday, August 31, 2017	3,785	2,339	61.80%
Saturday, September 30, 2017	3,785	2,363	62.43%
Tuesday, October 31, 2017	3,785	2,356	62.25%
Thursday, November 30, 2017	3,785	2,343	61.90%
Sunday, December 31, 2017	3,785	2,341	61.85%
Wednesday, January 31, 2018	3,785	2,348	62.03%
Wednesday, February 28, 2018	3,785	2,347	62.01%
Saturday, March 31, 2018	3,785	2,335	61.69%
Monday, April 30, 2018	3,785	2,319	61.27%
Thursday, May 31, 2018	3,785	2,323	61.37%
Saturday, June 30, 2018	3,785	2,315	61.16%
Tuesday, July 31, 2018	3,785	2,298	60.71%
Friday, August 31, 2018	3,785	2,286	60.40%
Sunday, September 30, 2018	3,785	2,274	60.08%
Wednesday, October 31, 2018	3,785	2,335	61.69%
Friday, November 30, 2018	3,785	2,375	62.75%
Monday, December 31, 2018	3,785	2,355	62.22%

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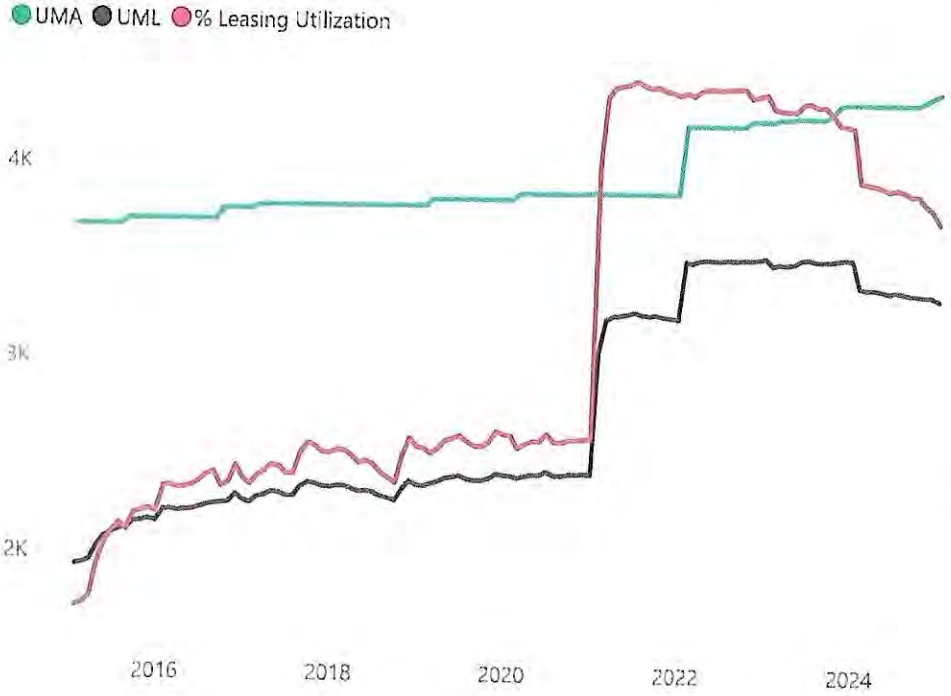
UMAS AND UMLS FOR HCV PROGRAM SINCE 2015



MonthDate	UMA	UML	% Leasing Utilization
Thursday, December 31, 2015	3,708	2,159	58.23%
Sunday, January 31, 2016	3,708	2,217	59.79%
Monday, February 29, 2016	3,708	2,219	59.84%
Thursday, March 31, 2016	3,708	2,213	59.68%
Saturday, April 30, 2016	3,708	2,215	59.74%
Tuesday, May 31, 2016	3,708	2,219	59.84%
Thursday, June 30, 2016	3,708	2,229	60.11%
Sunday, July 31, 2016	3,708	2,244	60.52%
Wednesday, August 31, 2016	3,708	2,250	60.68%
Friday, September 30, 2016	3,765	2,252	59.81%
Monday, October 31, 2016	3,765	2,261	60.05%
Wednesday, November 30, 2016	3,765	2,299	61.06%
Saturday, December 31, 2016	3,765	2,269	60.27%
Tuesday, January 31, 2017	3,765	2,256	59.92%
Tuesday, February 28, 2017	3,785	2,287	60.42%
Friday, March 31, 2017	3,785	2,298	60.71%
Sunday, April 30, 2017	3,785	2,313	61.11%
Wednesday, May 31, 2017	3,785	2,309	61.00%
Friday, June 30, 2017	3,785	2,294	60.61%

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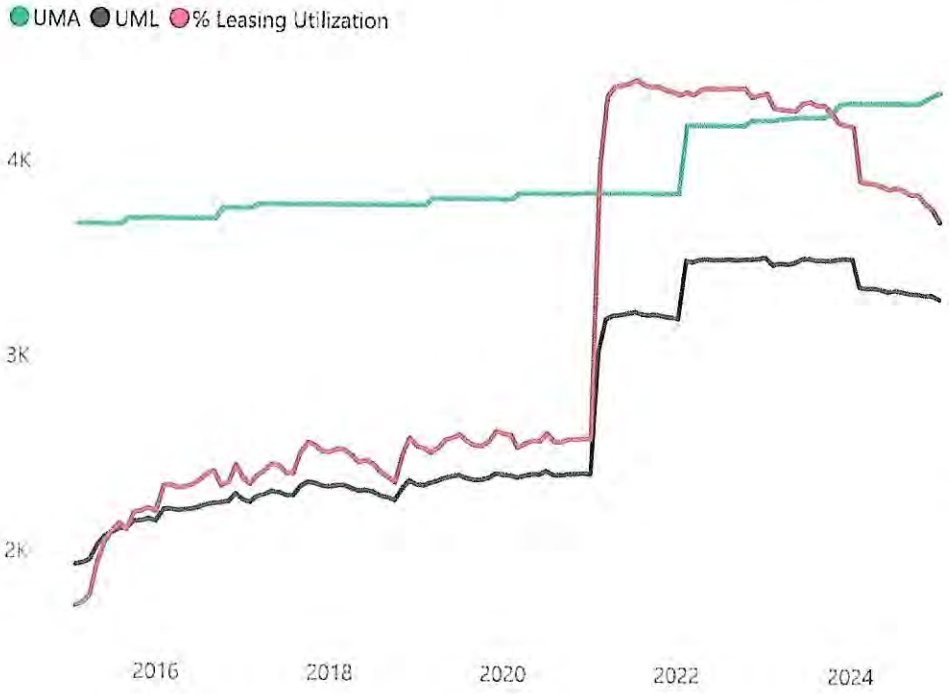
UMAS AND UMLS FOR HCV PROGRAM SINCE 2015



MonthDate	UMA	UML	% Leasing Utilization
Saturday, January 31, 2015	3,678	1,933	52.56%
Saturday, February 28, 2015	3,678	1,940	52.75%
Tuesday, March 31, 2015	3,678	1,956	53.18%
Thursday, April 30, 2015	3,678	2,027	55.11%
Sunday, May 31, 2015	3,678	2,073	56.36%
Tuesday, June 30, 2015	3,678	2,098	57.04%
Friday, July 31, 2015	3,678	2,116	57.53%
Monday, August 31, 2015	3,708	2,119	57.15%
Wednesday, September 30, 2015	3,708	2,156	58.14%
Saturday, October 31, 2015	3,708	2,160	58.25%
Monday, November 30, 2015	3,708	2,167	58.44%
Thursday, December 31, 2015	3,708	2,159	58.23%
Sunday, January 31, 2016	3,708	2,217	59.79%
Monday, February 29, 2016	3,708	2,219	59.84%
Thursday, March 31, 2016	3,708	2,213	59.68%
Saturday, April 30, 2016	3,708	2,215	59.74%
Tuesday, May 31, 2016	3,708	2,219	59.84%
Thursday, June 30, 2016	3,708	2,229	60.11%
Sunday, July 31, 2016	3,708	2,244	60.52%

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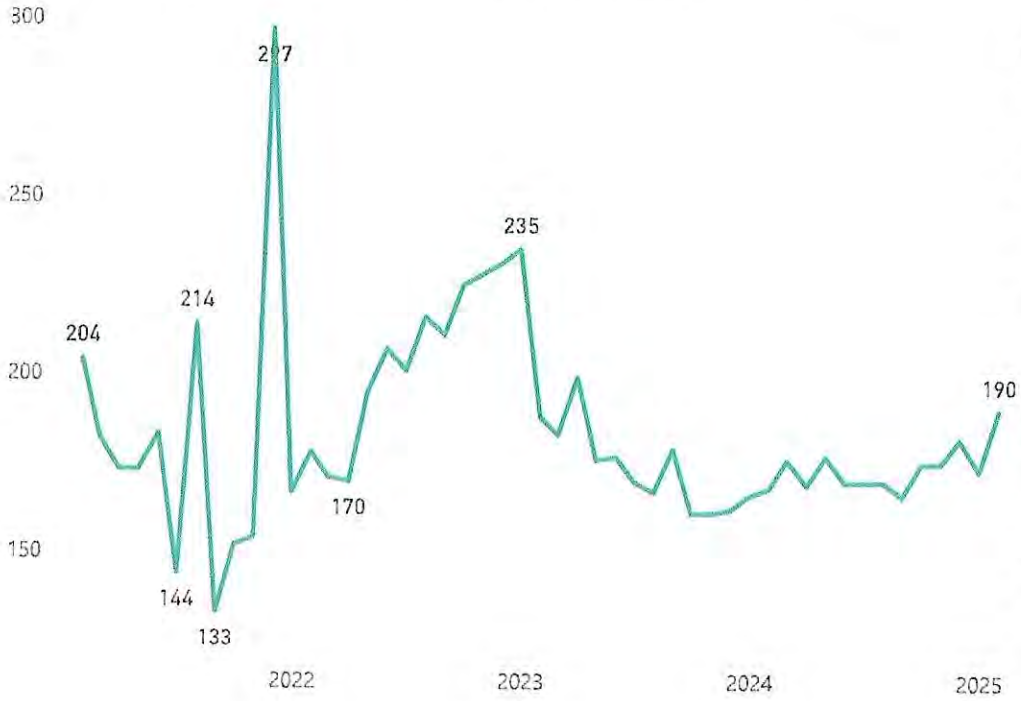
MONTHLY NUMBER OF VOUCHERS ON THE STREET



Date	Uncontracted Vouchers
7/31/2023	167
8/31/2023	179
9/30/2023	161
10/31/2023	161
11/30/2023	162
12/31/2023	166
1/31/2024	168
2/29/2024	176
3/31/2024	169
4/30/2024	177
5/31/2024	170
6/30/2024	170
7/31/2024	170
8/31/2024	166
9/30/2024	175
10/31/2024	175
11/30/2024	182
12/31/2024	173
1/31/2025	190

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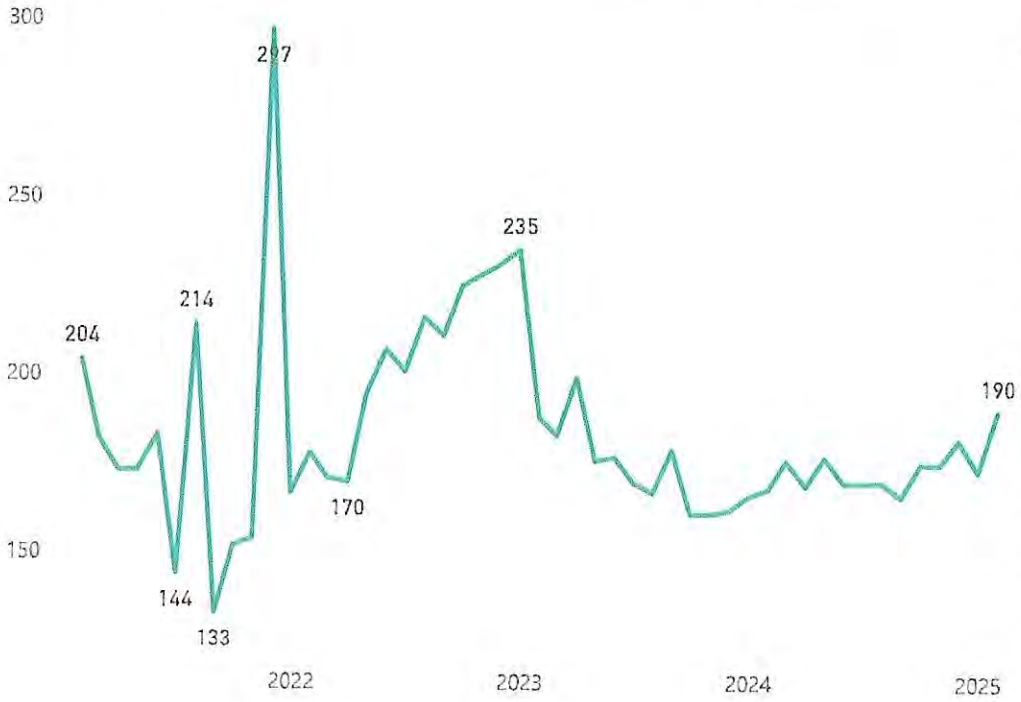
MONTHLY NUMBER OF VOUCHERS ON THE STREET



Date	Uncontracted Vouchers
1/31/2022	178
2/28/2022	171
3/31/2022	170
4/30/2022	195
5/31/2022	207
6/30/2022	201
7/31/2022	216
8/31/2022	211
9/30/2022	225
10/31/2022	228
11/30/2022	231
12/31/2022	235
1/31/2023	188
2/28/2023	183
3/31/2023	199
4/30/2023	176
5/31/2023	177
6/30/2023	170
7/31/2023	167

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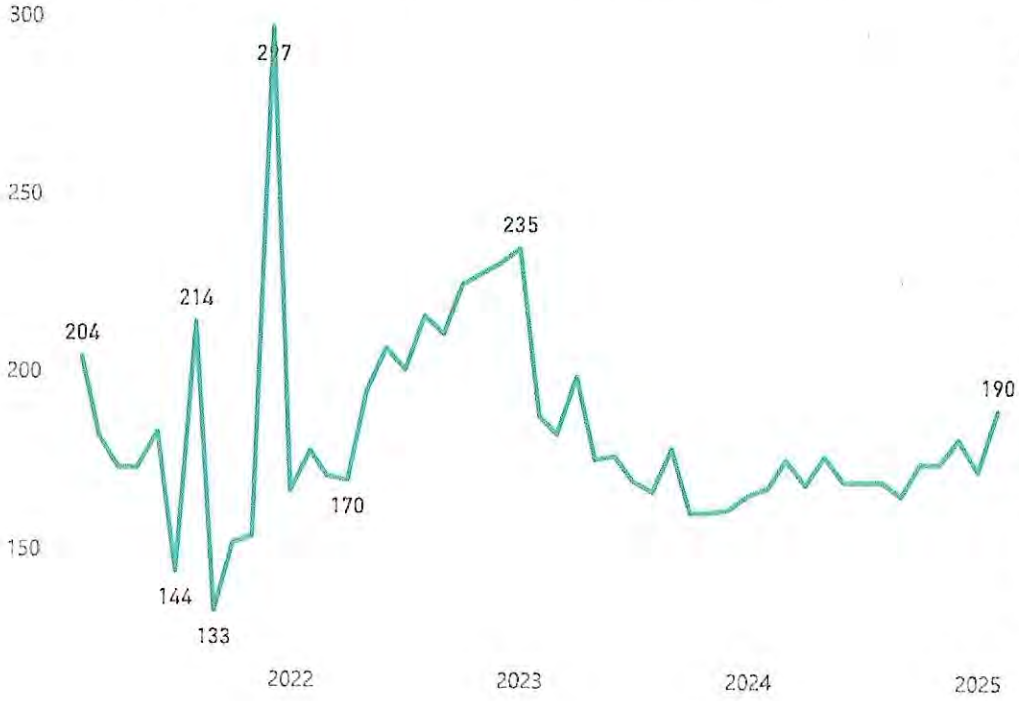
MONTHLY NUMBER OF VOUCHERS ON THE STREET



Date	Uncontracted Vouchers
1/31/2021	204
2/28/2021	182
3/31/2021	173
4/30/2021	173
5/31/2021	183
6/30/2021	144
7/31/2021	214
8/31/2021	133
9/30/2021	152
10/31/2021	154
11/30/2021	297
12/31/2021	167
1/31/2022	178
2/28/2022	171
3/31/2022	170
4/30/2022	195
5/31/2022	207
6/30/2022	201
7/31/2022	216

Housing Choice Voucher - Per Unit Cost (PUC)

Select a State: HI

Select a Public Housing Authority: HI901 - Hawaii Public Housing Authority

MTW?: All

Clear All Filters:

Data is current as of December 2024.

Top 10 PHAs with Highest Increases in PUC over 5 Years *

PHA Code	PHA Name	Current Year PUC	5 Yr % Change PUC
HI901	Hawaii Public Housing Authority	$1,397.87	13.50%

Current Average Per Unit Cost *

$1,391.60

Average Yearly PUC 2019-2025 *

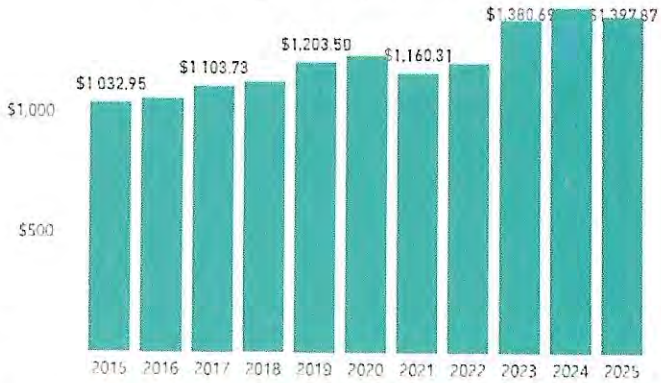
PHA Code	2019	2020	2021	2022	2023	2024	2025
HI901	$1,203.50	$1,231.64	$1,160.31	$1,201.11	$1,380.69	$1,434.37	$1,39

Top 10 PHAs with Largest Reductions in PUC over 5 Years *

PHA Code	PHA Name	Current Year PUC	5 Yr % Change PUC

Average Per Unit Cost since 2015 *

Average PUC Year over Year *



* Charts with an asterisk (*) may be impacted by the MTW program reporting. MTW PHAs may expend HCV funds on any MTW-eligible purpose, including local, non-traditional activities. These reports reflect what PHAs have reported in HUD systems, in some cases the MTW reporting in a given month may create data irregularities on this chart.

HCV - Special Purpose Vouchers

Current Special Purpose Voucher Utilization as of December 2024. Special Purpose Vouchers are included in the ACC of a Public Housing Authority with the exception of Mainstream

Select a State: HI

Select a Public Housing Authority: HI901 - Hawaii Public Housing Authority

MTW?: All

Clear All Filters:

Data is current as of December 2024.

Mainstream Vouchers

PHA Name	PHA Code	MS Total Effective Awards	MS Total Leased	MS % Leasing
Hawaii Public Housing Authority	HI901	78	62	79.49%
Total		**78**	**62**	**79.49%**

Family Unification Program Vouchers (FUP)

PHA Name	PHA Code	FUP Total Effective Awards	FUP Total Leased	FUP % Leasing
Hawaii Public Housing Authority	HI901	6	4	66.67%
Total		**6**	**4**	**66.67%**

Non-Elderly Disabled Vouchers (NEDs)

PHA Name	PHA Code	Total NED Awards	Total NED Leased	NED Leasing %
Hawaii Public Housing Authority	HI901	175	179	102.29%
Total		**175**	**179**	**102.29%**

Veterans Affairs Supportive Housing Vouchers (HUD VASH)

PHA Name	PHA Code	VASH Total Effective Awards	VASH Total Leased	VASH Leasing %
Hawaii Public Housing Authority	HI901	643	473	73.56%
Total		**643**	**473**	**73.56%**

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PHA Name	PHA Code	VASH Total Effective Awards	VASH Total Leased	VASH Leasing %
Hawaii Public Housing Authority	HI901	643	473	73.56%
Total		**643**	**473**	**73.56%**

Microsoft Power BI

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HCV - Special Purpose Vouchers

Select a State: HI

Select a Public Housing Authority: HI901 - Hawai i Public Housing Authority

MTW?: All

Clear All Filters:

Data is current as of December 2024.

Effective Awards by SPV Type

78
MS Total Effective Awards

6
FUP Total Effective Awards

175
NED Total Awards

643
VASH Total Effective Awards

902
Total SPV Effective Awards

Special Purpose Vouchers as a % of Total HCV Program

20.32%

Percentage of HCV Program Devoted to Special Purpose Vouchers by PHA

PHA Code	PHA Name	SPV Total Effective Awards	Total Program Units Under ACC	Total ACC w/ MS Effective Awards	MS Total Effective Awards	FUP Total Effective Awards	Total NED Awards	VASH Total Effective Awards	SPV % of ACC
HI901	Hawaii Public Housing Authority	902	4,360	4,438	78	6	175	643	20.32%
Total		**902**	**4,360**	**4,438**	**78**	**6**	**175**	**643**	**20.32%**

Special Purpose Vouchers include FUP, MS, NED, and VASH programs. % SPVs in the HCV Program is calculated by (Total Effective SPVs)/(HCV Program Units Under ACC + Mainstream Effective Awards)

Housing Choice Voucher - Leasing Potential

Select a State: HI

Select a Public Housing Authority: HI901 - Hawaii Public Housing Authority

MTW?: All

Clear All Filters:

Data is current as of December 2024.

Leasing Potential:

Leasing potential is calculated as the number of additional units a PHA could lease for a full 12 months, while maintaining reserves of 4/6/12%, based on size (500/250/0 units). This is done by taking remaining total HAP reserves over the threshold of eligibility at the end of the current calendar year and dividing by the current PUC. Then, the potential is capped at the UMA ceiling by taking the lesser of this calculation or the current remaining units under ACC. Leasing potential is not calculated for MTW agencies due to their funding flexibilities. If you have any questions or concerns about leasing potential please email HCVdashboard@hud.gov

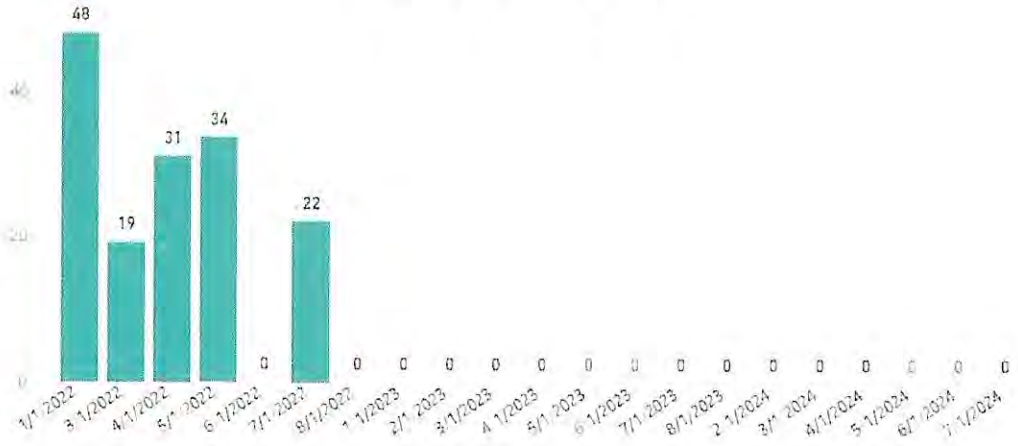
Leasing Potential (Families to Serve) *

0

Percent of Total Units with Leasing Potential *

0.00%

Leasing Potential Trend *


48
19
31
34
22
0
0
0

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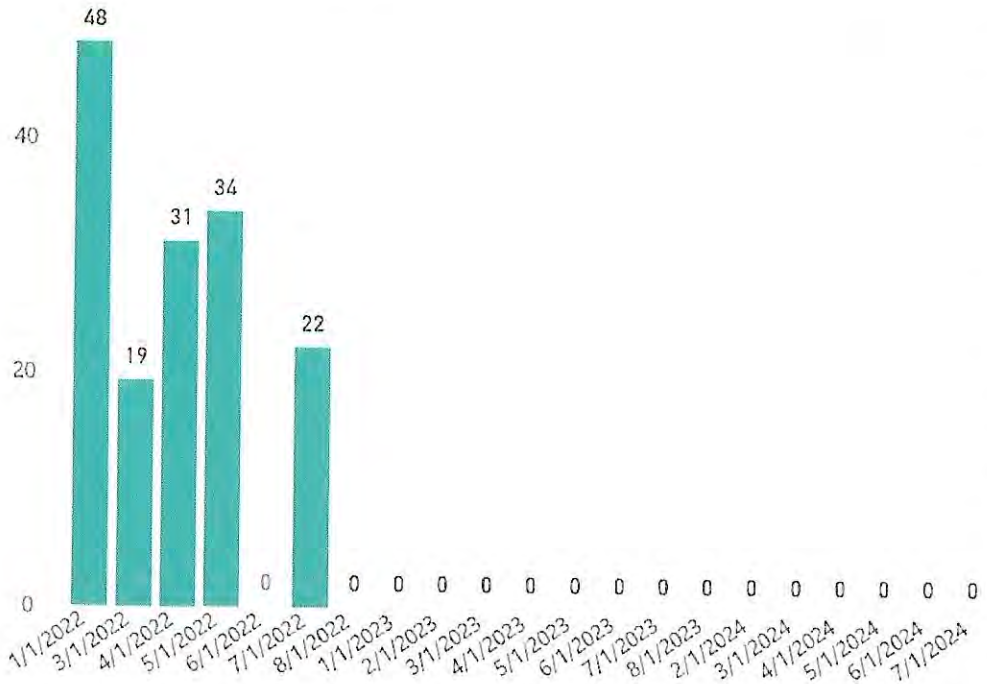
LEASING POTENTIAL TREND



Date	Leasing Potential
4/1/2022	31
5/1/2022	34
6/1/2022	0
7/1/2022	22
8/1/2022	0
1/1/2023	0
2/1/2023	0
3/1/2023	0
4/1/2023	0
5/1/2023	0
6/1/2023	0
7/1/2023	0
8/1/2023	0
2/1/2024	0
3/1/2024	0
4/1/2024	0
5/1/2024	0
6/1/2024	0
7/1/2024	0

95

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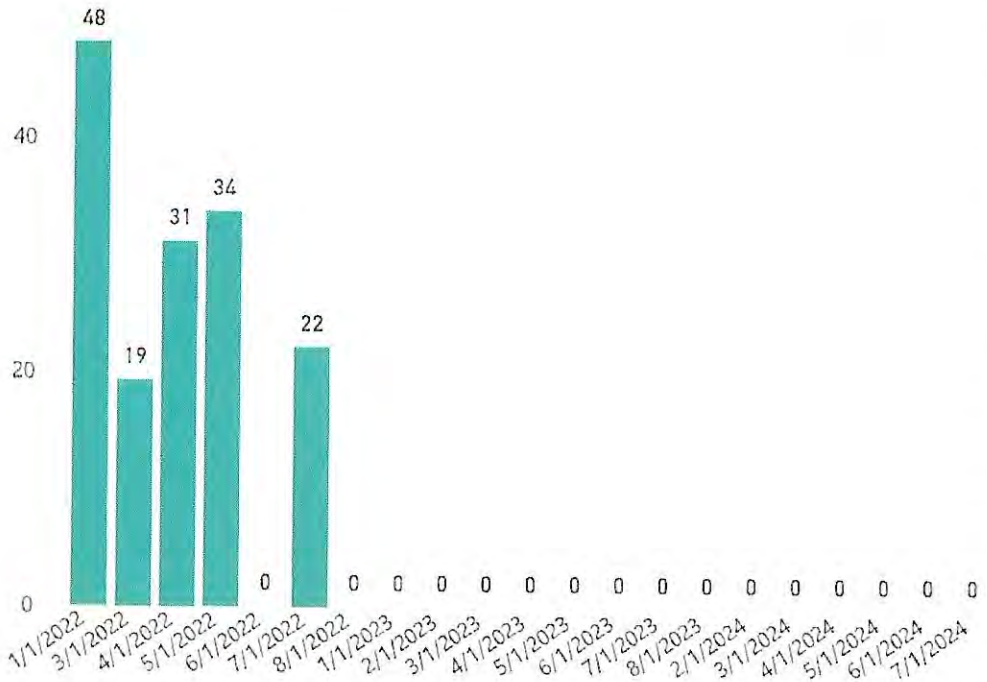
LEASING POTENTIAL TREND



Date	Leasing Potential
1/1/2022	48
3/1/2022	19
4/1/2022	31
5/1/2022	34
6/1/2022	0
7/1/2022	22
8/1/2022	0
1/1/2023	0
2/1/2023	0
3/1/2023	0
4/1/2023	0
5/1/2023	0
6/1/2023	0
7/1/2023	0
8/1/2023	0
2/1/2024	0
3/1/2024	0
4/1/2024	0
5/1/2024	0

HCV - Project Based Vouchers Leasing

Select a State: HI

Select a Public Housing Authority: HI901 - Hawai i Public Housing Authority

MTW?: All

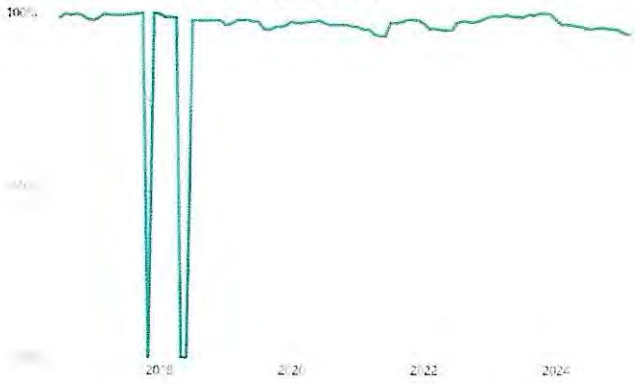
Clear All Filters:

Data is current as of December 2024.

Total Current RAD Units Leased	Total Current PBV Units Leased	PBV Units under AHAP
317	635	0

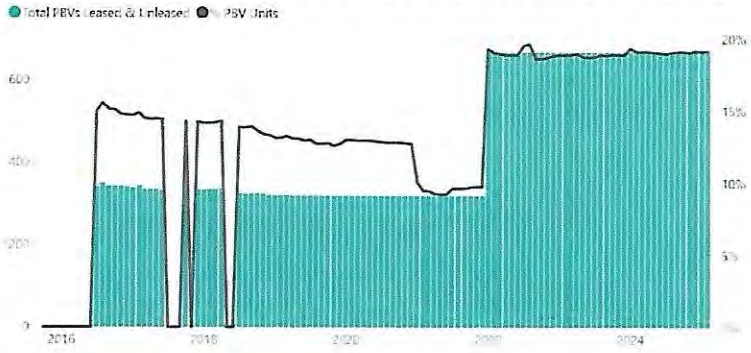
% PBV Leased | PBV Leased vs Unleased | PBV Type

PBV Leasing % Over Time



Total Current PBV Units Both Leased & Unleased	PBV Units under HAP but Unleased	Current PBV Unit Utilization
666	31	95.3%

Total PBVs (Leased & Unleased) and % of Total Leased Units that are PBV Over Time



HCV - Project Based Vouchers Leasing

Select a State: HI

Select a Public Housing Authority: HI901 - Hawaii Public Housing Authority

MTW?: All

Clear All Filters:

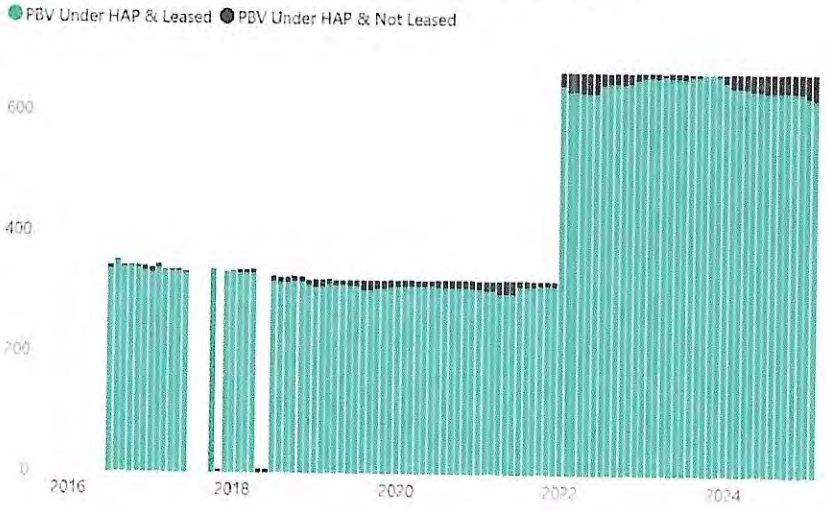
Data is current as of December 2024.

Total Current RAD Units Leased	Total Current PBV Units Leased	PBV Units under AHAP
317	635	0

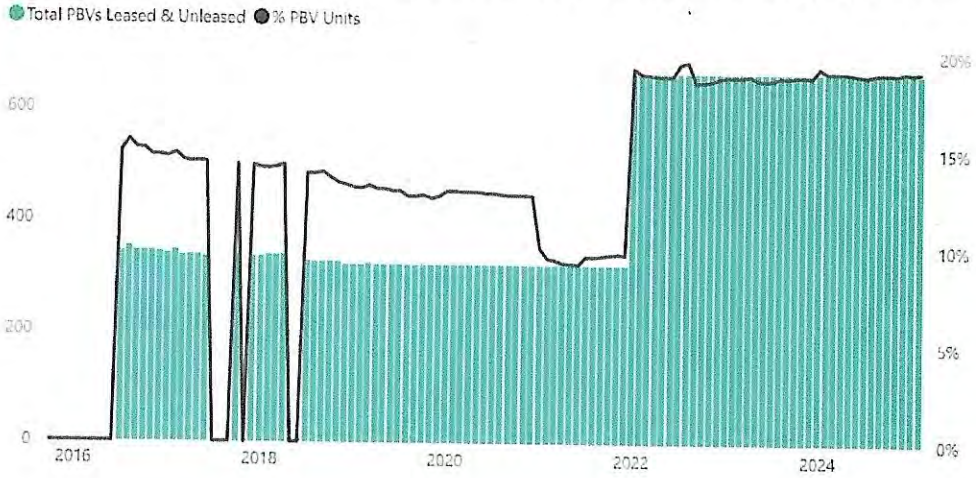
% PBV Leased | PBV Leased vs Unleased | PBV Type

Total Current PBV Units Both Leased & Unleased	PBV Units under HAP but Unleased	Current PBV Unit Utilization
666	31	95.3%

PBVs Leased vs Unleased Over Time



Total PBVs (Leased & Unleased) and % of Total Leased Units that are PBV Over Time



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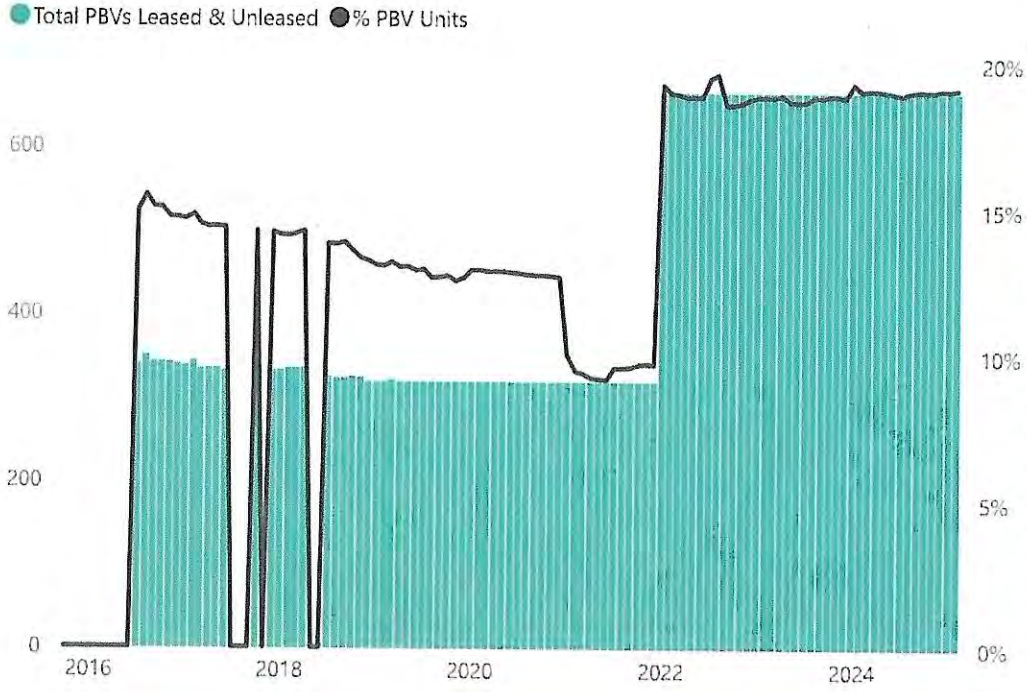
TOTAL PBVS (LEASED & UNLEASED) AND % OF TOTAL LEASED UNITS THAT ARE PBV OVER ...



Date	Total PBVs Leased & Unleased	% PBV Units
Tuesday, August 01, 2023	666	18.9%
Friday, September 01, 2023	666	18.8%
Sunday, October 01, 2023	666	18.9%
Wednesday, November 01, 2023	666	18.9%
Friday, December 01, 2023	666	18.9%
Monday, January 01, 2024	666	19.3%
Thursday, February 01, 2024	666	19.1%
Friday, March 01, 2024	666	19.1%
Monday, April 01, 2024	666	19.1%
Wednesday, May 01, 2024	666	19.1%
Saturday, June 01, 2024	666	19.0%
Monday, July 01, 2024	666	18.9%
Thursday, August 01, 2024	666	19.0%
Sunday, September 01, 2024	666	19.1%
Tuesday, October 01, 2024	666	19.1%
Friday, November 01, 2024	666	19.0%
Sunday, December 01, 2024	666	19.1%
Wednesday, January 01, 2025	666	19.1%
Saturday, February 01, 2025	666	19.1%

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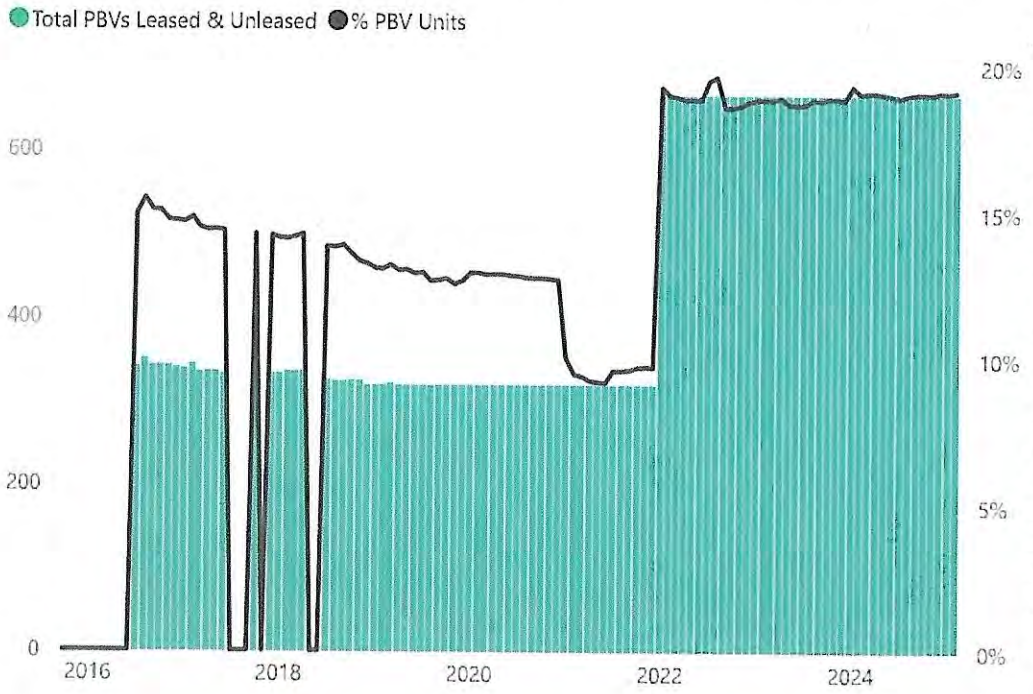
TOTAL PBVS (LEASED & UNLEASED) AND % OF TOTAL LEASED UNITS THAT ARE PBV OVER ...



Date	Total PBVs Leased & Unleased	% PBV Units
Tuesday, February 01, 2022	666	19.0%
Tuesday, March 01, 2022	666	19.0%
Friday, April 01, 2022	666	18.9%
Sunday, May 01, 2022	666	18.9%
Wednesday, June 01, 2022	666	18.9%
Friday, July 01, 2022	666	19.5%
Monday, August 01, 2022	666	19.6%
Thursday, September 01, 2022	666	18.6%
Saturday, October 01, 2022	666	18.6%
Tuesday, November 01, 2022	666	18.7%
Thursday, December 01, 2022	666	18.8%
Sunday, January 01, 2023	666	18.9%
Wednesday, February 01, 2023	666	18.9%
Wednesday, March 01, 2023	666	18.8%
Saturday, April 01, 2023	666	18.9%
Monday, May 01, 2023	666	18.7%
Thursday, June 01, 2023	666	18.7%
Saturday, July 01, 2023	666	18.7%
Tuesday, August 01, 2023	666	18.9%

100

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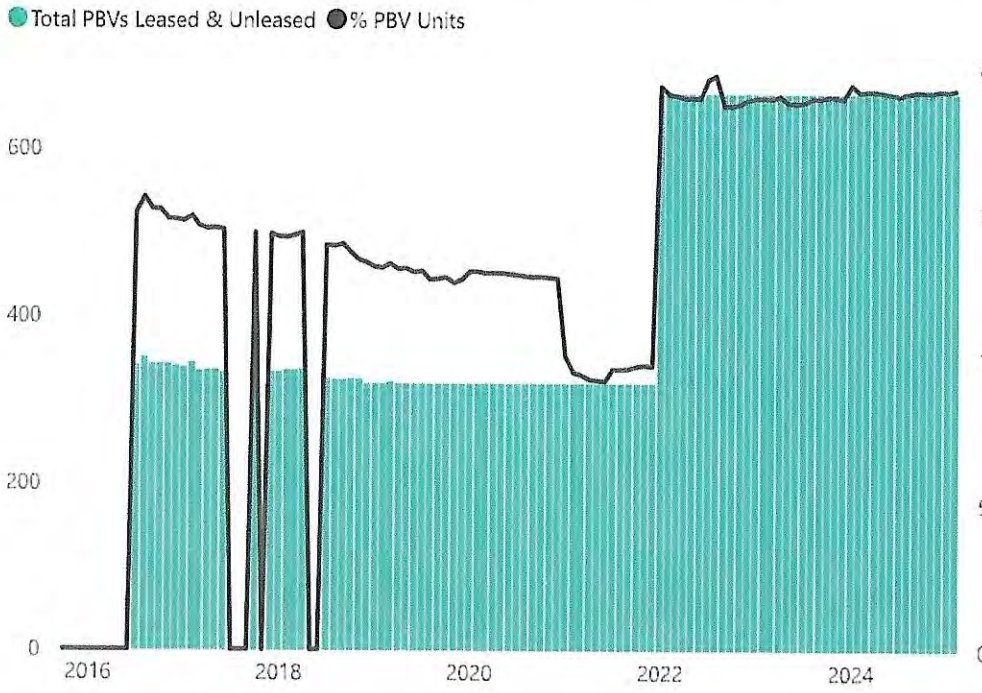
TOTAL PBVS (LEASED & UNLEASED) AND % OF TOTAL LEASED UNITS THAT ARE PBV OVER ...



Date	Total PBVs Leased & Unleased	% PBV Units
Tuesday, September 01, 2020	319	12.8%
Thursday, October 01, 2020	319	12.8%
Sunday, November 01, 2020	319	12.7%
Tuesday, December 01, 2020	319	12.7%
Friday, January 01, 2021	319	10.1%
Monday, February 01, 2021	319	9.5%
Monday, March 01, 2021	319	9.4%
Thursday, April 01, 2021	319	9.3%
Saturday, May 01, 2021	319	9.2%
Tuesday, June 01, 2021	319	9.2%
Thursday, July 01, 2021	319	9.6%
Sunday, August 01, 2021	319	9.6%
Wednesday, September 01, 2021	319	9.6%
Friday, October 01, 2021	319	9.7%
Monday, November 01, 2021	319	9.7%
Wednesday, December 01, 2021	319	9.7%
Saturday, January 01, 2022	666	19.3%
Tuesday, February 01, 2022	666	19.0%

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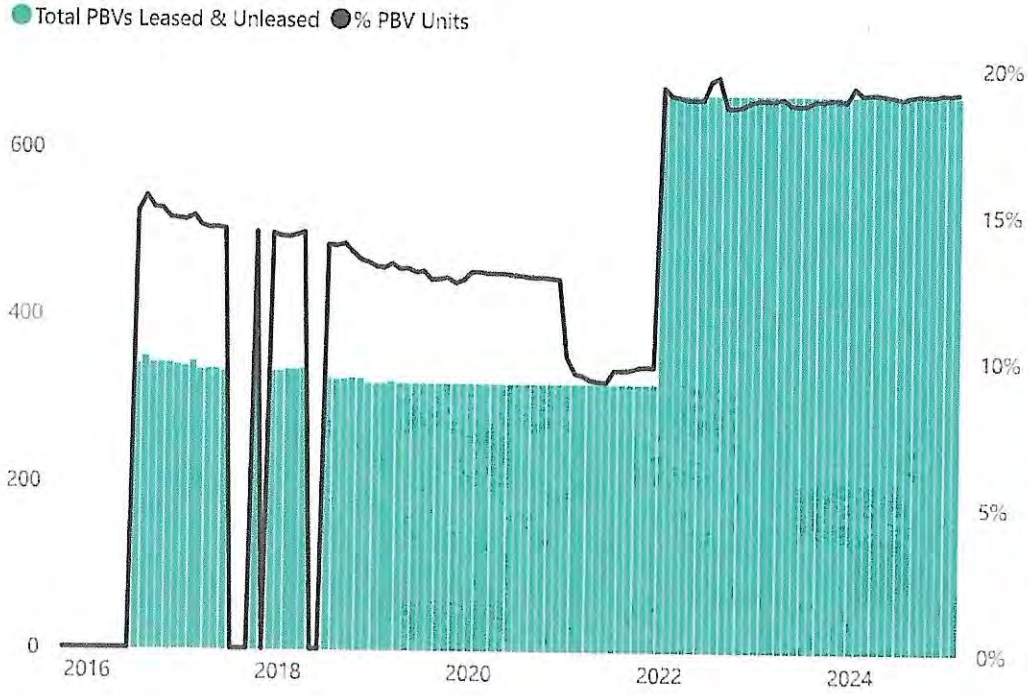
TOTAL PBVS (LEASED & UNLEASED) AND % OF TOTAL LEASED UNITS THAT ARE PBV OVER ...



Date	Total PBVs Leased & Unleased	% PBV Units
Friday, March 01, 2019	321	13.2%
Monday, April 01, 2019	319	13.0%
Wednesday, May 01, 2019	319	13.1%
Saturday, June 01, 2019	319	12.9%
Monday, July 01, 2019	319	13.0%
Thursday, August 01, 2019	319	12.7%
Sunday, September 01, 2019	319	12.7%
Tuesday, October 01, 2019	319	12.7%
Friday, November 01, 2019	319	12.6%
Sunday, December 01, 2019	319	12.7%
Wednesday, January 01, 2020	319	12.9%
Saturday, February 01, 2020	319	13.0%
Sunday, March 01, 2020	319	12.9%
Wednesday, April 01, 2020	319	12.9%
Friday, May 01, 2020	319	12.9%
Monday, June 01, 2020	319	12.9%
Wednesday, July 01, 2020	319	12.8%
Saturday, August 01, 2020	319	12.8%
Tuesday, September 01, 2020	319	12.8%

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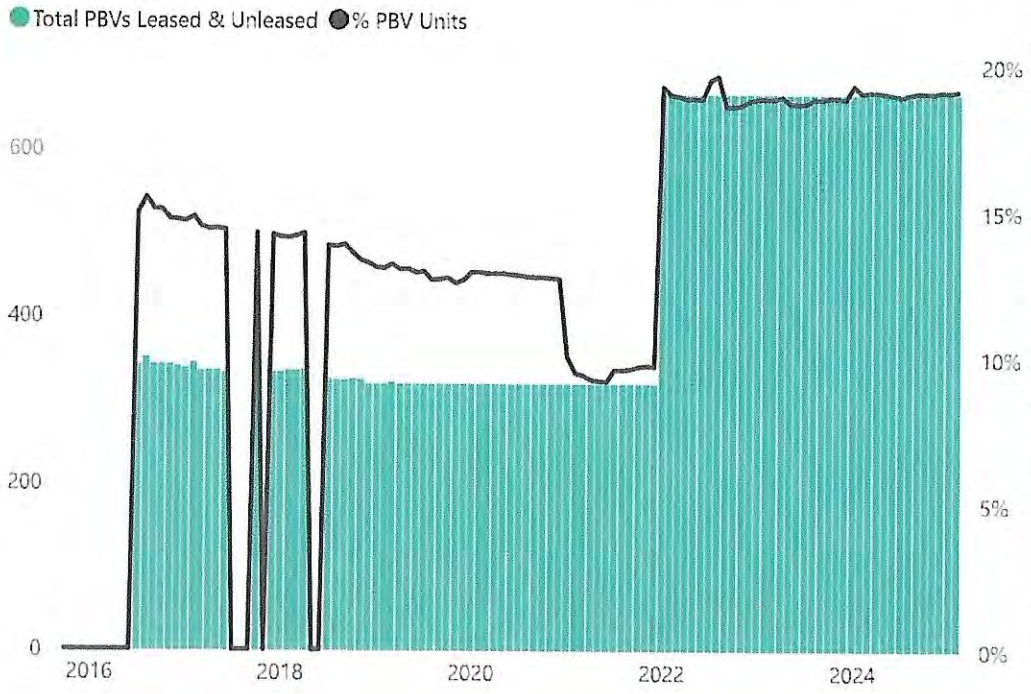
TOTAL PBVS (LEASED & UNLEASED) AND % OF TOTAL LEASED UNITS THAT ARE PBV OVER ...



Date	Total PBVs Leased & Unleased	% PBV Units
Friday, September 01, 2017	0	0.0%
Sunday, October 01, 2017	336	14.3%
Wednesday, November 01, 2017	3	0.0%
Friday, December 01, 2017	333	14.2%
Monday, January 01, 2018	333	14.1%
Thursday, February 01, 2018	335	14.1%
Thursday, March 01, 2018	335	14.2%
Sunday, April 01, 2018	336	14.3%
Tuesday, May 01, 2018	5	0.0%
Friday, June 01, 2018	5	0.0%
Sunday, July 01, 2018	325	13.8%
Wednesday, August 01, 2018	323	13.8%
Saturday, September 01, 2018	323	13.9%
Monday, October 01, 2018	325	13.6%
Thursday, November 01, 2018	324	13.3%
Saturday, December 01, 2018	319	13.2%
Tuesday, January 01, 2019	319	13.1%
Friday, February 01, 2019	319	13.1%
Friday, March 01, 2019	321	13.2%

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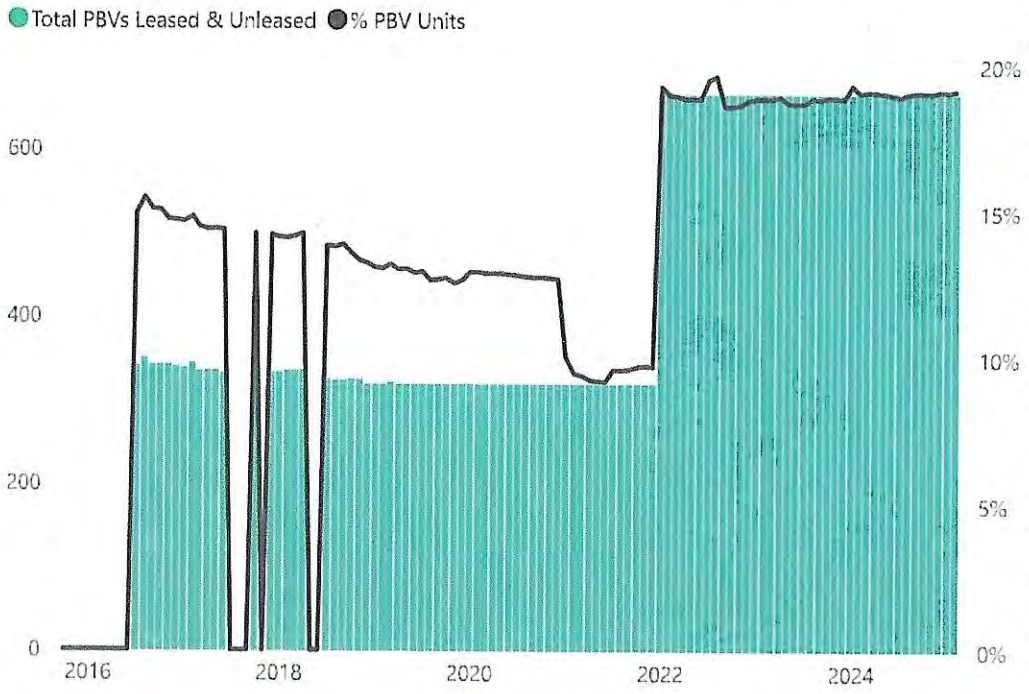
TOTAL PBVS (LEASED & UNLEASED) AND % OF TOTAL LEASED UNITS THAT ARE PBV OVER ...



Date	Total PBVs Leased & Unleased	% PBV Units
Tuesday, March 01, 2016	0	0.0%
Friday, April 01, 2016	0	0.0%
Sunday, May 01, 2016	0	0.0%
Wednesday, June 01, 2016	0	0.0%
Friday, July 01, 2016	341	15.0%
Monday, August 01, 2016	350	15.5%
Thursday, September 01, 2016	342	15.1%
Saturday, October 01, 2016	342	15.1%
Tuesday, November 01, 2016	342	14.7%
Thursday, December 01, 2016	340	14.7%
Sunday, January 01, 2017	338	14.7%
Wednesday, February 01, 2017	344	14.8%
Wednesday, March 01, 2017	334	14.5%
Saturday, April 01, 2017	335	14.4%
Monday, May 01, 2017	335	14.4%
Thursday, June 01, 2017	332	14.4%
Saturday, July 01, 2017	0	0.0%
Tuesday, August 01, 2017	0	0.0%
Friday, September 01, 2017	0	0.0%

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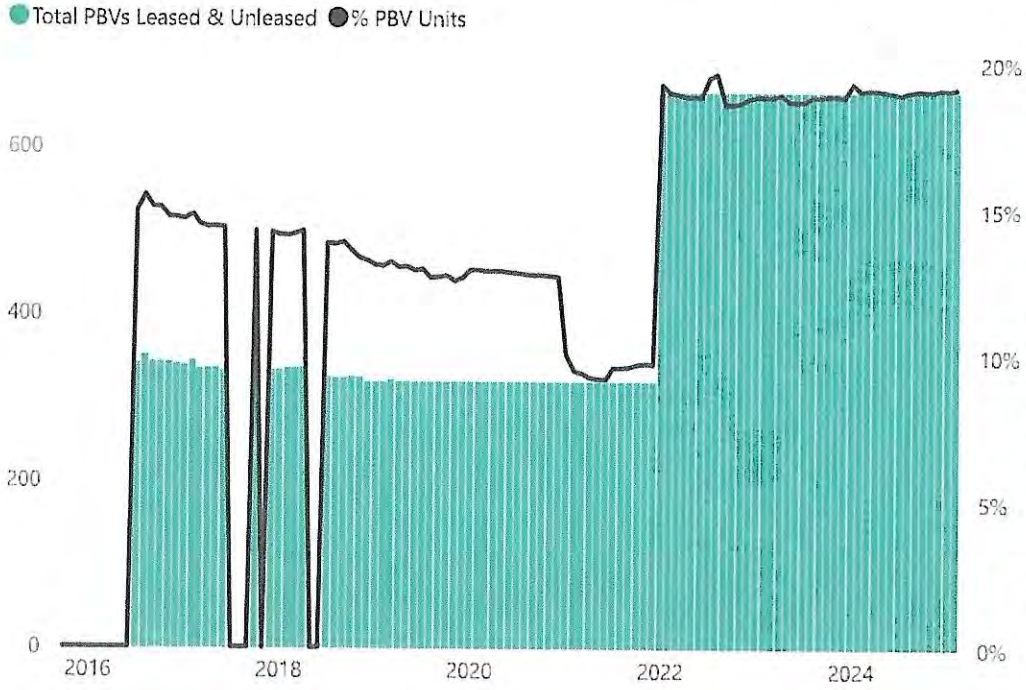
TOTAL PBVS (LEASED & UNLEASED) AND % OF TOTAL LEASED UNITS THAT ARE PBV OVER ...



Date	Total PBVs Leased & Unleased	% PBV Units
Thursday, October 01, 2015	0	0.0%
Sunday, November 01, 2015	0	0.0%
Tuesday, December 01, 2015	0	0.0%
Friday, January 01, 2016	0	0.0%
Monday, February 01, 2016	0	0.0%
Tuesday, March 01, 2016	0	0.0%
Friday, April 01, 2016	0	0.0%
Sunday, May 01, 2016	0	0.0%
Wednesday, June 01, 2016	0	0.0%
Friday, July 01, 2016	341	15.0%
Monday, August 01, 2016	350	15.5%
Thursday, September 01, 2016	342	15.1%
Saturday, October 01, 2016	342	15.1%
Tuesday, November 01, 2016	342	14.7%
Thursday, December 01, 2016	340	14.7%
Sunday, January 01, 2017	338	14.7%
Wednesday, February 01, 2017	344	14.8%
Wednesday, March 01, 2017	334	14.5%
Saturday, April 01, 2017	335	14.4%

105

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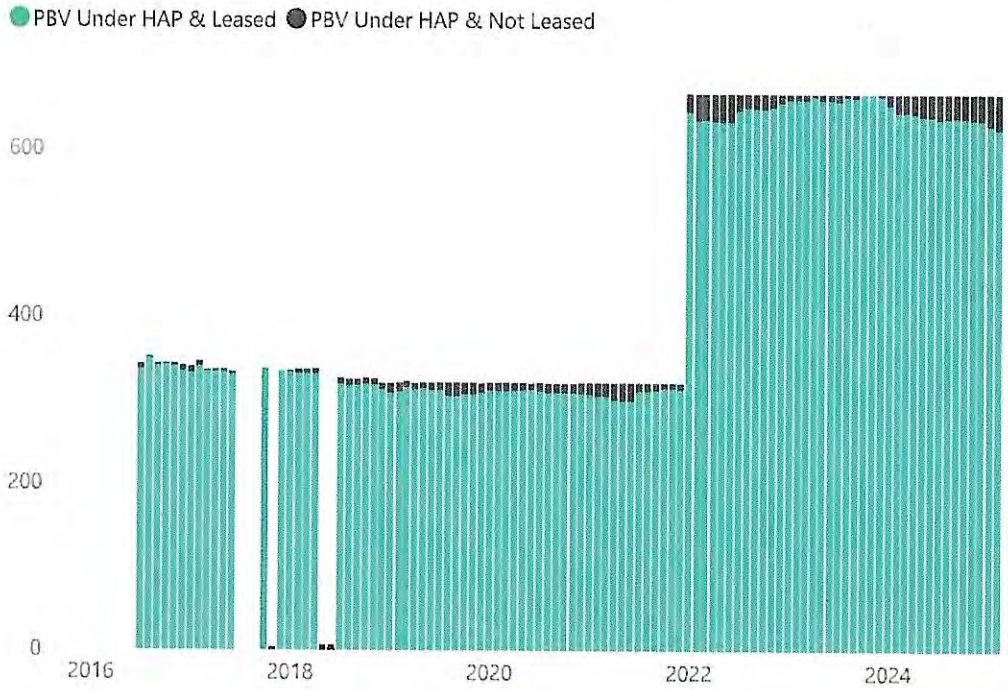
PBVS LEASED VS UNLEASED OVER TIME



Date	PBV Under HAP & Leased	PBV Under HAP & Not Leased
Tuesday, August 01, 2023	663	3
Friday, September 01, 2023	662	4
Sunday, October 01, 2023	666	0
Wednesday, November 01, 2023	666	0
Friday, December 01, 2023	664	2
Monday, January 01, 2024	653	13
Thursday, February 01, 2024	644	22
Friday, March 01, 2024	644	22
Monday, April 01, 2024	643	23
Wednesday, May 01, 2024	640	26
Saturday, June 01, 2024	639	27
Monday, July 01, 2024	636	30
Thursday, August 01, 2024	637	29
Sunday, September 01, 2024	638	28
Tuesday, October 01, 2024	637	29
Friday, November 01, 2024	636	30
Sunday, December 01, 2024	635	31
Wednesday, January 01, 2025	629	37
Saturday, February 01, 2025	625	41

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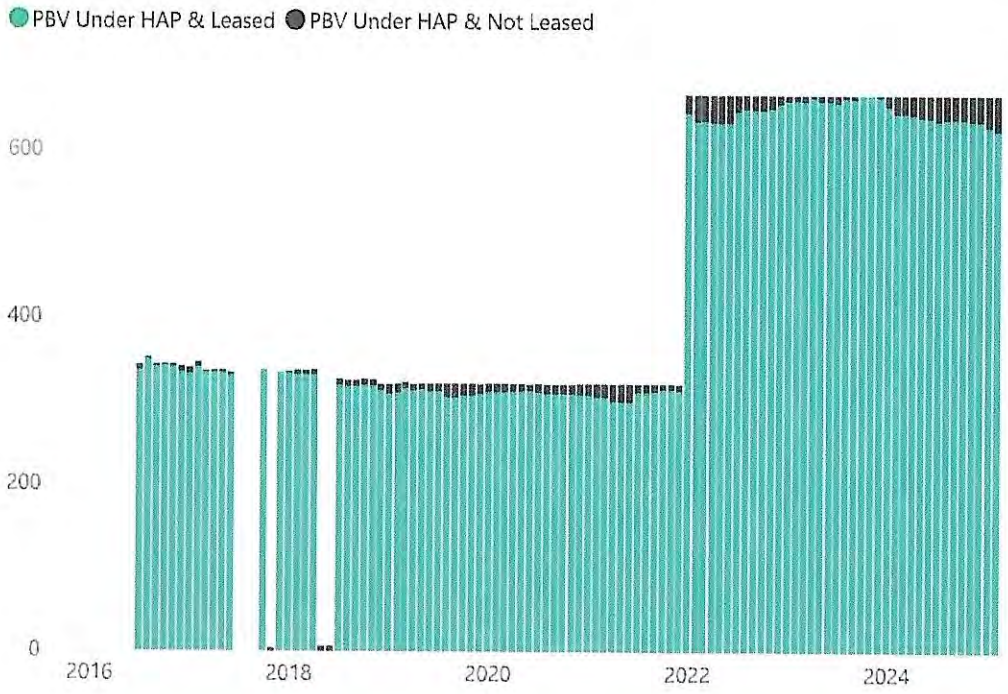
PBVS LEASED VS UNLEASED OVER TIME



Date	PBV Under HAP & Leased	PBV Under HAP & Not Leased
Tuesday, February 01, 2022	635	31
Tuesday, March 01, 2022	636	30
Friday, April 01, 2022	634	32
Sunday, May 01, 2022	633	33
Wednesday, June 01, 2022	633	33
Friday, July 01, 2022	647	19
Monday, August 01, 2022	650	16
Thursday, September 01, 2022	649	17
Saturday, October 01, 2022	648	18
Tuesday, November 01, 2022	651	15
Thursday, December 01, 2022	656	10
Sunday, January 01, 2023	659	7
Wednesday, February 01, 2023	660	6
Wednesday, March 01, 2023	659	7
Saturday, April 01, 2023	663	3
Monday, May 01, 2023	659	7
Thursday, June 01, 2023	659	7
Saturday, July 01, 2023	658	8
Tuesday, August 01, 2023	663	3

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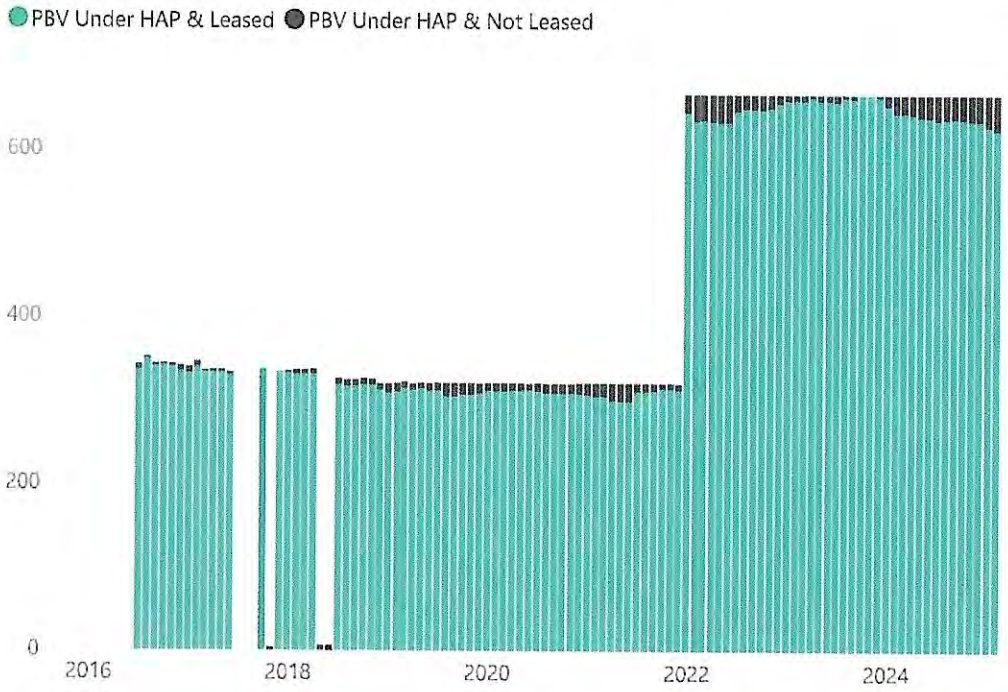
PBVS LEASED VS UNLEASED OVER TIME



Date	PBV Under HAP & Leased	PBV Under HAP & Not Leased
Tuesday, September 01, 2020	308	11
Thursday, October 01, 2020	308	11
Sunday, November 01, 2020	308	11
Tuesday, December 01, 2020	307	12
Friday, January 01, 2021	306	13
Monday, February 01, 2021	304	15
Monday, March 01, 2021	304	15
Thursday, April 01, 2021	299	20
Saturday, May 01, 2021	298	21
Tuesday, June 01, 2021	298	21
Thursday, July 01, 2021	310	9
Sunday, August 01, 2021	310	9
Wednesday, September 01, 2021	311	8
Friday, October 01, 2021	313	6
Monday, November 01, 2021	313	6
Wednesday, December 01, 2021	312	7
Saturday, January 01, 2022	645	21
Tuesday, February 01, 2022	635	31

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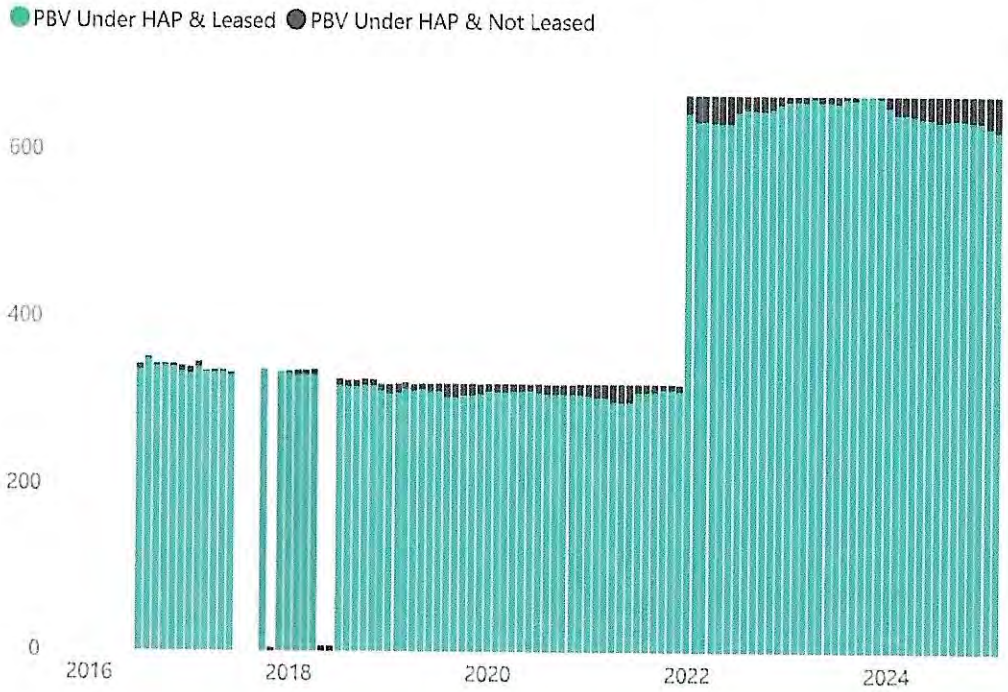
PBVS LEASED VS UNLEASED OVER TIME



Date	PBV Under HAP & Leased	PBV Under HAP & Not Leased
Friday, March 01, 2019	314	7
Monday, April 01, 2019	312	7
Wednesday, May 01, 2019	313	6
Saturday, June 01, 2019	311	8
Monday, July 01, 2019	311	8
Thursday, August 01, 2019	304	15
Sunday, September 01, 2019	304	15
Tuesday, October 01, 2019	306	13
Friday, November 01, 2019	306	13
Sunday, December 01, 2019	308	11
Wednesday, January 01, 2020	311	8
Saturday, February 01, 2020	310	9
Sunday, March 01, 2020	310	9
Wednesday, April 01, 2020	311	8
Friday, May 01, 2020	311	8
Monday, June 01, 2020	312	7
Wednesday, July 01, 2020	309	10
Saturday, August 01, 2020	308	11
Tuesday, September 01, 2020	308	11

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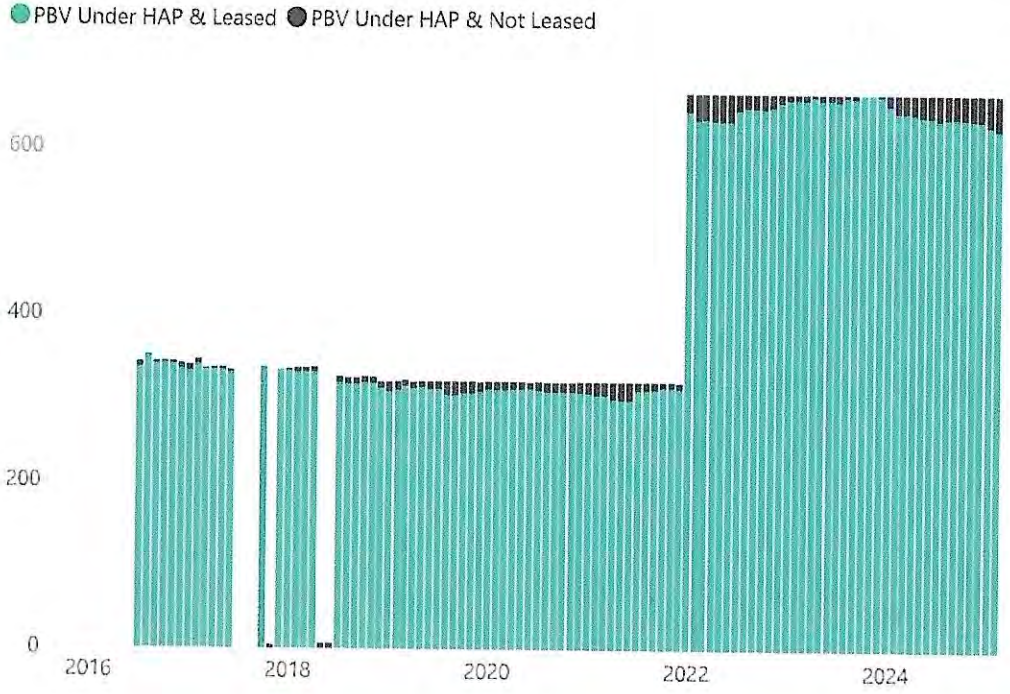
PBVS LEASED VS UNLEASED OVER TIME



Date	PBV Under HAP & Leased	PBV Under HAP & Not Leased
Friday, September 01, 2017	0	0
Sunday, October 01, 2017	336	0
Wednesday, November 01, 2017	0	3
Friday, December 01, 2017	333	0
Monday, January 01, 2018	332	1
Thursday, February 01, 2018	331	4
Thursday, March 01, 2018	331	4
Sunday, April 01, 2018	331	5
Tuesday, May 01, 2018	0	5
Friday, June 01, 2018	0	5
Sunday, July 01, 2018	318	7
Wednesday, August 01, 2018	316	7
Saturday, September 01, 2018	316	7
Monday, October 01, 2018	318	7
Thursday, November 01, 2018	317	7
Saturday, December 01, 2018	312	7
Tuesday, January 01, 2019	308	11
Friday, February 01, 2019	309	10
Friday, March 01, 2019	314	7

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Microsoft Power BI

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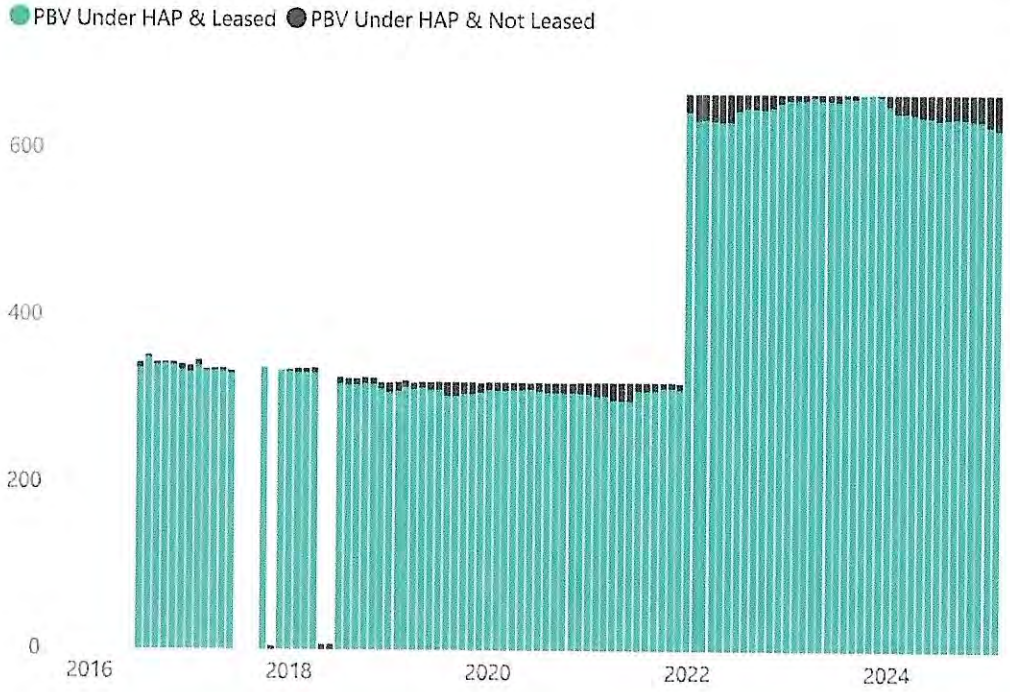
PBVS LEASED VS UNLEASED OVER TIME



Date	PBV Under HAP & Leased	PBV Under HAP & Not Leased
Tuesday, March 01, 2016	0	0
Friday, April 01, 2016	0	0
Sunday, May 01, 2016	0	0
Wednesday, June 01, 2016	0	0
Friday, July 01, 2016	336	5
Monday, August 01, 2016	349	1
Thursday, September 01, 2016	340	2
Saturday, October 01, 2016	341	1
Tuesday, November 01, 2016	339	3
Thursday, December 01, 2016	334	6
Sunday, January 01, 2017	331	7
Wednesday, February 01, 2017	339	5
Wednesday, March 01, 2017	333	1
Saturday, April 01, 2017	333	2
Monday, May 01, 2017	333	2
Thursday, June 01, 2017	330	2
Saturday, July 01, 2017	0	0
Tuesday, August 01, 2017	0	0
Friday, September 01, 2017	0	0

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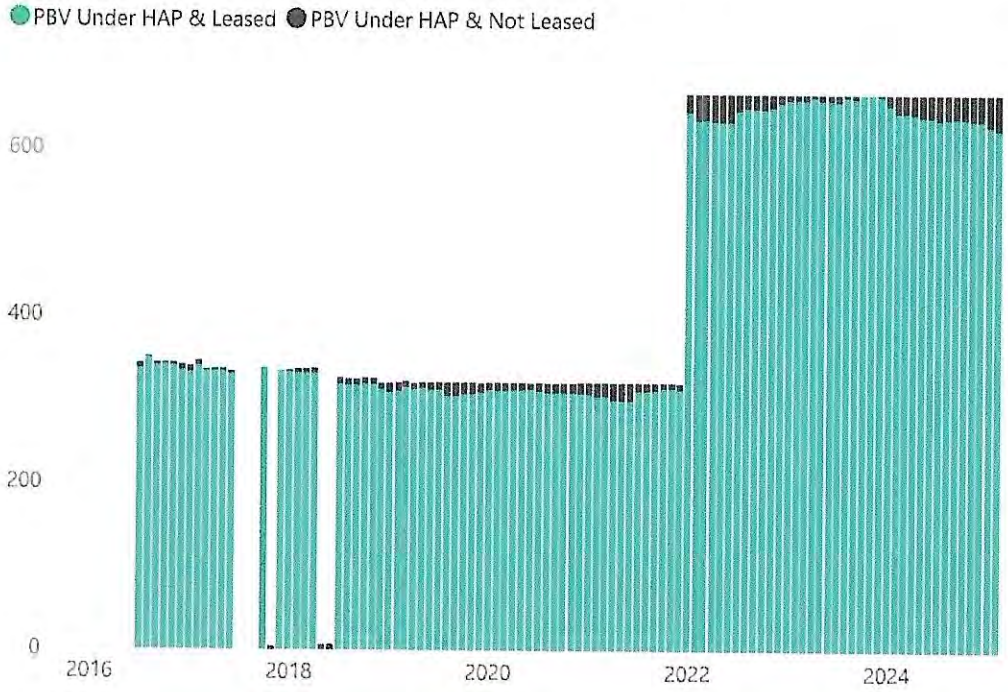
PBVS LEASED VS UNLEASED OVER TIME



Date	PBV Under HAP & Leased	PBV Under HAP & Not Leased
Thursday, October 01, 2015	0	0
Sunday, November 01, 2015	0	0
Tuesday, December 01, 2015	0	0
Friday, January 01, 2016	0	0
Monday, February 01, 2016	0	0
Tuesday, March 01, 2016	0	0
Friday, April 01, 2016	0	0
Sunday, May 01, 2016	0	0
Wednesday, June 01, 2016	0	0
Friday, July 01, 2016	336	5
Monday, August 01, 2016	349	1
Thursday, September 01, 2016	340	2
Saturday, October 01, 2016	341	1
Tuesday, November 01, 2016	339	3
Thursday, December 01, 2016	334	6
Sunday, January 01, 2017	331	7
Wednesday, February 01, 2017	339	5
Wednesday, March 01, 2017	333	1
Saturday, April 01, 2017	333	2

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HCV - Project Based Voucher Portfolio

Select a State: HI

Select a Public Housing Authority: HI901 - Hawai'i Public Housing Authority

MTW?: All

Clear All Filters:

Data is current as of December 2024

Total PHAs with PBVs (including AHAP)	PHAs with PBVs under HAP	PHAs with Leased PBVs under HAP	PHAs with PBVs under AHAP
1	1	1	(Blank)

PBV Units as % of Total HCV Program: 19.1%

The following chart does not represent how close a PHA is to their statutory Project-Based Voucher program cap. The statutory cap calculation is based on authorized (not leased) units and takes certain exclusions into account. See PIH Notice 2017-21.

PHAs with Leased PBVs in their Portfolio (Includes Breakout of RAD and Non-RAD PBV)*

PHA Code	PHA Name	Total PBV under HAP & Leased	Total PBVs under HAP	% PBVs under HAP Leased	Total HCV UMLs	% of UMLs that are PBV	RAD1 Leased*	RAD2 Leased*	RAD3 Leased*	Non-RAD PBV Leased
HI901	Hawaii Public Housing Authority	635	666	95.3%	3,321	19.12%	317	0	0	318
Total		**635**	**666**	**95.3%**	**3,321**		**317**	**0**	**0**	**318**

* RAD units are excluded from PBV cap calculations. For more information see PIH Notice 2017-21

Current Number of PHAs by % of Leased Portfolio that is PBV

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Housing Choice Voucher Comparison

Data is current as of December 2024.

Clear All Filter

Comparison Page - Budget & Reserves:

On this page you can compare HCV programs across states, within states or by HCV program size. Please select the State, Public Housing Authority or HCV program size you are interested in viewing using the dropdown menus below. Once selected the data will adjust to reflect your selection and comparisons

To examine PHAs within a select size please use the dropdown menu for HCV Program Size first before making selections below to compare States and Public Housing Authorities

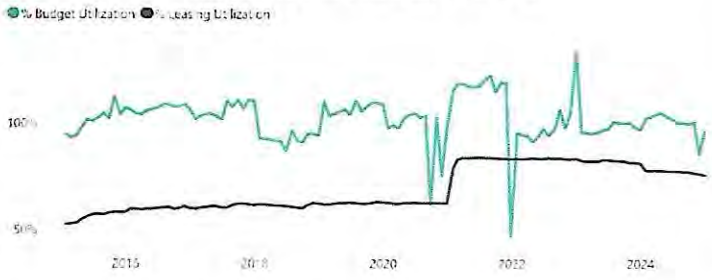
Select PHA Size: All

Select a State:	Select a Public Housing Authority:	MTW?:
HI	HI901 - Hawaii Public Housing Authority	All

2024 YTD Spending as a % of Annual BA	HCV Total Reserves as of 12/31/23
100.27%	$140,120

Reserves as % of Budget Authority	2024 Total Budget Authority for HCV Program
0.24%	$57,834,843

Budget and Unit Utilization since 2015

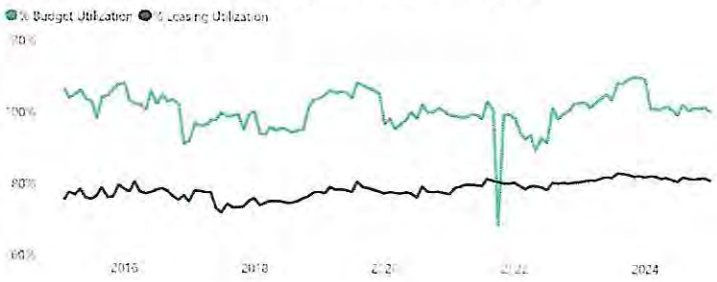


Select a State:	Select a Public Housing Authority:	MTW?:
HI	HI003 - City And County of Honolulu	All

2024 YTD Spending as a % of Annual BA	HCV Total Reserves as of 12/31/23
101.18%	$1,572,406

Reserves as % of Budget Authority	2024 Total Budget Authority for HCV Program
2.20%	$71,310,939

Budget and Unit Utilization since 2015



BUDGET AND UNIT UTILIZATION SINCE 2015

MonthDate	% Budget Utilization	% Leasing Utilization
Friday, June 30, 2023	97.42%	83.00%
Monday, July 31, 2023	100.99%	82.74%
Thursday, August 31, 2023	100.64%	82.74%
Saturday, September 30, 2023	100.17%	82.33%
Tuesday, October 31, 2023	100.60%	81.70%
Thursday, November 30, 2023	98.35%	81.62%
Sunday, December 31, 2023	97.38%	81.49%
Wednesday, January 31, 2024	102.47%	78.26%
Thursday, February 29, 2024	103.21%	78.14%
Sunday, March 31, 2024	104.57%	78.10%
Tuesday, April 30, 2024	105.22%	77.96%
Friday, May 31, 2024	103.39%	77.77%
Sunday, June 30, 2024	102.09%	77.87%
Wednesday, July 31, 2024	100.22%	77.77%
Saturday, August 31, 2024	100.54%	77.47%
Monday, September 30, 2024	100.01%	77.47%
Thursday, October 31, 2024	100.88%	76.96%
Saturday, November 30, 2024	85.93%	76.61%
Tuesday, December 31, 2024	96.40%	75.84%

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BUDGET AND UNIT UTILIZATION SINCE 2015

MonthDate	% Budget Utilization	% Leasing Utilization
Friday, December 31, 2021	47.00%	83.34%
Monday, January 31, 2022	95.34%	83.50%
Monday, February 28, 2022	94.79%	83.34%
Thursday, March 31, 2022	94.25%	83.67%
Saturday, April 30, 2022	91.57%	83.74%
Tuesday, May 31, 2022	93.76%	83.72%
Thursday, June 30, 2022	97.55%	83.69%
Sunday, July 31, 2022	94.45%	83.77%
Wednesday, August 31, 2022	97.12%	83.72%
Friday, September 30, 2022	106.29%	83.79%
Monday, October 31, 2022	98.27%	83.23%
Wednesday, November 30, 2022	104.85%	83.33%
Saturday, December 31, 2022	133.40%	83.45%
Tuesday, January 31, 2023	95.93%	82.58%
Tuesday, February 28, 2023	95.60%	82.50%
Friday, March 31, 2023	95.55%	82.48%
Sunday, April 30, 2023	95.62%	82.42%
Wednesday, May 31, 2023	96.97%	82.89%
Friday, June 30, 2023	97.42%	83.00%

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BUDGET AND UNIT UTILIZATION SINCE 2015

MonthDate	% Budget Utilization	% Leasing Utilization
Tuesday, June 30, 2020	104.83%	63.06%
Friday, July 31, 2020	102.56%	62.57%
Monday, August 31, 2020	103.60%	62.55%
Wednesday, September 30, 2020	61.86%	62.70%
Saturday, October 31, 2020	102.67%	62.70%
Monday, November 30, 2020	75.57%	62.76%
Thursday, December 31, 2020	99.17%	62.74%
Sunday, January 31, 2021	115.49%	79.04%
Sunday, February 28, 2021	118.53%	83.20%
Wednesday, March 31, 2021	118.84%	83.77%
Friday, April 30, 2021	117.33%	83.88%
Monday, May 31, 2021	117.44%	83.96%
Wednesday, June 30, 2021	117.31%	84.22%
Saturday, July 31, 2021	120.44%	83.91%
Tuesday, August 31, 2021	122.44%	83.78%
Thursday, September 30, 2021	114.83%	83.86%
Sunday, October 31, 2021	119.20%	83.63%
Tuesday, November 30, 2021	119.07%	83.52%
Friday, December 31, 2021	47.00%	83.34%

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BUDGET AND UNIT UTILIZATION SINCE 2015

MonthDate	% Budget Utilization	% Leasing Utilization
Monday, December 31, 2018	94.36%	62.22%
Thursday, January 31, 2019	109.96%	62.11%
Thursday, February 28, 2019	103.61%	61.86%
Sunday, March 31, 2019	104.40%	62.17%
Tuesday, April 30, 2019	105.50%	62.62%
Friday, May 31, 2019	106.56%	62.75%
Sunday, June 30, 2019	104.14%	62.96%
Wednesday, July 31, 2019	110.71%	62.54%
Saturday, August 31, 2019	105.78%	62.33%
Monday, September 30, 2019	107.92%	62.28%
Thursday, October 31, 2019	109.82%	62.57%
Saturday, November 30, 2019	109.63%	63.17%
Tuesday, December 31, 2019	108.64%	63.04%
Friday, January 31, 2020	97.82%	62.93%
Saturday, February 29, 2020	99.30%	62.19%
Tuesday, March 31, 2020	97.87%	62.43%
Thursday, April 30, 2020	102.50%	62.64%
Sunday, May 31, 2020	104.17%	62.60%
Tuesday, June 30, 2020	104.83%	63.06%

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BUDGET AND UNIT UTILIZATION SINCE 2015

MonthDate	% Budget Utilization	% Leasing Utilization
Friday, June 30, 2017	101.95%	60.61%
Monday, July 31, 2017	110.43%	60.61%
Thursday, August 31, 2017	107.82%	61.80%
Saturday, September 30, 2017	110.93%	62.43%
Tuesday, October 31, 2017	106.83%	62.25%
Thursday, November 30, 2017	110.91%	61.90%
Sunday, December 31, 2017	110.61%	61.85%
Wednesday, January 31, 2018	92.99%	62.03%
Wednesday, February 28, 2018	92.64%	62.01%
Saturday, March 31, 2018	92.47%	61.69%
Monday, April 30, 2018	91.79%	61.27%
Thursday, May 31, 2018	91.63%	61.37%
Saturday, June 30, 2018	87.32%	61.16%
Tuesday, July 31, 2018	96.44%	60.71%
Friday, August 31, 2018	92.22%	60.40%
Sunday, September 30, 2018	91.22%	60.08%
Wednesday, October 31, 2018	95.07%	61.69%
Friday, November 30, 2018	95.00%	62.75%
Monday, December 31, 2018	94.36%	62.22%

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BUDGET AND UNIT UTILIZATION SINCE 2015

MonthDate	% Budget Utilization	% Leasing Utilization
Thursday, December 31, 2015	107.28%	58.23%
Sunday, January 31, 2016	106.40%	59.79%
Monday, February 29, 2016	104.96%	59.84%
Thursday, March 31, 2016	104.26%	59.68%
Saturday, April 30, 2016	105.99%	59.74%
Tuesday, May 31, 2016	106.74%	59.84%
Thursday, June 30, 2016	107.16%	60.11%
Sunday, July 31, 2016	108.74%	60.52%
Wednesday, August 31, 2016	109.19%	60.68%
Friday, September 30, 2016	107.99%	59.81%
Monday, October 31, 2016	107.77%	60.05%
Wednesday, November 30, 2016	108.93%	61.06%
Saturday, December 31, 2016	106.79%	60.27%
Tuesday, January 31, 2017	102.00%	59.92%
Tuesday, February 28, 2017	103.37%	60.42%
Friday, March 31, 2017	104.66%	60.71%
Sunday, April 30, 2017	104.47%	61.11%
Wednesday, May 31, 2017	103.52%	61.00%
Friday, June 30, 2017	101.95%	60.61%

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BUDGET AND UNIT UTILIZATION SINCE 2015

MonthDate	% Budget Utilization	% Leasing Utilization
Saturday, January 31, 2015	94.68%	52.56%
Saturday, February 28, 2015	93.18%	52.75%
Tuesday, March 31, 2015	94.52%	53.18%
Thursday, April 30, 2015	98.60%	55.11%
Sunday, May 31, 2015	101.83%	56.36%
Tuesday, June 30, 2015	101.15%	57.04%
Friday, July 31, 2015	102.66%	57.53%
Monday, August 31, 2015	104.79%	57.15%
Wednesday, September 30, 2015	102.43%	58.14%
Saturday, October 31, 2015	112.36%	58.25%
Monday, November 30, 2015	104.67%	58.44%
Thursday, December 31, 2015	107.28%	58.23%
Sunday, January 31, 2016	106.40%	59.79%
Monday, February 29, 2016	104.96%	59.84%
Thursday, March 31, 2016	104.26%	59.68%
Saturday, April 30, 2016	105.99%	59.74%
Tuesday, May 31, 2016	106.74%	59.84%
Thursday, June 30, 2016	107.16%	60.11%
Sunday, July 31, 2016	108.74%	60.52%

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Housing Choice Voucher Comparison

Data is current as of December 2024.

Clear All Filter

Comparison Page - Leasing & Per Unit Cost:

On this page you can compare HCV programs across states, within states or by HCV program size. Please select the State, Public Housing Authority or HCV program size you are interested in viewing using the dropdown menus below. Once selected the data will adjust to reflect your selection and comparisons.

To examine PHAs within a select size please use the dropdown menu for HCV Program Size first before making selections below to compare States and Public Housing Authorities.

Select PHA Size: All

Select a State: HI

Select a Public Housing Authority: HI901 - Hawaii Public Housing Authority

MTW?: All

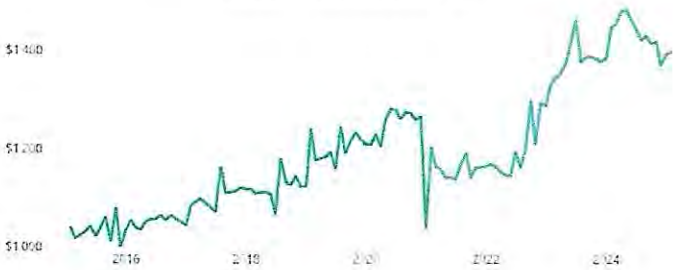
2024 YTD Leasing Percentage: 77.52%

12 Month Attrition Rate as of 1/31/25: 4.38%

Current Units under ACC: 4,379

Current Vouchers on the Street: 173

Average Per Unit Cost since 2015*



Select a State: HI

Select a Public Housing Authority: HI003 - City And County of Honolulu

MTW?: All

2024 YTD Leasing Percentage: 81.84%

12 Month Attrition Rate as of 1/31/25: 6.98%

Current Units under ACC: 4,906

Current Vouchers on the Street: 74

Average Per Unit Cost since 2015*

WRITTEN TESTIMONY #2
and VERBAL TESTIMONY (to be read at the board hearing)

by Laurie Thorson

Section 8 Recipient
and
pro se plaintiff, Laurie Thorson v. Hawaii Public Housing Authority (HPHA), Hakim Ouansafi, Ryan Akamine, and Lyle Matsuura
U.S. District Court Case No. 23-CV-00412-MWJS-WRP
(https://GovernmentCorruptionInHawaii.wordpress.com)

04.17.25 HPHA BOARD MEETING AGENDA

Please refer to pages 180-182, 195, and 199 of the agenda.

"…I am providing verbal testimony regarding the state auditors financial statement. I am praying the board members will not approve the audit as it is being presented.

For those of you who don't know me, my name is Laurie Thorson. I am a recipient of the Section 8 program. I filed a lawsuit against the Hawaii Public Housing Authority and its employees: Hakim Ouansafi, Ryan Akamine, and Lyle Matsuura. Instead of representing me, the Attorney General Anne Lopez is representing the state employees who I am alleging are stealing federal funds from the State of Hawaii.

My lawsuit is based on these state employees retaliating against me after I caught them stealing over $110,000,000 from the Section 8 program. In retaliation, the state employees terminated my reasonable accommodation to have a live in aide to accommodate my disabilities, and then terminated my 2-bedroom voucher, which both were initially approved by the Hawaii Public Housing Authority in 2017.

So far I've been able to prove that there are two fraud schemes being implemented by the state employees of the Hawaii Public Housing Authority.

Fraud Scheme #1
...is to use low comparables in all rent reasonableness determinations. This reduces the payment standard for each Section 8 voucher, which increases the amount of federal funds that can be stolen from the full subsidy received for the voucher.

The fraud scheme is to then lie to the board members and to the state auditors by claiming 100% of the federal funds received were used. However, I am able to prove the board members and to the state auditors that HUD confirms only 80% of the vouchers were actually issued to the public.

Fraud Scheme #2
...is to falsely claim in their financial sttaements that 100% of the subsidy (federal funds) were used, but in order to do that, they have to withhold 20% of the Section 8 vouchers from being released to the public. The 20% of vouchers not being issued can't be issued because that 20% of federal funds is being stolen.

I am requesting the termination of Hakim Ouansafi, Ryan Akamine, Lyle Matsuura, and Bennett Liu.

I tried to add Bennett Liu, the Chief Financial Officer, as a defendant to my lawsuit but the court denied my request, which I will inevitably have to appeal this decision to the 9th circuit court. Bennett Liu knows exactly where the stolen money is and how it was diverted from the Section 8 program.

In summary,

The illegal policy to use low comparables against all the vouchers proves that there should be surplus grant funds for each voucher. However, because this money is stolen, the balance of the 20% of vouchers can't be issued to the public. This is why the state employees must **falsely claim to the state auditors it used 100% of the subsidy it received from HUD**, when it did not.

These figures are based on fraud, the stealing of federal funds, the refusal to issue all the vouchers to the public, and the failure to comply with federal rules and HUD regulations (as cited below):

HAWAII REVISED STATUTES §708-835.65 reads:
"…FRAUD. (1) A person commits the offense of fraud if, with the intent to defraud, the person executes or attempts to execute any scheme or artifice to defraud or for the purpose of obtaining money or property by means of false or fraudulent pretenses, representations, or promises…"

> **COMMENTARY ON §708-835.65 reads:**
> "…Act 131, Session Laws 2023, added this section to establish the offense of fraud as a class B felony. The legislature found that it was of utmost importance to restore public trust in state government and increase the level of transparency in government operations and accountability of individuals. To improve the standard of conduct within government, and to more effectively combat fraud, waste, and corruption, it was necessary to establish criminal offenses and penalties. Act 131 provided a mechanism to increase the public's trust and confidence in state and local government while providing law enforcement with a tool to adequately deter and commensurately punish acts of public corruption. Conference Committee Report No. 1, Senate Standing Committee Report No. 720. (2) For purposes of this section, "scheme or artifice to defraud" includes a scheme or artifice to deprive another of the intangible right of honest services. (3) Fraud shall be a class B felony. [L 2023, c 131, §2]

18 U.S. CODE § 666
Theft or bribery concerning programs receiving Federal funds

18 U.S.C. §666 reads:
"…**(A)** *embezzles, steals, obtains by fraud* **[FRAID CLAIM]**, or otherwise without authority knowingly converts to the use of any person other than the rightful owner or intentionally misapplies, property that—**(i)** is valued at $5,000 or

more, and **(ii)** is owned by, or is under the care, custody, or control of such organization, government, or agency; or **(B)** corruptly solicits or demands for the benefit of any person, or accepts or agrees to accept, anything of value from any person, intending to be influenced or rewarded in connection with any business, transaction, or series of transactions of such organization, government, or agency involving any thing of value of $5,000 or more; or **(2)** corruptly gives, offers, or agrees to give anything of value to any person, *with intent to influence or reward an agent* **[BRIBERY CLAIM]** of an organization or of a State, local or Indian tribal government, or any agency thereof, in connection with any business, transaction, or series of transactions of such organization, government, or agency involving anything of value of $5,000 or more; shall be fined under this title, imprisoned not more than 10 years, or both. **(b)** The circumstance referred to in subsection (a) of this section is that the organization, government, or agency receives, in any one year period, benefits in excess of $10,000 under a Federal program involving a grant, contract, subsidy, loan, guarantee, insurance, or other form of Federal assistance. **(c)** This section does not apply to bona fide salary, wages, fees, or other compensation paid, or expenses paid or reimbursed, in the usual course of business. **(d)**As used in this section— **(1)** the term "agent" means a person authorized to act on behalf of another person or a government and, in the case of an organization or government, includes a servant or employee, and a partner, director, officer, manager, and representative; **(2)** the term "government agency" means a subdivision of the executive, legislative, judicial, or other branch of government, including a department, independent establishment, commission, administration, authority, board, and bureau, and a corporation or other legal entity established, and subject to control, by a government or governments for the execution of a governmental or intergovernmental program;

CRM 1000-1499, 1002. Theft and Bribery in Federally Funded Programs reads:
"…**To protect the integrity of the vast sums of money distributed through Federal programs, Congress enacted 18 U.S.C. § 666. The section is designed to facilitate the prosecution of persons who steal money or otherwise divert property or services from state and local governments** or private organizations–for example, universities, foundations and business corporations–**that receive large amounts of Federal funds**.
Subsection (a)(1)(A) of Section 666 **prohibits the embezzlement, stealing, obtaining by fraud or otherwise unauthorized conversion** to the use of any person other than the rightful owner or the intentional misapplication of property having a value of $5,000 or more by an agent, typically **an employee**, of an organization or of a state, local or Indian tribal government agency that receives $10,000 or more annually in Federal assistance. The maximum **penalty is imprisonment for 10 years and a fine of the greater of $100,000 or twice the amount obtained in violation of the section**.

Under prior law, with few exceptions, thefts from such governments or organizations could be prosecuted only under the general theft statute, 18 U.S.C. § 641, or the statute prohibiting theft of funds under the Comprehensive Employment and Training Act (CETA), 18 U.S.C. § 665. Use of the general theft statute was often precluded because either the title to the property stolen had passed from the Federal government before it was stolen or the funds were so commingled that their Federal character could not be shown.

Consequently, **Congress created 18 U.S.C. § 666 to ensure the integrity of Federal program funds** administered through private organizations and **state, local,** or Indian tribal **government agencies** and to fill an apparent gap in the law that neither 18 U.S.C. § 641 nor § 665 could reach…"

FRCP 9(b) reads:
"…Rule 9. Pleading Special Matters
(b) **FRAUD** OR MISTAKE; CONDITIONS OF MIND. In alleging **fraud** or mistake, a party must state with particularity the circumstances constituting fraud or mistake. Malice, intent, knowledge, and other conditions of a person's mind may be alleged generally…"

FRAUD ~ BY 3 OF THE 5 PHAs IN HAWAII
PHA = Public Housing Authority

The FRAUD CHARTS posted on my website proves that 3 of the 5 PHAs in Hawaii are stealing from the Section 8 program. *It should be noted that Big Island and Maui do not steal.*

• Hawaii Public Housing Authority (H1901)
used 100.83% subsidy to issue 78.32% vouchers
(issued only 3,341 out of 4,341)

• City and County of Honolulu (H1003)
used 100.79% subsidy to issue 81.63% vouchers
(issued only 3,955 out of 4,906)

• Kauai County Housing Agency (H1005)
used 102.16% subsidy to issue 73.76%
(issued only 852 out of 1,178)

. . . . . .

• County of Hawaii (H1002)
used 111.80% subsidy to issue 99%
(issued 2,029 out of 2,130)

• County of Maui (H1004)
used 104.02% subsidy to issue 99.67%
(issued 1,551 out of 1,543)

Approved by the Executive Director
May 29, 2025

FOR ACTION

MOTION: To: **(1)** Adopt Resolution No. 25-03 Approving the Hawaii Public Housing Authority's (HPHA) Operating Budget for Fiscal Year 2025 – 2026; **(2)** Authorize the Executive Director to Take All Actions Necessary to Submit Budget Certifications to the U.S. Department of Housing and Urban Development (Form HUD-52574) and to Implement the Approved Budget; and **(3)** Authorize the Executive Director to Accept and Implement Any Additional Operating Funds as May be Made Available or Appropriated During the Fiscal Period

I. FACTS

A. The HPHA is a full-service agency attached to the State's Department of Human Services for administrative purposes only. The HPHA budget must be approved by the Board of Directors prior to the start of the fiscal period.

B. During the period of July 1, 2025 to June 30, 2026, the HPHA will administer the following programs:

1. Federal Public Housing Programs

   The HPHA administers 4,731 Federal public housing units across the State of Hawaii with funds received from the United States Department of Housing and Urban Development (HUD). Funds are awarded directly to the public housing authority's asset management projects.

2. State Public Housing Programs

   The HPHA administers 912 State public housing family units and elderly housing developed with State funds. These properties are funded through rental receipts and general funds appropriated by the State Legislature.

3. Federal and State Rent Subsidy Programs

   The HPHA administers federally funded rental assistance programs including the Section 8 Housing Choice Voucher Program, Foster Youth Initiative, Veterans Affairs Supportive Housing (VASH)

Program, Mainstream Voucher Program, and Emergency Housing Voucher Program. Since HPHA was selected by HUD for admission to the Moving To Work (MTW) Demonstration Program, HPHA has the flexibility to apply fungibility among the funding programs including MTW vouchers, operating subsidies, and the Capital Fund Program. The special purpose vouchers (SPV) including Foster Youth Initiative Vouchers, VASH Program Vouchers, Tenant Protection Vouchers, Mainstream Program Vouchers, and Emergency Housing Vouchers are not subject to fungibility. All vouchers except the SPV are MTW vouchers.

The HPHA also manages the State funded rental assistance program, subsidizing monthly rental payments to qualified households.

4. Federal Rental Assistance Program

The HPHA manages a Special Allocation Program which is a project-based program under a contract with the federal government through a subcontract.

C. The HPHA is required to approve an annual operating budget prior to the commencement of each fiscal year. Funds appropriated or granted to the HPHA and earned through rental receipts are required to be tracked under each program. As such, the budget is presented by programs.

D. The operating budget must be prepared based on requirements of the U.S. Department of Housing and Urban Development (HUD) and approved by the Board of Directors prior to the fiscal year start date of July 1st.

HUD's requirements as detailed in Supplement to HUD Handbook 7475.1 Rev CHG-1, Financial Management Handbook are as follows:

1. An operating budget shall be developed for each Asset Management Project (AMP).

2. There is no specific budget format that public housing agencies must use. HPHA has established its own format, which has been used consistently for many years.

3. While there is no uniform/required format, all budgets must be easily reconcilable to HUD's Financial Data Schedule line items. This allows HUD and public housing agencies (PHAs) to efficiently review and report financial activities.

4. PHAs must develop and maintain AMP budgets that allow for comparative analysis of budgeted line items to actual revenues and expenses.

5. Operating budgets shall include estimates for all revenues and expenses under the Operating Fund and Capital Fund Programs (CFP) that directly or indirectly support the operations of the AMPs, as well as capital expenses to be paid with operating funds, including all data needed to complete AMP-based financial statements in accordance with generally accepted accounting principles. In this context, the operating budget should contain such CFP activities as operating transfers, management improvements, or other CFP activity allowed by HUD that is not capital in nature.

6. Operating budget revenues shall include operating subsidies, dwelling rents, federal Capital Fund used for eligible non-capital activities, and all other revenue used to support the AMPs. Subsidy levels should be based on the project formula components (i.e., the AMP's expense level, utility expense level, add-ons, and formula income), with an estimate of the projected proration rate.

7. Operating budget expenses shall include, but are not limited to, direct administrative costs, utilities, maintenance, security, general expenses, and non-routine or capital expenses to be paid with operating funds. These categories also include any Central Office Cost Center (COCC) front-line costs charged as fee-for-service.

8. AMP operating budgets must be approved by HPHA's Board prior to the start of the fiscal year. However, the Board is not required to pass a separate resolution for each individual project budget. Operating budgets for multiple AMPs can be approved through a joint Board vote.

9. HUD does not require submission of the operating budget itself for approval. Instead, HUD requires submission of the PHA Board Resolution Approving Operating Budget (Form HUD-52574) through the HUD REAC online system.

II. DISCUSSION

A. HPHA is in full compliance with HUD's Asset Management model which requires federal public housing agencies to adopt a business model similar to that used in multi-family housing, with project-based budgeting, project-based accounting, and project-based management.

B. Capital expenditures are separately budgeted and funded by capital improvement funds from the State and HUD. An asset which meets the capitalization criteria is depreciated over its estimated useful life after it is put into service. However, for operating budget purposes, depreciation expense is not included in the budget as it is a non-cash, non-controllable item at the AMP level.

C. Under HUD's rules, public housing agencies are recommended, but not required, to prepare a budget for the COCC. Management has prepared a budget for the COCC as a matter of good business practice and for Board approval.

D. Attached for the Board's review and consideration are the proposed operating budgets by federal Asset Management Project, State Public Housing Program, federal Section 8 Programs, State Rent Supplement Program, the COCC, and the HPHA as a whole.

E. In order to prepare such budgets, certain assumptions have to be made. The following budget assumptions were used in the budget preparation.

1. Operating subsidy projection of each AMP was calculated and submitted to HUD in March. The operating budget adopts a 97% funded allocation, which is expected for the federal fiscal year 2025.

2. The operating budget includes all vacant positions that are expected to be filled during the fiscal year.

3. Budgeted operating expenses reflect the following factors:

    a. No union negotiated increases in salaries and wages are factored in the budget for the next fiscal year as bargaining unit labor agreements are not available.

    b. Employment fringe benefit: 64.5%. This amount could change during the fiscal period depending on actual rates issued by the Department of Accounting and General Services. The HPHA does not have control over the fringe benefits rate as these rates are negotiated on behalf of all State agencies for employees of the State.

    c. The costs of OPEB, pension plan, and compensated absences are not reflected in the operating budget.

d. An inflation rate of 3% is factored into the budget for those expense items which do not have specific amounts to be increased.

e. Electricity expenses are anticipated to increase by 5%, water and sewer expenses by 9%, and gas expenses by 3%; projected over the annualized actual expenses of Fiscal Year 2025 if there are no verified rates of increase available.

4. Budgeted Other Financial Sources reflect the following State general fund appropriations and HUD CFP fundings.

a. State general fund appropriation of $4.69 million to support both Federal and State public housing projects. Reduced by the restricted amount of 10% of the appropriation, $0.15 million is budgeted for the Federal housing projects and $4.1 million is budgeted for the State low-income family and elderly housing projects.

b. $5.3 million of HUD CFP funding for Fiscal Year 2026 is budgeted for the Federal public housing project operations and COCC administrative expenses.

F. From time to time, HUD may make additional resources available to PHAs through special allocations. These funds are generally distributed to the PHA by AMP and are to be expended on eligible operating expenses. PHAs are unable to project/predict whether special appropriations will be made prior to the budgeting process.

The proposed budget was made based on assumptions, projected expenses and current information related to the State and Federal funding sources. Should significant budget reductions occur on the federal level, the Board will be presented with a revised budget for consideration.

G. Timeline

1. The budgeting processes were started in early January this year by assessing operational needs of each property, program, and COCC branch.

2. The draft budget has been through executive review. Changes were made based on review, comments and questions provided.

3. The final draft budget is presented to the Board for adoption and the required resolution will be submitted to HUD within a week from adoption.

4. Upon approval, the approved budget is disseminated to each AMP and program for implementation.

III. RECOMMENDATION

That the Board of Directors: **(1)** Adopt Resolution No. 25-03 Approving the Hawaii Public Housing Authority's (HPHA) Operating Budget for Fiscal Year 2025 – 2026; **(2)** Authorize the Executive Director to Take All Actions Necessary to Submit Budget Certifications to the U.S. Department of Housing and Urban Development (Form HUD-52574) and to Implement the Approved Budget; and **(3)** Authorize the Executive Director to Accept and Implement Any Additional Operating Funds as May be Made Available or Appropriated During the Fiscal Period

Attachment A: PHA Board Resolution Approving Operating Budget, Form HUD 52574

Attachment B: 2025-2026 Operating Budget for the Hawaii Public Housing Authority

Prepared by: Bennett Liu, Chief Financial Officer

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

Robert J. Hall
Chairperson

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, , gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Hawaii Public Housing Authority PHA Code: HI001

PHA Fiscal Year Beginning 07/01/2025 Board Resolution Number: 25-03

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

[X] Operating Budget approved by Board resolution on: 05/29/2025

[ ] Operating Budget submitted to HUD, if applicable, on:

[ ] Operating Budget revision approved by Board resolution on:

[ ] Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Print Board Chairperson's Name:	Signature:	Date:
Robert J. Hall		05/29/2025

Previous editions are obsolete

Form HUD-**52574**

Hawaii Public Housing Authority
Fiscal Year 2025-2026 Operating Budget

FDS Line #	Account Title	Puuwai Momi AMP 30	Kalihi Valley AMP 31	Mayor Wright AMP 32	Kamehameha AMP 33	Kalakaua AMP 34	Kalanihuia AMP 35	Hilo AMP 37	Kauai AMP 38	Maui AMP 39	Kuhio Homes AMP 40	Kona AMP 43	Waianae AMP 44	Kaneohe AMP 45	Kamuela AMP 46	Wahiawa AMP 49	Palolo Valley AMP 50	Federal Housing Total	755 KRC Resource Center
Revenue																			
11220	Gross Potential Rent	2,250,527	2,248,340	2,278,130	1,769,318	2,450,839	2,367,207	1,689,283	2,123,916	1,163,649	1,231,231	1,140,128	1,174,805	1,235,316	704,445	831,488	676,706	25,335,328	888,635
11230	*Less: Vacancy Loss Rent*	(161,195)	(138,638)	(118,913)	(23,717)	(96,688)	(149,211)	(54,977)	(26,466)	(17,112)	(424,562)	(22,577)	(13,555)	(5,466)	(8,549)	(16,630)	-	(1,278,257)	-
70300	Net Tenant Rental Revenue	2,089,333	2,109,702	2,159,217	1,745,601	2,354,150	2,217,996	1,634,307	2,097,450	1,146,536	806,669	1,117,552	1,161,249	1,229,850	695,896	814,858	676,706	24,057,071	888,635
11240	Gross Potential Subsidy	1,902,410	2,822,989	3,012,882	2,289,681	3,626,308	3,795,407	1,591,518	1,159,774	661,121	1,759,979	897,758	1,727,873	1,356,994	454,421	1,122,078	1,015,689	29,196,882	-
11260	*Less: Subsidy Loss - Proration*	(57,072)	(84,690)	(90,386)	(68,690)	(108,789)	(113,862)	(47,746)	(34,793)	(19,834)	(52,799)	(26,933)	(51,836)	(40,710)	(13,633)	(33,662)	(30,471)	(875,906)	-
70600	Net HUD Operating Subsidy	1,845,338	2,738,299	2,922,496	2,220,991	3,517,519	3,681,545	1,543,772	1,124,981	641,287	1,707,180	870,825	1,676,037	1,316,284	440,788	1,088,416	985,218	28,320,976	-
70602	Ongoing administrative fees earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70400	Other Tenant Charges	1,068	840	6,944	2,520	540	17,700	21,636	16,080	15,480	7,980	3,360	1,140	29,460	8,160	672	620	134,200	-
70404	Work Order	17,184	39,000	6,132	5,280	10,116	10,000	6,156	12,000	43,360	16,078	2,018	3,336	1,800	17,496	1,848	3,000	194,804	-
70710	Management fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-keeping fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70740	Front line service fee/Other fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other Governmental Grant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71001	Operating Transfers In																	-	
71100	Investment Income	3,372	3,310	13,332	3,265	6,787	5,928	4,195	4,223	1,620	1,800	4,176	1,546	1,812	-	1,260	1,128	57,755	71
71500	Other Income	9,505	6,768	2,733	2,791	71,478	106,734	26,424	9,282	7,460	-	11,760	21,000	4,206	5,616	12,792	-	298,549	33
70000	**Total revenue**	**3,965,799**	**4,897,919**	**5,110,854**	**3,980,447**	**5,960,590**	**6,039,903**	**3,236,490**	**3,264,016**	**1,855,744**	**2,539,707**	**2,009,691**	**2,864,308**	**2,583,412**	**1,167,956**	**1,919,846**	**1,666,673**	**53,063,354**	**888,738**
Other Financing Sources (Uses)																			
70600	Federal CFP BLIs =1406 / 1410	290,573	-	-	-	-	290,573	890,000	750,000	680,000	320,000	175,000	-	10,000	30,000	340,000	70,000	3,846,145	-
10010	State G-Fund, for Security	24,694	24,694	24,694	24,694	24,694	24,694	-	-	-	-	-	-	-	-	-	-	148,163	-
10010	State G-Fund, for State Housing						-		-									-	-
10010	State G-Fund, for R&M/Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10010	State G-Fund, for Landlord Incentive Program																		
	Cash Reserve	1,600,000	800,000	560,000	680,000	580,000	770,000	-	-	-	600,000	-	-	-	-	-	-	5,590,000	
	Total Other Financing Sources	**1,915,266**	**824,694**	**584,694**	**704,694**	**604,694**	**1,085,266**	**890,000**	**750,000**	**680,000**	**920,000**	**175,000**	**-**	**10,000**	**30,000**	**340,000**	**70,000**	**9,584,308**	**-**
Operating Expenses																			
	Administrative																		
91100	Administrative Salaries	432,444	348,908	279,595	286,511	415,152	492,324	419,895	413,735	275,410	-	-	-	-	-	-	-	3,363,974	-
91500	Employee Benefits - Administrative	272,786	225,045	180,339	184,799	267,773	317,549	270,832	266,859	177,639	-	-	-	-	-	-	-	2,163,622	-
91200	Auditing Fees	7,884	6,961	8,330	7,078	10,768	14,605	7,621	7,449	9,914	7,278	7,223	7,122	7,642	7,101	8,232	7,308	132,515	7,172
91300	Management Fees	342,035	350,657	331,496	353,532	548,501	540,916	320,957	303,711	128,383	117,300	105,177	135,377	116,661	48,774	76,150	61,412	3,881,038	-
91310	Bookkeeping Fees	32,130	32,940	31,140	33,210	51,525	50,813	30,150	28,530	12,060	15,660	18,180	23,400	20,250	9,158	13,320	10,620	413,085	-
91400	Advertising and Marketing	14,544	500	3,576	500	9,194	4,323	-	-	-	6,929	-	14,814	-	-	8,940	3,564	66,884	-
91600	Office Expenses	58,500	29,133	62,324	27,696	58,332	81,011	49,616	87,608	41,642	59,808	26,291	14,508	18,952	13,264	18,840	13,659	661,183	2,906
91610	Managing Agent's Fee	-	-	-	-	-	-	-	-	-	49,406	88,355	113,724	98,907	48,711	65,646	51,642	516,390	142,262
91700	Legal Expense	6,562	6,743	63,267	6,743	10,539	10,611	25,689	23,702	2,458	260,495	6,354	7,037	4,085	2,786	2,851	11,693	451,614	12
91800	Travel	-	-	-	-	-	-	1,650	1,188	2,244	-	-	-	-	-	-	-	5,082	-
91910	Private Mgmt - Administrative Salaries	-	-	-	-	-	-	-	-	-	651,354	190,030	217,839	217,824	107,876	212,022	211,474	1,808,419	74,166
91911	Private Mgmt - Administrative Benefits	-	-	-	-	-	-	-	-	-	59,452	62,474	77,420	77,417	35,848	76,457	76,367	465,435	18,000
91903	Front Line Service (Allocation of Application)	146,237	150,266	146,640	150,266	234,866	236,477	66,516	63,170	26,764	70,097	39,752	104,743	91,046	20,270	60,429	47,537	1,655,074	-
91900	Other Administrative Costs	27,163	31,950	24,624	19,317	42,928	32,446	31,318	24,995	25,689	10,816	10,405	34,446	12,373	8,071	11,030	10,390	357,961	-
91000	**Total Administrative**	**1,340,284**	**1,183,103**	**1,131,331**	**1,069,651**	**1,649,578**	**1,781,074**	**1,224,244**	**1,220,948**	**702,203**	**1,308,596**	**554,241**	**750,428**	**665,157**	**301,857**	**553,917**	**505,665**	**15,942,276**	**244,518**
92000	**Asset Management Fees**	**43,560**	**44,760**	**43,680**	**44,760**	**69,960**	**70,440**	**3,380**	**38,520**	**16,320**	**20,880**	**24,240**	**31,200**	**27,120**	**12,360**	**18,000**	**14,160**	**523,340**	**-**
	Tenant Services																	-	
92100	Tenant Service Salaries	12,768	-	-	-	-	-	-	-	-	-	-	-	-	-		-	12,768	-
92200	Relocation Costs	-	-	-	-	6,000	1,305	-	-	-	-	-	-	2,424	-	-	-	9,729	-
92300	Tenant Service Benefits	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-
92400	Tenant Services Other	16,860	4,276	984	1,032	29,412	18,000	804	803	3,600	1,200	3,384	5,688	9,156	-	3,600	5,000	103,799	-
92400	Resident Participation	5,055	5,250	5,175	5,520	8,400	8,250	4,905	4,755	2,010	1,710	2,970	3,855	3,375	1,526	2,205	1,770	66,731	-
92500	**Total Tenant Services**	**34,683**	**9,526**	**6,159**	**6,552**	**43,812**	**27,555**	**5,709**	**5,558**	**5,610**	**2,910**	**6,354**	**9,543**	**14,955**	**1,526**	**5,805**	**6,770**	**193,027**	**-**
	Utilities																		
93100	Water	228,417	310,051	327,620	306,718	231,714	275,792	147,267	260,423	171,000	146,847	189,893	336,315	267,011	76,479	73,625	131,824	3,480,997	-
93200	Electricity	116,472	61,854	66,985	54,678	535,369	689,602	167,279	154,824	38,018	173,255	120,808	81,787	45,926	44,902	262,028	20,771	2,634,560	168,460
93300	Gas	59,844	-	376,719	-	141,528	223,740	30,613	247,620	141,893	162,312	189,941	3,195	2,002	35,810	58,396	48,636	1,722,251	-

Hawaii Public Housing Authority
Fiscal Year 2025-2026 Operating Budget

FDS Line #	Account Title	Puuwai Momi AMP 30	Kalihi Valley AMP 31	Mayor Wright AMP 32	Kamehameha AMP 33	Kalakaua AMP 34	Kalanihuia AMP 35	Hilo AMP 37	Kauai AMP 38	Maui AMP 39	Kuhio Homes AMP 40	Kona AMP 43	Waianae AMP 44	Kaneohe AMP 45	Kamuela AMP 46	Wahiawa AMP 49	Palolo Valley AMP 50	Federal Housing Total	755 KRC Resource Center
93400	Fuel																	-	
93600	Sewer	412,066	457,922	457,365	449,694	568,198	594,463	135,331	170,750	115,714	184,071	64,294	387,693	318,847	71,232	119,598	159,293	4,666,532	-
93000	**Total Utilities**	**816,799**	**829,828**	**1,228,690**	**811,090**	**1,476,810**	**1,783,598**	**480,489**	**833,617**	**466,624**	**666,485**	**564,937**	**808,990**	**633,787**	**228,424**	**513,647**	**360,524**	**12,504,339**	**168,460**
	Maintenance																		
94100	Maintenance Salaries & Wages	838,680	796,152	646,756	662,748	903,924	1,074,324	821,524	600,135	467,490	-	-	-	-	-	-	-	6,811,734	-
94500	Maintenance Benefits	529,039	513,518	417,158	427,472	583,031	692,939	529,883	387,087	301,531	-	-	-	-	-	-	-	4,381,659	-
94218	Appliance < $999	850	5,750	8,687	-	-	-	-	3,000	-	3,920	-	21,069	1,358	-	-	1,060	45,694	-
94219	Appliance > $999	77,000	71,500	71,516	74,233	70,000	70,000	100,200	83,866	70,000	40,688	74,166	48,931	70,000	70,000	70,000	156,900	1,219,000	-
94200	Maintenance Materials	257,084	198,600	222,728	161,132	343,656	166,824	165,279	121,620	66,204	73,033	170,328	63,396	103,884	64,800	127,740	92,208	2,398,516	5,606
94300	Contract Costs	157,224	142,165	125,780	124,898	191,708	148,044	211,735	350,260	62,182	13,380	55,372	20,421	68,009	996	38,184	26,724	1,737,082	36,147
94302	Refuse Collection	214,188	384,000	199,476	167,676	114,396	87,737	169,032	35,952	87,600	40,320	59,052	77,340	101,280	58,536	38,400	59,292	1,894,277	17,510
94306	Exterminating Services	75,000	25,000	75,000	39,144	35,000	52,770	52,000	7,500	2,328	12,978	25,000	12,360	73,164	2,424	48,000	20,000	557,668	1,677
94307	Building Repair & Maintenance	12,096	5,000	528	552	-	-	4,800	420	-	3,240	10,468	600	-	-	4,188	-	41,892	18,958
94316	Sewer System Repairs	-	-	5,232	5,436	-	-	159,648	17,412	-	-	68,112	2,400	3,120	47,160	99,000	-	407,520	-
94317	Plumbing Repairs	32,412	15,000	51,384	53,484	62,184	27,550	25,000	120,000	6,000	13,920	10,284	4,080	30,000	324	35,000	1,440	488,062	57,028
94327	Pvt Mgmt Contracts - Salaries	-	-	-	-	-	-	-	-	-	395,827	364,388	460,124	345,099	203,750	345,102	225,598	2,339,888	47,083
94328	Pvt Mgmt Contracts - Benefits	-	-	-	-	-	-	-	-	-	151,432	134,756	174,543	130,908	76,643	130,909	86,971	886,163	13,084
94331	Rubbish & Landfill Fees	46,428	-	7,404	7,704	32,232	20,800	3,000	1,800	1,200	-	-	-	-	-	-	-	120,568	-
94391	Front Line Service Fees	336,721	345,997	337,648	345,997	540,794	544,504	-	-	-	161,403	-	241,177	209,639	-	139,141	109,457	3,312,479	-
94300-120	Energy Saving Expenses																	-	
94000	**Total Maintenance**	**2,576,722**	**2,502,682**	**2,169,297**	**2,070,476**	**2,876,925**	**2,885,493**	**2,242,101**	**1,729,052**	**1,064,536**	**910,141**	**971,926**	**1,126,441**	**1,136,461**	**524,634**	**1,075,664**	**779,650**	**26,642,200**	**197,092**
	Protective Services																		
95200	Protective Services Contract Costs	715,788	844,000	875,000	420,144	331,620	472,846	-	-	-	480,000	-	-	-	-	-	279	4,139,677	48,000
95300	Protective Service Other	1	1	-	-	-	-	624	11,544	-	-	-	1	-	-	1	-	12,172	-
95000	**Total Protective Services**	**715,789**	**844,001**	**875,000**	**420,144**	**331,620**	**472,846**	**624**	**11,544**	**-**	**480,000**	**-**	**1**	**-**	**-**	**1**	**279**	**4,151,849**	**48,000**
	Insurance																		
96110	Property	72,778	86,997	38,082	56,682	68,918	54,455	110,607	67,903	38,036	19,380	42,534	55,647	57,264	25,278	35,950	32,957	863,466	15,795
96120	General Liability	940	1,021	1,806	1,574	1,269	1,164	934	963	743	16,195	18,793	24,305	21,035	9,556	13,961	10,983	125,242	2,189
96130	Worker's Comp.	4,545	3,813	2,768	2,837	5,024	5,981	3,285	2,656	2,324	-	-	-	-	-	-	-	33,233	-
96140	Other Insurance	2,589	1,669	1,942	987	1,193	2,244	3,397	2,027	1,580	0	0	(0)	(0)	0	0	0	17,629	0
96100	**Total Insurance Expense**	**80,852**	**93,500**	**44,598**	**62,081**	**76,404**	**63,845**	**118,223**	**73,549**	**42,683**	**35,574**	**61,327**	**79,952**	**78,298**	**34,833**	**49,912**	**43,939**	**1,039,570**	**17,984**
	General Expenses																		
96200	Other General Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96300	Payments In Lieu of Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96400	Bad Debt-Tenants	211,776	200,000	120,000	117,300	28,429	25,000	50,000	100,020	229,628	24,000	-	18,540	30,000	89,940	40,000	15,000	1,299,633	-
97300	Housing assistance payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97350	HAP Portability In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96000	**Total General Expenses**	**211,776**	**200,000**	**120,000**	**117,300**	**28,429**	**25,000**	**50,000**	**100,020**	**229,628**	**24,000**	**-**	**18,540**	**30,000**	**89,940**	**40,000**	**15,000**	**1,299,633**	**-**
96900	**Total Operating Expenses**	**5,820,466**	**5,707,400**	**5,618,755**	**4,602,053**	**6,553,538**	**7,109,850**	**4,124,769**	**4,012,809**	**2,527,603**	**3,448,586**	**2,183,024**	**2,825,095**	**2,585,778**	**1,193,574**	**2,256,945**	**1,725,989**	**62,296,234**	**676,054**
Excess (Deficiency) of Total Revenue Over (Under) Total Expenses		**60,600**	**15,213**	**76,793**	**83,087**	**11,746**	**15,318**	**1,721**	**1,207**	**8,141**	**11,120**	**1,666**	**39,213**	**7,634**	**4,382**	**2,900**	**10,685**	**351,428**	**212,684**
	EFT	21	21	16	17	23	26	22	18	12	-	-	-	-	-	-	-	175	-

Hawaii Public Housing Authority
Fiscal Year 2025-2026 Operating Budget

			42		RSP									
FDS Line #	Account Title	State Housing	State Elders	State Housing Total	State Supplement	SPV -007	MTW -016	Mainstream -008	EHV -005	Section 8	PBCA	Section 8 PBCA Total	COCC	HPHA Total
Revenue														
11220	Gross Potential Rent	942,737	2,450,638	3,393,374	-					-	-	-	-	29,617,337
11230	*Less: Vacancy Loss Rent*	(95,836)	-	(95,836)	-					-	-	-	-	(1,374,093)
70300	Net Tenant Rental Revenue	846,900	2,450,638	3,297,538	-					-	-	-	-	**28,243,243**
11240	Gross Potential Subsidy	-	-	-	-					-	-	-	-	29,196,882
11260	*Less: Subsidy Loss - Proration*	-	-	-	-					-	-	-	-	(875,906)
70600	Net HUD Operating Subsidy	-	-	-	-	9,085,000	50,539,000	823,600	2,535,000	62,982,600	53,033,608	116,016,208	-	**144,337,184**
70602	Ongoing administrative fees earned	-	-	-	-	1,115,581	3,916,139	101,441	245,422	5,378,582	1,990,594	7,369,177	-	7,369,177
70400	Other Tenant Charges	13,500	-	13,500	-					-	-	-	-	147,700
70404	Work Order	11,868	132	12,000	-					-	-	-	-	206,804
70710	Management fee	-	-	-	-					-	-	-	5,410,490	5,410,490
70720	Asset management fee	-	-	-	-					-	-	-	523,340	523,340
70730	Book-keeping fee	-	-	-	-					-	-	-	836,024	836,024
70740	Front line service fee/Other fees	-	-	-	-					-	-	-	6,381,785	6,381,785
70800	Other Governmental Grant	-	-	-	1,176,134					-	-	-	462,192	1,638,326
71001	Operating Transfers In		-							-				-
71100	Investment Income	69,236	163,800	233,036	-	816	-	-	-	816	-	816	782,441	1,074,118
71500	Other Income	36,196	27,000	63,196	-	12,577	261,720	-	-	274,297	-	274,297	1,128,105	1,764,180
70000	**Total revenue**	**977,700**	**2,641,570**	**3,619,270**	**1,176,134**	**10,213,974**	**54,716,859**	**925,041**	**2,780,422**	**68,636,295**	**55,024,203**	**123,660,498**	**15,524,377**	**197,932,371**
Other Financing Sources (Uses)										-				-
70600	Federal CFP BLIs =1406 / 1410	-	-	-	-	-	-	-	-	-	-	-	1,484,433	5,330,578
10010	State G-Fund, for Security	-	-	-	-	-	-	-	-	-	-	-	-	148,163
10010	State G-Fund, for State Housing	2,069,438	1,261,915	3,331,353	-	-	-	-	-	-	-	-	-	3,331,353
10010	State G-Fund, for R&M/Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-
10010	State G-Fund, for Landlord Incentive Program					46,832	164,398	4,027	9,743	225,000	-	225,000		
	Cash Reserve	-	-	-	-	-	-	-	-	-	-	-		5,590,000
	Total Other Financing Sources	**2,069,438**	**1,261,915**	**3,331,353**	**-**	**46,832**	**164,398**	**4,027**	**9,743**	**225,000**	**-**	**225,000**	**1,484,433**	**14,400,094**
Operating Expenses														
	Administrative													
91100	Administrative Salaries	135,582	-	135,582	49,860	315,265	1,106,709	27,110	65,589	1,514,674	-	1,514,674	7,311,206	12,375,296
91500	Employee Benefits - Administrative	87,451	-	87,451	-	203,346	713,827	17,486	42,305	976,964	-	976,964	4,374,888	7,602,926
91200	Auditing Fees	17,857	20,730	38,586	7,786	7,428	26,031	638	1,586	35,682	50,921	86,603	40,489	313,152
91300	Management Fees	247,645	198,927	446,572	7,164	233,295	773,049	20,288	49,084	1,075,716	-	1,075,716	-	5,410,490
91310	Bookkeeping Fees	27,518	51,840	79,358	4,489	64,890	227,790	5,580	13,500	311,760	-	311,760	-	808,692
91400	Advertising and Marketing	2,517	11,262	13,780	9,588	36	125	-	12	173	-	173	33,696	124,122
91600	Office Expenses	43,774	35,392	79,166	8,910	66,649	120,319	2,880	6,828	196,676	-	196,676	352,872	1,301,715
91610	Managing Agent's Fee	45,288	352,927	398,215	15,300	-	-	-	-	-	1,333,698	1,333,698	-	2,405,865
91700	Legal Expense	2,928	10,412	13,340	-	1,902	6,519	165	400	8,986	2	8,987	437,324	911,277
91800	Travel	1,870	-	1,870	-	-	-	-	-	-	-	-	144,532	151,484
91910	Private Mgmt - Administrative Salaries	78,117	219,318	297,435	30	-	-	-	-	-	-	-	-	2,180,050
91911	Private Mgmt - Administrative Benefits	25,959	77,664	103,623	-	-	-	-	-	-	-	-	-	587,058
91903	Front Line Service (Allocation of Application)	995	3,539	4,534	-	76,521	268,620	6,580	15,920	367,641	-	367,641	-	2,027,249
91900	Other Administrative Costs	12,238	25,723	37,961	1,814	18,486	91,954	2,179	5,331	117,950	-	117,950	210,299	725,986
91000	**Total Administrative**	**729,739**	**1,007,735**	**1,737,474**	**104,942**	**987,818**	**3,334,943**	**82,907**	**200,555**	**4,606,223**	**1,384,621**	**5,990,843**	**12,905,307**	**36,925,360**
92000	**Asset Management Fees**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**523,340**
	Tenant Services													
92100	Tenant Service Salaries	-	-	-	-	-	-	-	-	-	-	-	-	12,768
92200	Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	9,729
92300	Tenant Service Benefits	-	-	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant Services Other	1,572	3,852	5,424	84	46,958	165,490	4,051	9,743	226,242	-	226,242	14,653	350,203
92400	Resident Participation	-	-	-	-	-	-	-	-	-	-	-	-	66,731
92500	**Total Tenant Services**	**1,572**	**3,852**	**5,424**	**84**	46,958	165,490	4,051	9,743	226,242	**-**	**226,242**	**14,653**	**439,431**
	Utilities													
93100	Water	223,380	138,498	361,878	85	421	1,461	36	88	2,005	-	2,005	8,838	3,853,803
93200	Electricity	74,513	824,057	898,571	1,757	9,892	28,928	706	1,735	41,262	-	41,262	122,829	3,867,439
93300	Gas	3,668	8,443	12,110	-	-	-	-	-	-	-	-	-	1,734,361

Hawaii Public Housing Authority
Fiscal Year 2025-2026 Operating Budget

			42		RSP									
FDS Line #	**Account Title**	**State Housing**	**State Elders**	**State Housing Total**	**State Supplement**	**SPV -007**	**MTW -016**	**Mainstream -008**	**EHV -005**	**Section 8**	**PBCA**	**Section 8 PBCA Total**	**COCC**	**HPHA Total**
93400	Fuel	-	-		-					-		-	-	-
93600	Sewer	324,660	521,696	846,356	100	491	1,705	42	102	2,340	-	2,340	10,426	5,525,754
93000	**Total Utilities**	**626,221**	**1,492,694**	**2,118,915**	**1,942**	**10,804**	**32,095**	**784**	**1,925**	**45,607**	**-**	**45,607**	**142,093**	**14,981,357**
	Maintenance													
94100	Maintenance Salaries & Wages	231,523	-	231,523	-	-	-	-	-	-	-	-	1,793,328	8,836,585
94500	Maintenance Benefits	149,332	-	149,332	-	-	-	-	-	-	-	-	1,156,697	5,687,688
94218	Appliance < $999	-	-	-	-	-	-	-	-	-	-	-	4,020	49,714
94219	Appliance > $999	100,000	69,147	169,147	-	-	-	-	-	-	-	-	5,000	1,393,146
94200	Maintenance Materials	82,259	102,084	184,343	60	-	696	-	-	696	-	696	337,592	2,926,812
94300	Contract Costs	165,478	23,688	189,166	649	8,010	7,679	192	464	16,345	-	16,345	120,631	2,100,019
94302	Refuse Collection	302,977	7,500	310,477	-	-	-	-	-	-	-	-	-	2,222,264
94306	Exterminating Services	32,137	2,400	34,537	-	-	-	-	-	-	-	-	6,000	599,882
94307	Building Repair & Maintenance	-	156,096	156,096	-	-	-	-	-	-	-	-	-	216,946
94316	Sewer System Repairs	-	-	-	-	-	-	-	-	-	-	-	-	407,520
94317	Plumbing Repairs	11,310	2,520	13,830	-	-	-	-	-	-	-	-	-	558,920
94327	Pvt Mgmt Contracts - Salaries	147,543	651,716	799,259	-	-	-	-	-	-	-	-	-	3,186,230
94328	Pvt Mgmt Contracts - Benefits	55,500	243,795	299,296	-	-	-	-	-	-	-	-	-	1,198,542
94331	Rubbish & Landfill Fees	516	-	516	-	-	-	-	-	-	-	-	-	121,084
94391	Front Line Service Fees	161,403	-	161,403	-	-	-	-	-	-	-	-	-	3,473,882
94300-120	Energy Saving Expenses	-	-	-						-		-	-	-
94000	**Total Maintenance**	**1,439,980**	**1,258,946**	**2,698,926**	**709**	**8,010**	**8,375**	**192**	**464**	**17,041**	**-**	**17,041**	**3,423,267**	**32,979,234**
	Protective Services													
95200	Protective Services Contract Costs	95,000	-	95,000	328	4,262	3,288	84	197	7,831	-	7,831	36,626	4,327,462
95300	Protective Service Other	60	2,892	2,952	-	-	-	-	-	-	-	-	-	15,124
95000	**Total Protective Services**	**95,060**	**2,892**	**97,952**	**328**	**4,262**	**3,288**	**84**	**197**	**7,831**	**-**	**7,831**	**36,626**	**4,342,586**
	Insurance													
96110	Property	58,256	81,175	139,431	-	88	304	7	18	418	-	418	3,226	1,022,335
96120	General Liability	7,658	53,610	61,268	2,064	804	2,794	68	167	3,834	15,191	19,025	3,761	213,548
96130	Worker's Comp.	2,832	-	2,832	239	1,178	4,092	100	245	5,616	-	5,616	23,089	65,009
96140	Other Insurance	1,616	-	1,616	23	363	1,260	31	76	1,730	-	1,730	7,708	28,706
96100	**Total Insurance Expense**	**70,362**	**134,785**	**205,148**	**2,325**	**2,433**	**8,450**	**207**	**506**	**11,597**	**15,191**	**26,788**	**37,784**	**1,329,598**
	General Expenses													
96200	Other General Expense	-	-	-	-	100,000	377,000	10,000	8,000	495,000	-	495,000	1,840	496,840
96300	Payments In Lieu of Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
96400	Bad Debt-Tenants	84,204	2,580	86,784	-	-	-	-	-	-	-	-	-	1,386,417
97300	Housing assistance payment	-	-	-	1,065,803	9,085,000	50,550,160	823,600	2,535,000	62,993,760	53,033,608	116,027,368	-	117,093,171
97350	HAP Portability In	-	-	-	-	-	229,284	-	-	229,284	-	229,284	-	229,284
96000	**Total General Expenses**	**84,204**	**2,580**	86,784	1,065,803	9,185,000	**51,156,444**	**833,600**	**2,543,000**	**63,718,044**	**53,033,608**	116,751,652	**1,840**	**119,205,712**
96900	**Total Operating Expenses**	**3,047,138**	**3,903,485**	**6,950,623**	**1,176,134**	10,245,285	**54,709,085**	**921,824**	**2,756,390**	**68,632,584**	**54,433,420**	**123,066,004**	**16,561,570**	**210,726,619**
Excess (Deficiency) of Total Revenue Over (Under) Total Expenses		**0**	**0**	**0**	**0**	**15,521**	**172,172**	**7,244**	**33,774**	**228,711**	**590,783**	**819,494**	**447,240**	**1,605,846**
	EFT	16	-	16	1	5	19	0	1	26	-	26	127	345

Approved by the Executive Director
May 29, 2025

FOR ACTION

MOTION: To Adopt the 2026 Utility Allowance Rates for the Hawaii Public Housing Authority's (HPHA) Section 8 Housing Choice Voucher Section 8 Program to Cover the Period from July 1, 2025 to June 30, 2026; and to Authorize the Executive Director to Undertake All Actions Necessary to Implement the Utility Allowance Rates Effective July 1, 2025

I. FACTS

A. The U.S. Department of Housing and Urban Development (HUD) subsidizes both rent and utilities in the Housing Choice Voucher Program (HCVP). When HCVP participants pay some or all utilities directly to the utility providers, they receive an allowance for those utilities. The allowances are based on the cost of utilities paid by energy-conservative households that occupy housing of the same size and type in the same locality. HPHA is required to adjust the allowances if the utility rate changes by 10% since the last revision of the schedule.

B. The allowances were developed in accordance with the regulations set forth by 24 CFR 982.517, which require Public Housing Authorities (PHAs) to establish utility allowances that must be determined based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality. As a result, no allowance is provided for heat and air-conditioning, as these are not customary in the locality.

C. Such allowances are estimates of the expenses associated with different types of utilities and their uses. The utilities for which allowances may be provided, include electricity, natural gas, propane, fuel oil, wood or coal, and water and sewage service, as well as garbage collection. The functions, or end-uses, covered by an allowance may include space heating, water heating, cooling, refrigeration, lighting, or appliances. Allowances are not provided for telephone service or cable.

D. Whether a household receives an allowance for a given utility service depends on the actual utility services the voucher holder is responsible for. This is determined by the private landlord and is verified by staff.

II. DISCUSSION

A. As required by the program regulations, the HPHA annually reviews the utility allowance schedule to determine whether the allowances are required to be adjusted for changes in local utility rates. HPHA is required to update the allowances if the utility rate changes by 10% or more since the last revision of the schedule.

B. HPHA last updated the schedule in 2024. The most recent report, provided by Sustainable Design Consulting, LLC, shows that rates did not increase or decrease for electric or gas more than 10% in 2025, necessitating no change to the utility allowance schedule. Water and sewer charges increased significantly warranting an increase to the utility allowance schedule.

C. Utility allowance amounts decreased on average between 2% and 4% for all gas utilities, and electric utilities decreased between 1% and 3%, across all housing types. Water utilities increased between 12% and 17% across all housing types. All other utilities charges did not experience any significant variation to require a cost change. An additional electric charge of $15 was assessed by Sustainable Design Consulting, LLC, to be added to the overall utility allowance when a participant is responsible for an electric payment. An additional $10 was assessed and added to the overall gas utility payments.

D. The chart below reflects the utility allowances for all electric charges by dwelling type and bedroom size for 2025 compared to the 2024 Utility Allowances.

2024 All Electric	Current 0 BR	Current 1 BR	Current 2 BR	Current 3 BR	Current 4 BR	Current 5 BR
Single Family House	$173	$201	$272	$342	$410	$480
Townhouse/Duplex	$159	$186	$250	$313	$376	$439
High-rise	$133	$153	$208	$260	$311	$363
Low-rise	$156	$182	$245	$307	$368	$430

2025 All Electric	New 0 BR	New 1 BR	New 2 BR	New 3 BR	New 4 BR	New 5 BR
Single Family House	$169	$198	$267	$338	$408	$477
Townhouse/Duplex	$155	$182	$245	$309	$373	$436
High-rise	$130	$151	$201	$254	$306	$359
Low-rise	$152	$178	$240	$303	$365	$427

III. RECOMMENDATION

That the Board of Directors Adopt the 2026 Utility Allowance Rates for the Hawaii Public Housing Authority's (HPHA) Section 8 Housing Choice Voucher Section 8 Program to Cover the Period from July 1, 2025 to June 30, 2026; and to Authorize the Executive Director to Undertake All Actions Necessary to Implement the Utility Allowance Rates Effective July 1, 2025

Attachment A: 2025 Proposed Utility Allowance
Attachment B: 2024 Sustainable Design Consulting, LLC UA Study

Prepared by: Jennifer Weber, Acting Section 8 Subsidy Programs Branch Chief

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

Robert J. Hall
Chairperson

Utility Allowance Schedule
See Public Reporting and Instructions on back.

U.S Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA	Unit Type	Date (mm/dd/yyyy)
Hawaii Public Housing Authority	**High Rise (5+ Floors)**	**7/1/2025**

Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottled Gas						
	Electric						
	Electric – Heat Pump						
	Fuel Oil						
	Other						
Cooking	Natural Gas	12	14	20	27	33	39
	Bottled Gas						
	Electric	17	20	28	39	49	58
	Other						
Other Electric		63	74	102	131	161	192
Air Conditioning							
Water Heating	Natural Gas	24	28	40	53	65	78
	Bottled Gas						
	Electric	35	42	56	69	81	94
	Electric - Solar	12	14	18	23	27	31
	Fuel Oil						
Water		57	63	103	162	221	302
Sewer		108	113	144	191	238	285
Range/Microwave		20	20	20	20	20	20
Refrigerator		24	24	24	24	24	24
Natural Gas	Monthly Fee	10	10	10	10	10	10
Electric	Monthly Fee	15	15	15	15	15	15

Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Utility Allowance Schedule
See Public Reporting and Instructions on back.

U.S Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA	Unit Type	Date (mm/dd/yyyy)
Hawaii Public Housing Authority	Low Rise (<5 Floors)	**7/1/2025**

Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottled Gas						
	Electric						
	Electric – Heat Pump						
	Fuel Oil						
	Other						
Cooking	Natural Gas	12	14	20	27	33	39
	Bottled Gas						
	Electric	17	20	29	40	49	58
	Other						
Other Electric		76	90	125	162	199	237
Air Conditioning							
Water Heating	Natural Gas	30	35	50	66	81	97
	Bottled Gas						
	Electric	44	53	71	86	102	117
	Electric - Solar	15	18	23	28	34	39
	Fuel Oil						
Water		57	63	103	162	221	302
Sewer		108	113	144	191	238	285
Range/Microwave		20	20	20	20	20	20
Refrigerator		24	24	24	24	24	24
Natural Gas	Monthly Fee	10	10	10	10	10	10
Electric	Monthly Fee	15	15	15	15	15	15

Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Utility Allowance Schedule
See Public Reporting and Instructions on back.

U.S Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA	Unit Type	Date (mm/dd/yyyy)
Hawaii Public Housing Authority	**Single Family Attached**	**7/1/2025**

Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottled Gas						
	Electric						
	Electric – Heat Pump						
	Fuel Oil						
	Other						
Cooking	Natural Gas	12	14	20	27	33	39
	Bottled Gas						
	Electric	17	20	29	40	49	58
	Other						
Other Electric		79	93	130	168	207	246
Air Conditioning							
Water Heating	Natural Gas	30	35	50	66	81	97
	Bottled Gas						
	Electric	44	54	71	86	102	117
	Electric - Solar	15	18	23	28	34	39
	Fuel Oil						
Water		57	63	103	162	221	302
Sewer		108	113	144	191	238	285
Range/Microwave		20	20	20	20	20	20
Refrigerator		24	24	24	24	24	24
Natural Gas	Monthly Fee	10	10	10	10	10	10
Electric	Monthly Fee	15	15	15	15	15	15

Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Utility Allowance Schedule
See Public Reporting and Instructions on back.

U.S Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA	Unit Type	Date (mm/dd/yyyy)
Hawaii Public Housing Authority	**Single Family House**	**7/1/2025**

Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottled Gas						
	Electric						
	Electric – Heat Pump						
	Fuel Oil						
	Other						
Cooking	Natural Gas	12	14	20	27	33	39
	Bottled Gas						
	Electric	17	20	30	40	49	58
	Other						
Other Electric		92	108	151	197	242	287
Air Conditioning							
Water Heating	Natural Gas	30	35	50	66	81	97
	Bottled Gas						
	Electric	45	55	71	86	102	117
	Electric - Solar	15	18	23	28	34	39
	Fuel Oil						
Water		57	63	103	162	221	302
Sewer		108	113	144	191	238	285
Range/Microwave		20	20	20	20	20	20
Refrigerator		24	24	24	24	24	24
Natural Gas	Monthly Fee	10	10	10	10	10	10
Electric	Monthly Fee	15	15	15	15	15	15

Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Allowances for Tenant-Furnished Utilities and Other Services
U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Allowances prepared using the HUD Utility Schedule Model (HUSM). Report based on Form HUD-52667.

Locality	Green Discount	Unit Type	Date (mm/dd/yyyy)
Hawaii Public Housing Authority	**None**	**Larger Apartment Bldgs. (5+ units)**	**7/1/2025**

Utility or Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas						
	Bottled Gas						
	Electric Resistance						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas	$12	$14	$20	$27	$33	$39
	Bottled Gas						
	Electric	$17	$20	$28	$39	$49	$58
Other Electric		$63	$74	$102	$131	$161	$192
Air Conditioning							
Water Heating	Natural Gas	$24	$28	$40	$53	$65	$78
	Bottled Gas						
	Electric	$35	$42	$56	$69	$81	$94
	Solar	$12	$14	$18	$23	$27	$31
Water		$57	$63	$103	$162	$221	$302
Sewer		$108	$113	$144	$191	$238	$285
Trash Collection							
Range/Microwave		$20	$20	$20	$20	$20	$20
Refrigerator		$24	$24	$24	$24	$24	$24
Natural Gas Monthly Fee		$10	$10	$10	$10	$10	$10
Electric Monthly Fee		$15	$15	$15	$15	$15	$15

Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.	Utility/Service/Appliance	Allowance
	Heating	
Head of Household Name	Cooking	
	Other Electric	
	Air Conditioning	
Unit Address	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Other	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	

Allowances for Tenant-Furnished Utilities and Other Services
U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Allowances prepared using the HUD Utility Schedule Model (HUSM). Report based on Form HUD-52667.

Locality	Green Discount	Unit Type	Date (mm/dd/yyyy)
Hawaii Public Housing Authority	**None**	**Lowrise Apartment (2 - 4 units)**	**7/1/2025**

Utility or Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas						
	Bottled Gas						
	Electric Resistance						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas	$12	$14	$20	$27	$33	$39
	Bottled Gas						
	Electric	$17	$20	$29	$40	$49	$58
Other Electric		$76	$90	$125	$162	$199	$237
Air Conditioning							
Water Heating	Natural Gas	$30	$35	$50	$66	$81	$97
	Bottled Gas						
	Electric	$44	$53	$71	$86	$102	$117
	Solar	$15	$18	$23	$28	$34	$39
Water		$57	$63	$103	$162	$221	$302
Sewer		$108	$113	$144	$191	$238	$285
Trash Collection							
Range/Microwave		$20	$20	$20	$20	$20	$20
Refrigerator		$24	$24	$24	$24	$24	$24
Natural Gas Monthly Fee		$10	$10	$10	$10	$10	$10
Electric Monthly Fee		$15	$15	$15	$15	$15	$15

Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.	Utility/Service/Appliance	Allowance
	Heating	
Head of Household Name	Cooking	
	Other Electric	
	Air Conditioning	
Unit Address	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Other	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	

Allowances for Tenant-Furnished Utilities and Other Services
U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Allowances prepared using the HUD Utility Schedule Model (HUSM). Report based on Form HUD-52667.

Locality	Green Discount	Unit Type	Date (mm/dd/yyyy)
Hawaii Public Housing Authority	**None**	**Single Family Attached**	**7/1/2025**

Utility or Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas						
	Bottled Gas						
	Electric Resistance						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas	$12	$14	$20	$27	$33	$39
	Bottled Gas						
	Electric	$17	$20	$29	$40	$49	$58
Other Electric		$79	$93	$130	$168	$207	$246
Air Conditioning							
Water Heating	Natural Gas	$30	$35	$50	$66	$81	$97
	Bottled Gas						
	Electric	$44	$54	$71	$86	$102	$117
	Solar	$15	$18	$23	$28	$34	$39
Water		$57	$63	$103	$162	$221	$302
Sewer		$108	$113	$144	$191	$238	$285
Trash Collection							
Range/Microwave		$20	$20	$20	$20	$20	$20
Refrigerator		$24	$24	$24	$24	$24	$24
Natural Gas Monthly Fee		$10	$10	$10	$10	$10	$10
Electric Monthly Fee		$15	$15	$15	$15	$15	$15

Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.	Utility/Service/Appliance	Allowance
	Heating	
Head of Household Name	Cooking	
	Other Electric	
	Air Conditioning	
Unit Address	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Other	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	

Allowances for Tenant-Furnished Utilities and Other Services
U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Allowances prepared using the HUD Utility Schedule Model (HUSM). Report based on Form HUD-52667.

Locality		Green Discount		Unit Type			Date (mm/dd/yyyy)
Hawaii Public Housing Authority		**None**		**Single Family House**			**7/1/2025**
Utility or Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas						
	Bottled Gas						
	Electric Resistance						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas	$12	$14	$20	$27	$33	$39
	Bottled Gas						
	Electric	$17	$20	$30	$40	$49	$58
Other Electric		$92	$108	$151	$197	$242	$287
Air Conditioning							
Water Heating	Natural Gas	$30	$35	$50	$66	$81	$97
	Bottled Gas						
	Electric	$45	$55	$71	$86	$102	$117
	Solar	$15	$18	$23	$28	$34	$39
Water		$57	$63	$103	$162	$221	$302
Sewer		$108	$113	$144	$191	$238	$285
Trash Collection							
Range/Microwave		$20	$20	$20	$20	$20	$20
Refrigerator		$24	$24	$24	$24	$24	$24
Natural Gas Monthly Fee		$10	$10	$10	$10	$10	$10
Electric Monthly Fee		$15	$15	$15	$15	$15	$15

Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.	Utility/Service/Appliance	Allowance
	Heating	
Head of Household Name	Cooking	
	Other Electric	
	Air Conditioning	
Unit Address	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Other	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	

Approved by the Executive Director
May 29, 2025

FOR ACTION

MOTION: To **(1)** Approve Proposed Amendments to Chapter 12 – Rental Agreement Terminations of the Hawaii Public Housing Authority's Admissions and Continued Occupancy Policy which Update the Current Over-Income Limits as Exhibit 12-1; and **(2)** Authorize the Executive Director to Undertake All Other Actions Necessary to Implement the Changes, Including Distributing Information to all Residents in Federal Public Housing

I. FACTS

A. The Hawaii Public Housing Authority's (HPHA) Low-Income Public Housing Program is governed by a variety of federal, state, and agency statutes and rules, such as the United States Code; the Code of Federal Regulations; Chapter 356D, Hawaii Revised Statutes (HRS); Chapter 17-2028, Hawaii Administrative Rules (HAR); and the Admissions and Continued Occupancy Policy (ACOP).

B. Sections 356D-4 and 356D-13, HRS, authorize the HPHA to adopt administrative rules with the force and effect of law to govern its federal programs.

C. Section 103 of the Housing Through Modernization Act of 2016 created new limitations on tenancy and program participation for formerly income-eligible families residing in public housing with incomes over newly created over-income limits. Pursuant to Notices PIH-2019-11 and PIH-2023-03, the U.S. Department of Housing and Urban Development (HUD) requires each public housing agency to include current over-income limits in its Admissions and Continued Occupancy Policy no later than 60 days after HUD publishes new median income data each year.

D. The over-income limits for each family size are calculated at 240% of the very low-income limits which are published by HUD for each county in the state (i.e., 120% of the applicable county area median income). The very low-income limits for federal fiscal year 2025 were published and made effective on April 1, 2025.

II. DISCUSSION

A. The HPHA's policy regarding the tenancy of over-income families is set forth in Chapter 17-2028, HAR and ACOP Chapter 12. The Board of Directors approved an amendment to Chapter 17-2028, HAR, to include the over-income policy on August 17, 2023. The amendment was made effective on November 23, 2023. The Board also approved an amendment to ACOP Chapter 12 to direct the public to the over-income policy contained in Chapter 17-2028, HAR and include the over-income limits which HUD enforces as a new Exhibit 12-1 on October 17, 2024.

B. The proposed amendments to Chapter 12 of the ACOP include the over-income limits which the HPHA currently enforces as an updated Exhibit 12-1. The HPHA will update ACOP Exhibit 12-1 on an annual basis to comply with HUD Notices PIH-2019-11 and PIH-2023-03.

III. RECOMMENDATION

That the Board of Directors **(1)** Approve Proposed Amendments to Chapter 12 – Rental Agreement Terminations of the Hawaii Public Housing Authority's Admissions and Continued Occupancy Policy which Update the Current Over-Income Limits as Exhibit 12-1; and **(2)** Authorize the Executive Director to Undertake All Other Actions Necessary to Implement the Changes, Including Distributing Information to all Residents in Federal Public Housing

Attachment A: HUD Income Limits for Federal Fiscal Year 2025
Attachment B: Proposed Draft of Chapter 12, Admissions and Continued Occupancy Policy
Attachment C: Chapter 17-2028, Hawaii Administrative Rules, Entitled "Federally Assisted Public Housing Projects"

Prepared by: Nicolas Ayabe, Planner/Applications Supervisor

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

Robert J. Hall
Chairperson

FY 2025 Income Limits Documentation System

FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Hawaii County, HI	$98,800	Very Low (50%) Income Limits ($) Click for More Detail	42,350	48,400	54,450	**60,450**	65,300	70,150	75,000	79,800
		Extremely Low Income Limits ($)* Click for More Detail	25,400	29,000	32,650	**36,980**	43,310	49,640	55,970	62,300
		Low (80%) Income Limits ($) Click for More Detail	67,700	77,400	87,050	**96,700**	104,450	112,200	119,950	127,650

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

For last year's Median Family Income and Income Limits, please see here:

FY2024 Median Family Income and Income Limits for Hawaii County, HI

Select a different county or county equivalent in Hawaii:

Hawaii County
Honolulu County
Kalawao County
Kauai County
Maui County

Select county or county equivalent

Select any FY2025 HUD Metropolitan FMR Area's Income Limits:

Abilene, TX MSA

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

Prepared by the Program Parameters and Research Division, HUD.

FY 2025 Income Limits Documentation System

FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income	FY 2025 Income Limit Category	Persons in Family							
	Click for More Detail		1	2	3	4	5	6	7	8
Urban Honolulu, HI MSA	$129,300	Very Low (50%) Income Limits ($) Click for More Detail	53,200	60,800	68,400	**76,000**	82,100	88,200	94,250	100,350
		Extremely Low Income Limits ($)* Click for More Detail	31,950	36,500	41,050	**45,600**	49,250	52,900	56,550	62,300
		Low (80%) Income Limits ($) Click for More Detail	85,150	97,300	109,450	**121,600**	131,350	141,100	150,800	160,550

NOTE: **Honolulu County** is part of the **Urban Honolulu, HI MSA**, so all information presented here applies to all of the Urban Honolulu, HI MSA.

The **Urban Honolulu, HI MSA** contains the following areas: Honolulu County, HI;

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

For last year's Median Family Income and Income Limits, please see here:

FY2024 Median Family Income and Income Limits for Urban Honolulu, HI MSA

Select a different county or county equivalent in Hawaii:

Hawaii County
Honolulu County
Kalawao County
Kauai County
Maui County

Select county or county equivalent

Select any FY2025 HUD Metropolitan FMR Area's Income Limits:

Urban Honolulu, HI MSA

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

Prepared by the Program Parameters and Research Division, HUD.

FY 2025 Income Limits Documentation System

FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Kauai County, HI	$132,900	Very Low (50%) Income Limits ($) Click for More Detail	46,550	53,200	59,850	**66,450**	71,800	77,100	82,400	87,750
		Extremely Low Income Limits ($)* Click for More Detail	27,900	31,900	35,900	**39,850**	43,310	49,640	55,970	62,300
		Low (80%) Income Limits ($) Click for More Detail	72,950	83,400	93,800	**104,200**	112,550	120,900	129,250	137,550

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

For last year's Median Family Income and Income Limits, please see here:

FY2024 Median Family Income and Income Limits for Kauai County, HI

Select a different county or county equivalent in Hawaii:

Hawaii County
Honolulu County
Kalawao County
Kauai County
Maui County

Select county or county equivalent

Select any FY2025 HUD Metropolitan FMR Area's Income Limits:

Abilene, TX MSA

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

Prepared by the Program Parameters and Research Division, HUD.

FY 2025 Income Limits Documentation System

FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income	FY 2025 Income Limit Category	Persons in Family							
	Click for More Detail		1	2	3	4	5	6	7	8
Kahului-Wailuku-Lahaina, HI HUD Metro FMR Area	$110,900	Very Low (50%) Income Limits ($) Click for More Detail	47,150	53,850	60,600	**67,300**	72,700	78,100	83,500	88,850
		Extremely Low Income Limits ($)* Click for More Detail	28,300	32,350	36,400	**40,400**	43,650	49,640	55,970	62,300
		Low (80%) Income Limits ($) Click for More Detail	75,400	86,200	96,950	**107,700**	116,350	124,950	133,550	142,200

NOTE: **Maui County** is part of the **Kahului-Wailuku-Lahaina, HI HUD Metro FMR Area**, so all information presented here applies to all of the Kahului-Wailuku-Lahaina, HI HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the Kahului-Wailuku-Lahaina, HI HUD Metro FMR Area.

The **Kahului-Wailuku-Lahaina, HI HUD Metro FMR Area** contains the following areas: Maui County, HI;

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

For last year's Median Family Income and Income Limits, please see here:

FY2024 Median Family Income and Income Limits for Kahului-Wailuku-Lahaina, HI HUD Metro FMR Area

Select a different county or county equivalent in Hawaii:

Hawaii County
Honolulu County
Kalawao County
Kauai County
Maui County

Select county or county equivalent

Select any FY2025 HUD Metropolitan FMR Area's Income Limits:

Kahului-Wailuku-Lahaina, HI HUD Metro FMR Area

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

Prepared by the Program Parameters and Research Division, HUD.

Chapter 12

RENTAL AGREEMENT TERMINATIONS

12-I.A. RENTAL AGREEMENT TERMINATIONS

The HPHA's policies regarding rental agreement termination can be found at:

- Chapter 17-2020, Hawaii Administrative Rules (HAR), entitled "Eviction – Practice and Procedure"; and
- Chapter 17-2028, HAR, entitled "Federally Assisted Public Housing Projects".

12-I.B. OVER-INCOME FAMILIES

The HPHA's polices regarding over-income public housing families can be found at Chapter 17-2028, HAR, entitled "Federally Assisted Housing Projects".

In accordance with Notices PIH 2019-11 and PIH 2023-03, the current over-income limits are provided as Exhibit 12-1. See below.

EXHIBIT 12-1: OVER-INCOME LIMITS

The current over-income limits are based upon the FFY 2025 Income Limits which were published by HUD and made effective on April 1, 2025.

County	Persons in Family							
	1	2	3	4	5	6	7	8
Hawaii	$101,640	$116,160	$130,680	$145,080	$156,720	$168,360	$180,000	$191,520
Honolulu	$127,680	$145,920	$164,160	$182,400	$197,040	$211,680	$226,200	$240,840
Kauai	$111,720	$127,680	$143,640	$159,480	$172,320	$185,040	$197,760	$210,600
Maui	$113,160	$129,240	$145,440	$161,520	$174,480	$187,440	$200,400	$213,240

NOTICE OF CHANGE
(08/28/24)

The list of sections implemented by §17-2028-23, Hawaii Administrative Rules, is changed to read as follows:

(Imp: 24 C.F.R. §§5.403, 966.4; HRS §§356D-4, 356D-13)

NOTICE OF CHANGE
(08/28/24)

The citation of authority for and list of sections implemented by §17-2028-82, Hawaii Administrative Rules, are changed to read as follows:

(Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §960.505; HRS §§356D-4, 356D-13, 356D-31)

DEPARTMENT OF HUMAN SERVICES

Amendment and Compilation of Chapter 17-2028
Hawaii Administrative Rules

October 12, 2023

SUMMARY

1. §17-2028-34 is amended.

2. §17-2028-39 is amended.

3. §17-2028-52 is amended.

4. §17-2028-60 is amended.

5. A new subchapter 4.1, consisting of §§17-2028-60.01 to 17-2028-60.03, is added.

6. §17-2028-82 is amended.

7. §§17-2028-91 and 17-2028-92 are amended.

8. Chapter 17-2028 is compiled.

HAWAII ADMINISTRATIVE RULES

TITLE 17

DEPARTMENT OF HUMAN SERVICES

SUBTITLE 5

HAWAII PUBLIC HOUSING AUTHORITY

CHAPTER 2028

FEDERALLY-ASSISTED PUBLIC HOUSING PROJECTS

Subchapter 1 General Provisions

§17-2028-1 Purpose
§17-2028-2 Definitions
§17-2028-3 Income limits
§17-2028-4 Asset transfers
§17-2028-5 Occupancy guidelines
§17-2028-6 Occupancy standards
§17-2028-7 Utility allowances
§17-2028-8 Verification of information
§17-2028-9 Misrepresentation
§§17-2028-10 to 17-2028-20 (Reserved)

Subchapter 2 Eligibility

§17-2028-21 Applicants
§17-2028-22 Eligibility for admission and participation
§17-2028-23 Eligibility for live-in aides

§17-2028-24 Notification of eligibility
§17-2028-25 Informal hearing for applicants determined to be ineligible for admission
§§17-2028-26 to 17-2028-30 (Reserved)

Subchapter 3 Tenant Selection

§17-2028-31 Nondiscrimination
§17-2028-32 Income targeting
§17-2028-33 Deconcentration
§17-2028-34 Local preferences
§17-2028-35 Loss of preference
§17-2028-36 Waiting list
§17-2028-37 Removal from waiting list
§17-2028-38 Closing the waiting list
§17-2028-39 Offers
§17-2028-40 Occupancy of accessible dwelling units
§§17-2028-41 to 17-2028-50 (Reserved)

Subchapter 4 Occupancy and Rental Agreement

§17-2028-51 Rental agreement
§17-2028-52 Eligibility for continued occupancy
§17-2028-53 Reexamination
§17-2028-54 Reexamination results
§17-2028-55 Special reexamination
§17-2028-56 Interim rent adjustment
§17-2028-57 Tenant transfers
§17-2028-58 Back charges
§17-2028-59 Rental agreement termination
§17-2028-60 Smoking prohibited

Subchapter 4.1 Over-Income Families

§17-2028-60.01 Over-Income Limit
§17-2028-60.02 Over-Income Policy
§17-2028-60.03 Notification of Over-Income Status

Subchapter 5 Rents, Security Deposits, and Other Charges

§17-2028-61 Minimum rents
§17-2028-62 Choice of rent
§17-2028-63 Security deposits
§17-2028-64 Other Charges
§§17-2028-65 to 17-2028-70 (Reserved)

Subchapter 6 Family Self-Sufficiency Program

§17-2028-71 Family self-sufficiency program
§17-2028-72 Eligibility
§17-2028-73 Recruitment and outreach
§17-2028-74 Selection
§17-2028-75 Termination or withholding of service
§§17-2028-76 to 17-2028-80 (Reserved)

Subchapter 7 Special Programs

§17-2028-81 Special programs
§17-2028-82 Occupancy by police officers
§17-2028-83 Designated housing
§§17-2028-84 to 17-2028-90 (Reserved)

Subchapter 8 Household Pets

§17-2028-91 Pet ownership
§17-2028-92 Conditions for pet ownership
§§17-2028-93 to 17-2028-100 (Reserved)

Subchapter 9 Miscellaneous Provisions

§17-2028-101 Severability
§17-2028-102 Number and gender
§§17-2028-103 to 17-2028-110 (Reserved)

Historical Note: Chapter 2028 of Title 17, Hawaii Administrative Rules, is substantially based upon Chapter 17-535, Hawaii Administrative Rules, [Eff 1/1/81; am and comp 2/11/85; am and comp 5/26/98; R 12/03/01], and Chapter 15-190, Hawaii Administrative Rules [Eff 12/03/01; R 9/04/07]

SUBCHAPTER 1

GENERAL PROVISIONS

§17-2028-1 Purpose. These rules are adopted under chapter 91, HRS, and shall govern the administration of federal public housing programs designated to be carried out by a public housing agency, including admission to and the continued occupancy of federally-assisted public housing projects owned or operated by the authority. These rules set forth some of the authority's admission and continued occupancy policies that a public housing authority is required to adopt pursuant to the U.S. Department of Housing and Urban Development federal public housing regulations in 24 C.F.R. Chapter IX ("ACOP"). These rules shall be used in conjunction with other public housing policies, but shall supersede any other policy that may conflict with these rules [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. Parts 5, 903, 960, 965, 966; HRS §§356D-4, 356D-13)

§17-2028-2 Definitions. Whenever used in this chapter, unless specifically defined:

"Accessible dwelling unit" means a dwelling unit that is located on an accessible route and when designed, constructed, altered, or adapted can be approached, entered, and used by individuals with physical disabilities or a dwelling unit being made accessible as a result of alterations and is intended for use by a specific qualified individual with disabilities which meets the requirements of applicable standards that address the particular disability or impairment of an individual.

"Adjusted income" means "annual income" of the members of the family residing or intending to reside in the dwelling unit minus any HUD allowable expenses and deductions as defined in 24 C.F.R. §5.611 as it existed on March 28, 2013.

"Admissions and Continued Occupancy Policy" or "ACOP" means these administrative rules and other administrative rules containing the policies by which the authority determines eligibility for admission, prospective tenant selection, dwelling unit assignment, fair and nondiscriminatory transfers, rental agreement terminations, pet policies, and other property-specific guidelines that a public housing authority is required to adopt pursuant to the U.S. Department of Housing and Urban Development federal public housing regulations in 24 C.F.R. Chapter IX.

"Annual income" means the gross amount of income anticipated to be received by the family during the twelve months after admission or reexamination. Gross income is the amount of income prior to any HUD allowable expenses or deductions, and does not include income which has been excluded by HUD, as defined in 24 C.F.R. §5.609 as it existed on March 28, 2013.

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

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

"Assisted housing" means the same as "federally-assisted housing".

"Authority" means the Hawaii public housing authority.

"Back charge" means the amount of arrears in rent or other charges owed to the authority.

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

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

"Common areas" means areas which are available for use by more than one household, including lobbies, corridors, hallways, stairways, parking lots, spots, ramps, washing machine or laundry room, rooftops, elevators, washrooms and lobby areas, driveways, storerooms, fire escapes, entrances and exits of the building or buildings, basements, yards, gardens, recreational facilities, other parts of the project in common use or other areas designated by the authority, and shared ventilation ducts that service more than one dwelling unit.

"Community facilities" means real and personal property; buildings, equipment, lands, and grounds for recreational or social assemblies, and for educational, health, or welfare purposes; and necessary or convenient utilities, when designed primarily for the benefit and use of the authority or the occupants of the dwelling units.

"Community service" means the performance of voluntary work or duties that are a public benefit and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

"Community wide" means inclusive of any location that is under the jurisdiction of the authority. "Continuously assisted" means that the applicant is currently receiving assistance under any program of the United States Housing Act of 1937, as amended, and there is no break in assistance to the family.

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

"Criminal activity" means the tenant, any member of the tenant's household, a guest or another person under the tenant's control has engaged in any conduct constituting a criminal violation of federal law, HRS, or local ordinances regardless of whether there has been an arrest or conviction for such activity and without satisfying the standard of proof used for a criminal conviction.

"Designated housing" or "designated project" means a property (or properties), or a portion thereof that has been designated for occupancy by disabled families, elderly families, or mixed populations of disabled families and elderly families.

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

"Domestic violence" means the actual or threatened physical violence directed against a family member by a spouse, former spouse, or other member of the family who is living or has lived with the family.

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

"Drug related criminal activity" means the illegal manufacture, sale, distribution, or use of a drug, or possession of a drug with intent to manufacture, sell, distribute, or use the drug.

"Dwelling unit" means a residential unit in a public housing project.

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

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

"Eligible family" means a family that meets the qualifications and requirements of the program for admission into federally-assisted public housing.

"Enclosed or partially enclosed" means closed in by a roof or overhang and at least one wall. Enclosed or partially enclosed areas include but are not limited to areas commonly described as public lobbies, lanais, interior courtyards, patios, and covered walkways.

"Exempt individual" means an individual who is exempt from complying with community service or self-sufficiency activities and which is further defined in 24 C.F.R. §960.601(b) as it existed on October 20, 2022.

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

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

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

of the current household is in the process of securing custody;

(2) An elderly family;

(3) A disabled family;

(4) A displaced family;

(5) The remaining member of a tenant family who is recorded as an authorized occupant on the current list of household members and who has reached the age of majority; or

(6) A single person who is not may be an elderly or displaced person, or a person with disabilities, or the remaining member of a tenant family.

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

"Federally-assisted housing" means housing assisted under any of the following HUD programs:

(1) Public housing;

(2) Housing receiving project-based or tenant-based assistance under Section 8 of the United States Housing Act of 1937 (42 U.S.C. §1437f) as it existed on October 20, 2022;

(3) Housing that is assisted under section 202 of the Housing Act of 1959, as amended by section 801 of the National Affordable Housing Act (12 U.S.C. §1701q) as it existed on October 20, 2022;

(4) Housing that is assisted under section 202 of the Housing Act of 1959, as such section existed before the enactment of the National Affordable Housing Act as it existed on October 20, 2022;

(5) Housing that is assisted under section 811 of the National Affordable Housing Act (42 U.S.C. §8013) as it existed on October 20, 2022;

(6) Housing financed by a loan or mortgage insured under section 221(d)(3) of the National Housing Act (12 U.S.C. §17151

(d)(3)) that bears interest at a rate determined under the proviso of section 221(d)(5) of such Act (12 U.S.C. §1715l (d)(5)) as it existed on October 20, 2022;

(7) Housing insured, assisted, or held by HUD or by a State or local agency under section 236 of the National Housing Act (12 U.S.C. §1715z-1) as it existed on October 20, 2022; or

(8) Housing assisted by the Rural Development Administration under section 514 or section 515 of the Housing Act of 1949 (42 U.S.C. §§1483, 1484) as it existed on October 20, 2022.

"Foster children" means a person or persons, under eighteen years of age who is or are not related to the foster parent by blood, marriage, or adoption and who is or are in need of parenting care.

"Foster parent" means any adult person who gives parenting care and maintenance to a foster child pursuant to placement by an authorized agency.

"Gender identity" means actual or perceived gender-related characteristics.

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

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

"HRS" means the Hawaii Revised Statutes.

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

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

"Individual relief" means relief from surcharges for excess consumption of agency purchased utilities due to special factors affecting utility usage not

within the control of the resident, as the agency shall deem appropriate.

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

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

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

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

"Location" means any site comprising a common geographic area undivided by natural or man-made barriers (such as rivers, highways, railroads, or other major obstructions) that block or impede normal

pedestrian traffic and which may contain more than one project.

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

"Multifamily dwelling" means a building containing more than two dwelling units.

"Near elderly family" means a family whose head, spouse, or sole member is at least fifty years of age but below the age of sixty-two, or two or more persons, who are at least fifty years of age but below the age of sixty-two, living with one or more live-in aides.

"PHA plan" means the authority's public housing agency plan that is prepared pursuant to 24 C.F.R. Part 903.

"Projects" means those rental properties owned or operated by the authority.

"Public housing" or "federally-assisted public housing" means housing assisted under the United States Housing Act of 1937, other than under Section 8 of that Act, and includes dwelling units in a mixed finance project that are assisted by the authority with capital or operating assistance.

"Police officer" means a person determined by the authority to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a federal, State, or local government or by any agency of these governments.

"Refusal of an offer" means an applicant declines an offer made by the authority for a specific dwelling unit from any waiting list or an applicant's failure to respond to a written offer from the authority for a specific dwelling unit within the time specified in the offer.

"Rental agreement" means the agreement or contract containing the terms and conditions of occupancy of a dwelling unit entered into by the tenant and authority.

"Resident" means a United States citizen or national, or an eligible immigrant under one of the categories set forth in 42 U.S.C. §1436a(a) (also known as "noncitizen") who is able to demonstrate his or her intent to reside in Hawaii. Under one of these categories, an eligible immigrant is an alien who is lawfully residing in the United States and its territories and possessions under section 141 of the Compacts of Free Association between the government of the Republic of the Marshall Islands, the Federal States of Micronesia (48 U.S.C. 18901 note), and the Republic of Palau (48 U.S.C. 1931 note) while the applicable section is in effect, also known as "COFA" resident. Intent to reside in Hawaii may be demonstrated by the following: length of time spent in Hawaii; leasing or renting of a home in Hawaii; filing of personal Hawaii income tax returns; registering to vote in Hawaii; Hawaii driver's license; record of Hawaii motor vehicle registration; notification of hire to work in Hawaii; records of employment in Hawaii; military records substantiating Hawaii residency; enrollment of minor children in Hawaii schools; establishment of bank accounts and other accounts in Hawaii; written reference from Hawaii residents, relatives, or social agencies; and any other indicia which could substantiate a claim of an intent to reside in Hawaii.

"Security deposit" means a monetary deposit required prior to admission to federally-assisted public housing or use of community facilities that is applied against the cost of loss or damage to the authority's property (reasonable wear and tear excepted) and non-payment of rent.

"Serviceman" means a person active in the Army, Navy, Air Force, Marine Corps or Coast Guard of the United States, and since July 29, 1945, the Commissioned Corps of the U.S. Public Health Service who has served therein at any time:

(1) On or after April 6, 1917, and prior to November 11, 1918;
(2) On or after September 16, 1940, and prior to July 26, 1947;
(3) On or after June 27, 1950, and prior to February 1, 1955; or
(4) On or after August 6, 1964 and prior to May 7, 1975.

"Sexual orientation" means having a preference for homosexuality, heterosexuality, or bisexuality, having a history of any one or more of these preferences, having a history of any one or more of these preferences, or being identified with any one or more of these preferences. Sexual orientation shall not be construed to protect conduct otherwise proscribed by law.

"Smoke" or "smoking" means inhaling, exhaling, burning, or carrying any lighted smoking or heated tobacco product or plant product intended for inhalation in any manner or in any form, including electronic smoking devices.

"Spouse" means the marriage partner of the head of household.

"Staff" means the employees or authorized contractors of the authority.

"Tenant" means the person or persons who enter into a rental agreement with the authority to reside in a dwelling unit.

"U.S.C." means the United States Code.

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

"Utility reimbursement" means the amount, if any, by which the utility allowance for the dwelling unit exceeds the total tenant payment of the family occupying the dwelling unit.

"Very low-income family" means a family whose annual income does not exceed fifty per cent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or

lower than fifty per cent of the median income for the area if HUD finds that such variations are necessary because of unusually high or low family incomes.

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

"Violent criminal activity" means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; am and comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. Parts 5, 903, 960, 965, 966; HRS §§356D-4, 356D-13)

§17-2028-3 Income limits. (a) Income limits for an applicant's admission to a public housing project shall be as prescribed by HUD annual income limit guidelines.

(b) The authority shall adjust the income limits as established and required by HUD.

(c) Because the HUD income limits are mandatory and the authority has no discretion to amend or change the income limits, the income limits shall be established without a public hearing as provided in Chapter 91-3, HRS, as it existed on October 20, 2022. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §5.601; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-4 Asset transfers. (a) All assets transferred or assigned from an applicant or tenant to another person, within a two-year period prior

to submitting an application for the program or reexamination shall be included in determining an applicant's assets.

(b) In determining assets, the authority shall include the value of any business or assets disposed of by an applicant or tenant for less than fair market value (including a disposition in trust, but not in a foreclosure or a bankruptcy sale) during the two years preceding the date of the application for the program or reexamination, as applicable, in excess of the consideration received therefore. In the case of a disposition as part of a separation or divorce settlement, the disposition will not be considered to be for less than fair market value if the applicant or tenant receives important consideration not measurable in dollar terms. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §5.603; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-5 Occupancy guidelines. (a) The authority shall establish occupancy guidelines to maintain the maximum usefulness of the dwelling units, while preventing excessive wear and tear or underutilization. The occupancy guidelines are incorporated by reference and attached as exhibit A.

(b) The occupancy guidelines shall provide for minimum and maximum dwelling unit sizes depending on the number of persons in a household for purposes of determining dwelling unit size for the wait list. The occupancy guidelines are not to be confused with the authority's occupancy standards, which are based on prevailing county building codes. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 63 Fed. Reg. 70982-70987; 63 Fed. Reg. 70256-70257; HRS §§356D-4, 356D-13, 356D-31).

§17-2028-6 Occupancy standards. The authority and families shall abide by the occupancy standards for the admission and continued occupancy in housing projects as prescribed by the housing codes of the county in which the dwelling units are located. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 63 Fed. Reg. 70982 - 70987; 63 Fed. Reg. 70256-70257; HRS §§356D-4, 356D-13, 356D-31).

§17-2028-7 Utility allowances. (a) The monthly rent for a family residing in a federally-assisted public housing project shall include utility allowances established in accordance with HUD's standards for utility allowances as described in 24 C.F.R. §965.505 as it existed on October 20, 2022.

(b) Utility allowances shall be calculated by determining the utility rate then multiplying it by the applicable quantity allowance. A schedule of applicable quantity allowances for lighting, electric domestic hot water heaters, miscellaneous electrical, gas domestic hot water heaters shall be developed annually and shall take into account relevant factors affecting consumption requirements, including:

(1) The equipment and functions intended to be covered by the allowance for which the utility will be used;

(2) The size of the dwelling units and the number of occupants per dwelling unit;

(3) Type of construction and design of the housing project;

(4) The energy efficiency of authority-supplied appliances and equipment;

(5) The utility consumption requirements of appliances and equipment whose reasonable consumption is intended to be covered by the total tenant payment; and

(6) Temperature of domestic hot water.

(c) The authority shall conduct a review of utility rates in January of each year as required by 24 C.F.R. §965.507 as it existed on October 20, 2022. Electric and gas rate schedules for all providers shall be collected and reviewed for each month from the preceding January through December of the calendar year prior to the fiscal year beginning July 1. These monthly rates shall be averaged over the year period.

(d) The new utility allowances shall be posted and noticed to tenants at least sixty days prior to the implementation date, during which time tenants shall have the opportunity to present written or oral comments. The applicable schedules shall be publicly posted in a conspicuous manner at the authority's project offices and shall be furnished upon request. The implementation date for new allowances shall be July 1.

(e) Implementation of all new allowances or components of allowances, by utility, shall be required when there is more than a ten per cent change in the resulting allowance due to a rate change since the last change was effective. In cases when a utility is granted a substantial rate increase in between the annual review, a mid-year allowance adjustment may be required.

(f) The authority may update the quantity allowances. To update the quantity allowance, dwelling units of various sizes in a sampling of different types of developments shall be surveyed to determine the types of existing equipment as well as to identify any factors affecting energy efficiency. If there is a variance in energy consumption factors within housing projects, the worst-case scenario shall be identified and utilized for calculating the quantity allowances. The authority may, at its option, develop property specific allowances for its properties.

(1) Allowances for lighting shall be developed by conducting a field survey of a representative sample of dwelling units to determine the number and type of

fixtures. The following factors shall be used to determine the kilowatt hour per month allowance for each dwelling unit size:
(A) The number of fixtures;
(B) Watts per fixture; and
(C) Estimated hours of use per day.

(2) Allowances for miscellaneous electric equipment shall be based upon usage of a television, radio, miscellaneous small appliances, and a fan.

(3) The allowance for refrigerators is based on the equipment in place at the time of survey.

(4) Allowances for cooking shall be based on the equipment in place at the time of survey.

(5) Allowances for electric domestic hot water heating shall be based on engineering calculations for each bedroom size assuming a certain number of occupants. The data used in the calculations include estimated consumption per occupant per day, temperature of incoming water, temperature of hot water supply, efficiency of heater, and energy required to heat water to supply temperature.

(6) Allowance for solar domestic hot water shall be based on a cost analysis of a domestic hot water heating system.

(7) Gas consumption allowances shall be developed using the same methodology as the electric consumption allowance.

(g) The authority shall provide medical disability allowances for tenants who have provided proof of medical necessity to the authority. The initial quantity allowances for medical equipment shall be determined by taking the equipment's average energy consumption multiplied by the normal frequency of usage. A family may request a utility allowance in excess of the medical disability allowance which, based on need may be approved on a case-by-case basis. Requests for additional allowances based on medical disability may be made to management verbally

or in writing, but shall also be subject to verification from a qualified individual. The authority will evaluate the request and respond to the family within 30 days of the completed request.

(h) A Family may also request individual relief from surcharges for excess consumption of agency-purchased utilities. Requests may be granted on reasonable grounds for utility usage incurred by factors beyond the family's control. Factors to be considered and procedures to be used when evaluating such requests include:

(1) Evidence that the family's consumption is mistakenly portrayed as excessive due to defects in the meter or errors in the meter reading;

(2) Evidence that the family's consumption is caused by a characteristic of the dwelling unit or equipment supplied by the authority that is beyond the control of the tenant;

(3) Evidence that the family's consumption is caused by equipment supplied by the authority that is faulty or otherwise not working properly and causing excessive usage that is beyond the control of the tenant; and

(4) Any other evidence the authority deems relevant in evaluating requests to increase the utility expense based on any factor that is beyond the control of the tenant.

(5) Request for any other type of individual relief, including a justification for the request and evidence to support the request, must be made to management in writing. The authority will evaluate the request and provide the family with a response within 30 days of the completed request.

(i) A family shall pay for utility usage in excess of the applicable utility allowance.

(j) A family shall receive a utility reimbursement when the utility allowance exceeds the total family payment except where:

(1) The family is paying a flat rent;

(2) The utility reimbursement would result in a rent due to the authority below the minimum rent as established in section 17-2028-61; or

(3) The family has received a financial hardship exemption pursuant to section 17-2028-61(b) from the minimum rent payment and reimbursement would result in a balance due from the authority to the household.

(k) If a family resides in a dwelling unit served by authority-furnished utilities and must pay for utility usage in excess of the applicable utility allowance pursuant to subsection (h), where:

(1) A checkmeter has been installed, the family must pay the excess dwelling unit cost of the relevant utility amount based on the authority's average utility rate as described in subsection (b).

(2) A checkmeter has not been installed, the family must pay for excess usage resulting from estimated utility consumption attributable to tenant-owned major appliances or to optional functions of authority-furnished equipment according to the schedule described in subsection (b).

[Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; am and comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §§5.603, 5.632, 960.253, Part 965 Subpart E, §966.4; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-8 Verification of information. An applicant or tenant shall provide documentation to verify information upon request of the staff. [Eff 7/21/05; am and comp 9/4/07; comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13)

(Imp: 24 C.F.R. Part 5, Subpart B; 24 C.F.R. §§960.203, 960.259; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-9 Misrepresentation. An applicant may be denied admission to a housing project if the applicant has submitted false information, withheld information, or made willful misstatements. A tenant who does the same may be denied continued eligibility and have the rental agreement terminated. A live-in aide may be denied approval by the authority or a live-in aide agreement may be terminated if the live-in aide has submitted false information, withheld information, or made willful misstatements. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp JUL 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §966.4; HRS §§356D-4, 356D-13, 356D-31)

SUBCHAPTER 2

ELIGIBILITY

§17-2028-21 Applicants. (a) A person seeking admission to a public housing project shall electronically submit a pre-application form to the authority's prescribed online application portal.

(b) Selection for placement on the waiting list shall not be deemed a determination on eligibility or admission.

(c) An applicant who has misrepresented material information in an application for any of the authority's programs shall not be eligible to file an application with the authority for twelve months from the date of written notification from the authority. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §§960.202, 960.203; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-22 Eligibility for admission and participation. (a) To be eligible for participation in the program, applicant and family members shall meet all of the requirements of the pre-application and final application phases as set forth below:

(1) During the pre-application phase, the applicant and adult family members shall:

(A) Qualify as a family;

(B) Be income eligible as determined under section 17-2028-3;

(C) Not have an outstanding debt owed to the authority as a participant in any of its programs;

(D) Not have an outstanding liability for unpaid rent or damages incurred

while previously participating in any section 8 rental subsidy program or any HUD rental assistance program;

(E) Provide a social security number for all family members or certify that the person does not have a social security number;

(F) Not have been evicted since March 1, 1985, from a public housing program administered by the authority or any of its predecessors, the housing and community development corporation of Hawaii or Hawaii housing authority with the exception of evictions solely due to failure to pay rent, in which case, the applicant can be admitted upon payment in full of the unpaid amounts due to the agency;

(G) Not have been evicted from assisted housing by reason of drug-related criminal activity for a three-year period beginning on the date of the eviction unless the evicted tenant successfully completes a supervised drug rehabilitation program approved by the authority;

(H) Not have committed fraud, bribery, or any other corrupt or criminal act in connection with any federal or state housing program;

(I) Not be currently engaging in illegal use of a drug or give the authority reasonable cause to believe that a household member's illegal use (or pattern of illegal use) of a drug or abuse (or pattern of abuse) of alcohol may interfere with the health, safety, or right to peaceful enjoyment of the premises by other tenants. For the purposes of this subsection:

(i) "Currently engaged in" means the person has engaged in the

behavior recently enough to justify a reasonable belief that the behavior is current; and

(ii) In determining whether to deny eligibility based on a pattern of illegal use of a drug or a pattern of abuse of alcohol by a household member, the authority may consider rehabilitation as provided for under 42 U.S.C. §13661(b)(2)(A)-(C) as it existed on October 20, 2022.

(J) Not currently or during a three year period preceding the date when the applicant household would otherwise be selected for admission be engaged in any drug-related criminal activity or violent criminal activity or other criminal activity involving assault, terroristic threatening, firearms, dangerous weapons, harassment, kidnapping, sexual assault, extortion, forgery, burglary, unauthorized entry into a dwelling, unauthorized entry into motor vehicle, criminal property damage, criminal trespass on public housing property, disorderly conduct, child pornography, and consuming liquor on public housing property, which is considered as reasonably likely to adversely affect the health, safety, right to peaceful enjoyment of the premises by other tenants, the authority, or staff;

(K) Not have been convicted of drug-related criminal activity for the manufacture, production, or distribution of methamphetamines;

(L) Not subject to lifetime registration requirements under any state sex offender's registration program;

(M) Disclose tobacco use of all family members within the household.

(2) During the final application phase, the applicant and all adult household members shall meet the requirements as set forth in (1), above, as well as the following requirements:

(A) Not engage in or threaten abusive or violent behavior toward the authority's staff. For purposes of this subsection, "threaten" means an oral or written threat or physical gestures that communicate intent to abuse or commit violence. Abusive or violent behavior may be verbal or physical and include use of expletives that are generally considered insulting, racial epithets, or other language, written or oral, that is customarily used to insult or intimidate; and

(B) Furnish evidence of citizenship or eligible immigrant status as provided for in 24 C.F.R. §5.508 as it existed on October 20, 2022.

(b) An applicant's past performance in meeting financial obligations, especially rent, may be considered by the authority in its selection of families for admission into its federally-assisted public housing program.

(c) An applicant who is continuously assisted under the United States Housing Act of 1937, as amended, shall be admitted to the program as though the applicant was already a program participant. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; am 3/15/19; comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 42 U.S.C. §13661; 24 C.F.R. §§5.216, 960.201, 960.202, 960.203, 960.204, 960.205; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-23 Eligibility for a live-in aide.

(a) For a person to be eligible to live in a public housing project as a live-in aide solely to assist a family member with disabilities in daily living activities, such as bathing, meal preparation and delivery, medicinal care, transportation, and physical activities, an applicant or family member must have a request for a live-in aide approved by the authority. The proposed live-in aide shall meet the requirements set forth below:

(1) The proposed live-in aide shall:

(A) Not have an outstanding debt owed to the authority;

(B) Not have been evicted from a public housing program administered by the authority. If the proposed live-in aide was evicted solely due to failure to pay rent, the proposed live-in aide can only be added to the household upon payment in full of the unpaid amount owed to the authority;

(C) Not have committed fraud, bribery, or any other corrupt or criminal act in connection with any federal or state housing program;

(D) Not have been convicted of drug-related criminal activity for the manufacture, production, or distribution of methamphetamines;

(E) Not currently or during a three-year period preceding the date when the household requested approval for the proposed live-in aide, be engaged in criminal actively involving crimes against persons or property that is a threat to the health, safety, or property of others. For purposes of this subsection, in determining eligibility, the authority shall consider whether a person convicted for such a crime has successfully completed a rehabilitation program approved by the authority, or whether the circumstances leading to the criminal conviction no longer exist;

(F) Not have been evicted from assisted housing by reason of drug-related criminal activity for a three-year period beginning on the date of the eviction unless the evicted proposed live-in aide successfully completes a supervised drug rehabilitation program approved by the authority.

(G) Not currently or during a three-year period preceding the date of the request for a live-in aide engage in any drug-related criminal activity or violent criminal activity or other criminal activity involving assault, terroristic threatening, firearms, dangerous weapons, harassment, kidnapping, sexual assault, extortion, forgery, burglary, unauthorized entry into a dwelling, unauthorized entry into a motor vehicle, criminal property damage, criminal trespass on public housing property, disorderly conduct, child pornography, and consuming liquor on public housing property, which is considered as reasonably likely to adversely affect the health, safety, right to peaceful enjoyment of the premises by other tenants, the authority, or staff;

(H) Not be currently engaging in the illegal use of a drug or give the authority reasonable cause to believe that the proposed live-in aide's illegal use or pattern of illegal use of a drug or abuse of alcohol may interfere with the health, safety or right to peaceful enjoyment of the premises by other tenants. For purposes of this subsection:

(i) "Currently engaging in" means the person has engaged in the behavior recently enough to justify a reasonable belief that the behavior is present and ongoing; and

(ii) In determining whether to deny eligibility based on a pattern of illegal use of a drug or a pattern of abuse of alcohol, the authority may

consider rehabilitation as provided for under 42 U.S.C. §13661(b)(2)(A)-(C)

(I) Not be subject to any lifetime requirement in any state for any state sex offender's program.

(J) Provide a social security number or certify that the proposed live-in aide does not have a social security number;

(K) Disclose the proposed live-in aide's tobacco use;

(L) Not engage in or threaten abusive or violent behavior toward the authority's staff. For purpose of this subsection, "threaten" means an oral or written threat or physical gestures that communicate intent to abuse or commit violence. Abusive or violent behavior may be verbal or physical and include use of expletives that are generally considered insulting, racial epithets, or other language, written or oral, that is customarily used to insult, intimidate, or threaten;

(M) Furnish evidence that the proposed live-in aide is a resident as defined in section 17-2035-2; and

(N) Not have or bring any pet or animal, into the dwelling unit on a temporary or permanent basis. [Eff and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 42 U.S.C. §13661; 24 C.F.R.

§17-2028-24 Notification of eligibility. (a) Applicants who are selected for placement on the waiting list shall be notified by e-mail at the e-mail address provided in the application that the applicant has been selected and placed on the waiting list within ten business days of the date the lottery occurs. Applicants who are not selected by the lottery shall be informed by e-mail at the e-mail address provided in the application that the

applicant has not been selected for placement on the waiting list within fifteen business days of the date the lottery occurs.

(b) Applicants who were either not selected to participate in the lottery, or whose application has expired, do not qualify for an informal hearing.

(c) All other determinations of eligibility shall be made in writing by the authority and shall state the reason for the determination.

(d) An applicant determined to be ineligible for admission or participation in the program shall be provided an opportunity for an informal hearing pursuant to section 17-2028-24. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §960.208; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-25 Informal hearing for applicants determined to be ineligible for admission. (a) An applicant determined to be ineligible for admission or participation in the program may request an informal hearing by submitting a written request within fourteen calendar days from the date of notification of ineligibility.

(b) The informal hearing shall be scheduled within twenty-one calendar days from the date the written request is received and shall be conducted by any person or persons designated by the authority, but shall not be a person who made or approved the determination of ineligibility or a subordinate of such person.

(c) The applicant shall be given the opportunity to present evidence, which shall be considered by the hearing officer, along with the data compiled by the authority.

(d) A written notice of the hearing officer's decision shall be mailed to the applicant within twenty-one calendar days after the hearing. The notice shall include an explanation of the reasons

for decision. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §960.208; HRS §§356D-4, 356D-13, 356D-31)

SUBCHAPTER 3

TENANT SELECTION

§17-2028-31 Nondiscrimination. Tenant selection and assignment shall be made without regard to race, color, sex, religion, marital status, creed, national or ethnic origin, age, familial status, gender identity, sexual orientation, handicap or disability or HIV infection. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 1 1 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §960.103; HRS §§356D-4, 356D-13, 356D-31, 515-3)

§17-2028-32 Income targeting. (a) Not less than forty per cent of families admitted to the program during the fiscal year from the waiting list shall be extremely low-income families.

(b) To the extent allowed by 24 C.F.R. §960.202(b)(2) as it existed on October 20, 2022, admission of extremely low-income families to the authority's Section 8 voucher program during the authority's fiscal year shall be credited against the targeting requirement in subsection (a). [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 1 1 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §960.202; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-33 Deconcentration. (a) For federally-assisted public housing projects, the authority shall give priority to applicants to ensure that, to the maximum extent feasible, the housing

projects will include families with a broad range of income generally representative of low-income families in the authority's area of operation. The authority shall not allow dwelling units to remain vacant awaiting an applicant who meets the appropriate income range.

(b) The authority may not concentrate very low-income families in dwelling units in certain public housing projects or certain buildings within projects. Additionally, the authority may not concentrate higher income families in dwelling units in certain housing projects or certain buildings within projects.

(c) In order to effectuate the policies stated in this section, the authority may reserve a certain percentage of dwelling units for applicant placement for applicants who do not qualify for a preference as described in section 17-2028-34. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §§5.607, 903.1, 903.2, 960.204, 960.205, 960.206; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-34 Local preferences. (a) Subject to section 17-2028-33(c), eligible applicants shall be given preference for admission in the program in the applicable order assigned during random selection of the lottery if, at the time they are seeking housing assistance, they fall within the following preference priority groups:

(1) Involuntarily displaced;

(2) Victims of domestic violence who are participating in a program with case management through a domestic violence shelter, program, or clearinghouse; or

(3) Homeless persons who are participating in a federally or state funded homeless transitional shelter or program, and who are in compliance with a social service plan.

(b) Subject to section 17-2028-33(c), each preference in each priority group is of equal weight and an applicant who qualifies for any of the preferences shall receive assistance before any other applicant who is not so qualified regardless of:

(1) Place on the waiting list;

(2) Date or time of submission of an application; or

(3) Order placement in the lottery.

(c) A single applicant who is elderly, disabled or displaced shall be given preference over all other single applicants, regardless of the other single applicant's local preference.

(d) An applicant shall not receive preference if any adult member of the applicant family is a person who was evicted or terminated from any federally-assisted housing or state-aided public housing program operated by the authority for a three-year period beginning on the date of eviction because of drug-related criminal activities unless the adult member has successfully completed a rehabilitation program approved by the authority.

[Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; am and comp [illegible] 2023] (Auth: HRS §§356D-4; 356D-13) (Imp: 24 C.F.R. §960.204, 960.206; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-35 Loss of preference. An applicant who declines one offer of a dwelling unit, without good cause, or who voluntarily requests cancellation of the application, shall lose all preferences for a period of twelve months from the date the offer was declined or from the date of the request for cancellation. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp [illegible] 2023] (Auth: 24 C.F.R. §960.206; HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §960.206; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-36 Waiting list. (a) The authority shall maintain fifteen geographical waiting lists, which are community wide in scope and consist of all eligible applicants as follows:

(1) City and County of Honolulu

(A) Honolulu waiting list, which is comprised of Ka'ahumanu Homes, Kalakaua Homes, Kalihi Valley Homes, Kamehameha Homes, Kuhio Homes, Mayor Wright Homes, Palolo Valley Homes, Punchbowl Homes, Pu'uwai Momi, Salt Lake Apartments, Spencer House, Kalanihuia, Makamae, Makua Ali'i, Paoakalani, and Pumehana;

(B) Central Oahu waitlist, which is comprised of Kauhale Nani, Wahiawa Terrace, and Kupuna Home O`Waialua;

(C) Windward Oahu waitlist which is comprised of Ho'okipa Kahalu`u, Kaneohe Apartments, Kauhale O`hana, Ko`olau Village, and Waimanalo Homes; and

(D) Leeward Oahu waitlist, which is comprised of Hale Laulima, Kau'iokalani, Maili I & II, Nanakuli Homes, Waimaha - Sunflower, and Waipahu I & II.

(2) County of Hawaii

(A) Hilo waitlist, which is comprised of Lanakila Homes, Punahele Homes, Pomaikai Homes, Hale Aloha O Puna, Hale Olaloa, Kauhale O`Hanakahi;

(B) Honoka`a waitlist which is comprised of Hale Hauoli;

(C) Ka'u waitlist which is comprised of Pahala;

(D) Kona waitlist which is comprised of Ka Hale Kahalu`u, Hale Ho'okipa, Kaimalino, Kealakehe, and Nani Olu;

(E) Waikoloa waitlist which is comprised of Ke Kumu 'Ekolu; and

(F) Waimea waitlist which is comprised of Noelani I & II.

(3) County of Maui

(A) East Maui waitlist which is comprised of Kahekili Terrace and Makani Kai Hale;

(B) West Maui waitlist which is comprised of Pi`ilani Homes and David Malo Circle; and

(C) Molokai waitlist which is comprised of Kahale Mua.

(4) County of Kauai

(A) East Kauai waitlist which is comprised of Hui O Hanama`ulu, Kapa'a, Hale Nana Kai O Kea, and Hale Ho'olulu; and

(B) West Kauai waitlist, which is comprised of Ele'ele Homes, Hale Ho'onanea, Kalaheo Homes, Kekaha Ha`aheo, Kawailehua, and Home Nani.

(b) Applicants shall be notified of the opportunity to apply online to be placed on one of the waiting lists through notices posted in a conspicuous place at the authority's offices that accept applications, the authority's website, and printed statements in the authority's informational material on its application process.

(c) Placement on the waiting list may be based upon the following:

(1) Size of dwelling unit required based on occupancy standards;

(2) Type of dwelling unit required (e.g., accessible for persons with disabilities);

(3) Local preference subject to income targeting and deconcentration policies and goals; and

(4) Date and time of receipt of application[~~.~~]; or

(5) Lottery selection, so long as all adopted preferences are considered.

(d) An applicant cannot remain on a waiting list if they are currently a tenant in any federal public housing program.

(e) The notice to open the waiting list shall include information on what procedures shall be used to place applicants on the waiting list, how to apply, the date and time of the application and selection process. If lottery selection is used, the notice will also include the number of applicants who will be selected by the lottery.

(f) The authority may accept applications from applicants with a preference, without a preference, or a combination of both, which will be specified in the notice of opening of the wait list.

(g) Selection of applicants from the waiting list shall be based upon:

(1) Date and time; or

(2) A randomly assigned number based on the number of applicants who were selected by the lottery; and

(3) Applicable local preference.

(h) An applicant shall update on the authority's portal electronically, at least once a year, any change that may affect the applicant's place on the waiting list and the authority's ability to contact the applicant. Changes include, but are not limited to, family status, financial status, preference status, mailing address, phone number, and current residence.

(i) Applications will be active for eighteen months from the date of placement on the waiting list and will then expire. Applicants still on the waitlist at eighteen months will receive a letter informing them that their application has expired. [Eff 7/21/05; am and comp 9/4/07; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 1 1 2023] (Auth: 24 C.F.R. §§960.206; HRS §§356D-4; 356D-13) (Imp: 24 C.F.R. §960.206; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-37 Removal from waiting list. An applicant shall not be removed from the waiting list unless:

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(a) The applicant requests that applicant's name be removed;

(b) The applicant fails to notify the authority of applicant's continued interest for housing at least once every twelve months;

(c) The applicant no longer meets the eligibility criteria set forth in section 17-2028-22;

(d) The applicant fails to respond to the authority's reasonable contact efforts. Correspondence to either the last known address or last known email address will constitute reasonable effort to contact;

(e) The applicant fails without good cause to keep a scheduled interview or to provide requested information necessary to determine eligibility. Good cause may include, but is not limited to, the following:

(1) The applicant is unable to obtain transportation or childcare and notified the authority prior to the start of the scheduled interview;

(2) The applicant is sick and requests to reschedule the interview prior to the start of the scheduled interview; or

(3) A court verifies that the applicant is serving on a jury which has been sequestered;

(f) The applicant misrepresents any material information to the authority in the application or otherwise; or

(g) An applicant, who applied for a local preference, is unable to verify their qualification for meeting a preference within ten business days may be removed from the waiting list. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 17 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §§960.206, 960.208; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-38 Closing the waiting list. (a) The authority, at its discretion, may restrict acceptance of applications, and close the waiting list in whole or in part, when it determines that it will be unable to assist all the applicants on the waiting list within a reasonable period of time.

(b) The authority shall announce any closure and reopening of the application process through notices posted in a conspicuous place at the authority's offices that accept applications and on the authority's website.

(c) During periods when application acceptance is closed and until it is reopened, the authority shall not maintain a list of persons to be notified when application acceptance is reopened. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/40/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §960.202, 960.206; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-39 Offers. (a) An applicant shall be afforded one offer to rent a suitable dwelling unit.

(b) The offer to eligible applicants shall be made in sequence based upon the following:

(1) Size of dwelling unit required;

(2) Type of dwelling unit required (e.g., accessible dwelling units for the mobility, hearing or visually impaired);

(3) Local preferences, subject to income targeting and deconcentration policies and goals; and

(4) Date and time the application was received; or

(5) Lottery selection, so long as all adopted preferences are considered.

(c) Upon refusal of one offer, without good cause, the applicant's name will be removed from the waiting list on which the applicant's name has been placed.

(d) An applicant shall not be considered to have been offered a dwelling unit if an offer has been declined for good cause. Good cause may include, but is not limited to the following:

(1) The dwelling unit is not of the proper size or type and the applicant would be able to reside there only temporarily (e.g., a specially designed dwelling unit that is awaiting a person with a disability needing such a dwelling unit);

(2) The dwelling unit offered is unsuitable for health or safety reasons for the applicant;

(3) The applicant is unable to move at the time of the offer and presents clear evidence which substantiates this to the authority's satisfaction, including, but not limited to:

(A) A doctor verifies that the applicant has just undergone major surgery and needs a period of time to recuperate;

(B) A court verifies that the applicant is serving on a jury which has been sequestered; or

(C) A landlord verifies that the applicant has an existing rental agreement that cannot be breached without causing undue financial hardship.

(4) The applicant's acceptance of the offer would result in undue hardship not related to consideration of race, color, national origin, or language and the applicant presents evidence which substantiates this to the authority's satisfaction (e.g., inaccessibility to source of current employment or day care facilities).

(e) Not less than fifty per cent of all available dwelling units shall be for applicants without preference and up to fifty per cent of available dwelling units shall be for applicants with preference. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; am and comp NOV 17 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §§960.202,

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960.203, 960.206, 960.208; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-40 Occupancy of accessible dwelling units. (a) The authority shall take the following nondiscriminatory steps to maximize the utilization of accessible dwelling units by eligible individuals whose disability requires the accessibility features of the particular dwelling unit. When an accessible dwelling unit becomes vacant the authority shall, before offering such dwelling units to an applicant without a disability, offer such dwelling unit:

(1) First, to a current occupant of another dwelling unit of the same project or other projects within the same housing program, having disabilities requiring the accessibility features of the vacant dwelling unit and occupying a dwelling unit not having such features, or, if no such occupant exists, then

(2) To an eligible qualified applicant on the waiting list having a disability requiring the accessibility features of the vacant dwelling unit.

(b) When an applicant accepts an accessible dwelling unit, and the applicant does not have a disability that requires the accessibility features of the dwelling unit, the applicant shall be required to agree to move to a non-accessible dwelling unit when one becomes available. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 17 2023] (Auth: §§356D-4, 356D-13) (Imp: 24 C.F.R. §8.27, ; HRS §§356D-4, 356D-13, 356D-31)

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SUBCHAPTER 4

OCCUPANCY AND RENTAL AGREEMENT

§17-2028-51 Rental agreement. (a) A tenant shall enter into a rental agreement with the authority that sets forth the conditions of occupancy for the tenant including, but not limited to, the rental terms, security deposit, smoking prohibitions, eligibility reexaminations and rental adjustments, and for welfare recipients, authorization for the authority to draw rental payments directly from their EBT or bank accounts.

(b) No tenant shall be permitted to remain in a housing project without a valid rental agreement. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §966.4; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-52 Eligibility for continued occupancy. (a) To be eligible for continued occupancy in a housing project, the tenant shall:

(1) Qualify as a family;

(2) Conform to the occupancy standards;

(3) Abide by smoking prohibitions pursuant to section 17-2028-60;

(4) Not have a record of conduct or behavior which may be detrimental to the project, its tenants, or employees of the authority; and

(5) Except for an exempt individual, conform to the following community service and economic self-sufficiency requirements:

(A) Contribute eight hours per month of community service (not including political activities);

(B) Participate in an economic self-sufficiency program for eight hours per month; or

(C) Perform eight hours per month of combined activities as described in paragraphs (A) and (B), above.

(b) Except for a newborn child of a tenant or family member, adopted minor child, a minor child who is domiciled with the tenant or family member because tenant or family member was awarded custody by the court or is the legal guardian of the child, foster children, hanai children, or a child who is domiciled with, and for whom an adult member of the current household is caring for with written or unwritten permission from the legal parent or other person having legal custody, or child domiciled with, and for whom an adult member of the current family is in the process of securing custody, no person, including live-in aides, shall be permitted to join or rejoin the household until:

(1) The authority verifies that the person joining or rejoining the household meets the eligibility requirements set forth in section 17-2028-21 or 17-2028-22, and that household meets the eligibility requirements set forth in section 17-2028-52(a); and

(2) The authority approves of the tenant's request to add a household member as an occupant of the dwelling unit.

(c) The authority will not approve the addition of household members where the occupancy standards would require a larger size dwelling unit with the exception of adding a new spouse or partner or live-in aide.

(d) All changes to a household composition must be reported to the authority within ten business days. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; am and comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: C.F.R. §§960.603, 966.4; HRS §§356D-4, 356D-6.5, 356D-13, 356D-31)

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§17-2028-53 Reexamination. (a) For families who pay an income-based rent, the authority shall reexamine a tenant's annual income, assets, family composition, and any other matter necessary to determine a tenant's rent and eligibility for continued occupancy at least once every twelve months.

(b) For families who pay a flat rent pursuant to section 17-2028-62, the authority shall conduct reexaminations as follows:

(1) At least once every twelve months, the authority shall reexamine the family's composition and any other matter necessary to determine the family's eligibility for continued occupancy; and

(2) At least once every three years, the authority shall reexamine the family's annual income, assets, and any other matter necessary to determine the family's eligibility for continued occupancy.

(c) For all families who include non-exempt individuals, the authority shall also annually reexamine compliance with community service and economic self-sufficiency requirements. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 1 1 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §§960.257, 966.4; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-54 Reexamination results. (a) A family shall be given written notification within a reasonable time, after determination by the staff, of both the family's eligibility for continued occupancy and rent schedule.

(b) A family found ineligible for continued occupancy by the staff shall be required to vacate the dwelling unit unless the ineligibility is due to noncompliance with community service requirements pursuant to 24 C.F.R. Part 960, Subpart F as it

existed on October 20, 2022. In such cases of noncompliance with community service requirements, the rental agreement shall not be renewed at the end of the twelve-month term unless:

(1) The tenant, and any other noncompliant family member, enter into a written agreement with the authority, in the form and manner required by the authority, to cure such noncompliance in accordance with such agreement; or

(2) The family provides written assurance satisfactory to the authority that the tenant or other noncompliant family member no longer resides in the dwelling unit.

(c) A family aggrieved by the reexamination results may request a hearing pursuant to the authority's grievance procedure as provided in chapter 17-2021. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §§960.257, 960.607, 966.4, 966.51; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-55 Special reexamination. If at the time of admission or reexamination, a family's income cannot be reasonably anticipated for the next twelve-~~month~~ period, the authority may schedule a special reexamination at any time prior to the next annual reexamination when deemed necessary. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §5.609; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-56 Interim rent adjustment. (a) The authority may adjust a family's rent between reexamination if a tenant reports a change in family income. However, adjustments to rent shall not be

made for covered families with reduced welfare benefit payments resulting from welfare sanctions for noncompliance with welfare self-sufficiency and work activity requirements. Adjustments, reflecting a lower rent, shall be made effective on the first of the month following the month the report was made. The authority will not process the rent adjustment if it confirms that the decrease in income will last less than thirty calendar days.

(b) A tenant who has obtained a decrease in rent under this section shall report all income increases to the authority which occur prior to the next reexamination within ten business days of when tenant knows the increase will occur, and rent shall be readjusted accordingly. Any increase in rent shall be effective on the first day of the second month following the month in which the change occurred.

(c) A tenant who fails to report any increase in income after obtaining a decrease in rent under this section shall be subject to a back rent charge retroactive to the month in which the rent increase should have been made pursuant to section 17-2028-58.

(d) A tenant shall report to the authority any changes in family composition. Rent adjustment shall be made between reexaminations when a person with income is added to the family and the rent adjustment shall be effective on the first of the second month following the approved inclusion. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 17 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §§5.615, 960.257, 966.4; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-57 Tenant transfers. (a) Tenant transfers shall be made without regard to race, sex, color, creed, age, religion, gender identity, sexual orientation, handicap, national origin, or familial status.

(b) The authority may transfer a family to another dwelling unit:

(1) To prevent overcrowding or underutilization of a dwelling unit as determined by the authority at the time of the annual or interim reexamination;

(2) To preserve the purpose for which a project or dwelling unit was specifically developed or designed such as to meet the needs of the elderly or persons with disabilities;

(3) Based on an emergency where conditions of the dwelling unit, building or project pose an immediate, verifiable threat to life, health, or safety of the family;

(4) For economic reasons affecting the tenant or the authority;

(5) For administrative reasons determined by the authority including, but not limited to, permitting modernization, renovation, or rehabilitation work and transferring eligible tenants with disabilities from State-aided public housing projects to federally-assisted public housing projects; or

(6) As a reasonable accommodation.

(c) Tenant transfers may take priority over new admissions.

(d) A family shall be afforded one offer to transfer to a dwelling unit that meets the criteria set forth in subsection (b) above within the same housing project in which the family resides. If such dwelling unit is not available, the family may then be offered a dwelling unit in another housing project under the control of the management unit. If such a dwelling unit is not available, the family may then be offered a suitable dwelling unit on the island on which the family resides. Declining an offer to transfer for good cause as determined by the authority shall not be considered a refusal.

(e) A family requesting a transfer shall not be transferred during periods when eviction proceedings have been initiated or are in process against such

family, which includes the issuance of a notice of violation of the rental agreement by the authority for which the authority is seeking eviction, or scheduling a grievance hearing related to same or during any periods of conditional deferment of eviction action against such family.

(f) A family requesting a transfer, who is not current with rent or other charges, and who does not have an approved payment arrangement shall not be transferred until the situation is resolved to the satisfaction of the authority.

(g) A family shall not be transferred between any federally-assisted housing programs.

(h) The authority may terminate the rental agreement of a family who refuses to transfer as required by the authority. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §966.4; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-58 Back charges. (a) A family shall pay in full any back charges within ninety days from the date of notification of the back charge; provided that where the family timely reports a change in income to the authority and a back charge results from an increase in income, payment for any back charges shall not be due until ninety days from the date of a completed reexamination or interim rent adjustment. Failure to do so shall result in the termination of the rental agreement.

(b) The authority may, in its discretion, elect to negotiate a reasonable payment arrangement with a family to ensure payment in full of any back charges. When the authority determines not to exercise this discretion, the family shall be responsible for the full balance of back charges as stated in subsection (a) above. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4,

356D-13) (Imp: 24 C.F.R. §966.4; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-59 Rental agreement termination.

(a) A family shall give the authority at least twenty-eight days written notice that the family will vacate the family's dwelling unit prior to the vacate date.

(b) The authority may terminate a rental agreement when the tenant, any member of the tenant's household, or any guest or other person under the tenant's control:

(1) Fails to observe or perform any covenant or obligation of the rental agreement, or rule of the authority or housing project, or law or ordinance of a governmental agency that pertains to or establishes standards of occupancy. This includes but is not limited to the following:

(A) Serious or repeated violation of the material terms of the rental agreement, including failure to make payments due or fulfill household obligations set forth in the rental agreement;

(B) Failure to provide family income, assets, employment and composition information and documentation to enable the authority to determine the family's rental rate and eligibility for continued occupancy;

(C) Family no longer conforms to the occupancy limits as established by the authority for the dwelling unit occupied by the family and the family refuses to move to the first appropriate size dwelling unit offered;

(D) When requested by the authority due to health and safety, repair, abatement, construction or renovation of

the dwelling unit, the family refuses to move;

(E) Family is ineligible for continued occupancy;

(F) Failure of a family member to comply with community service requirement provisions of 24 C.F.R. part 960, subpart F as it existed October 20, 2022, provided that such failure shall result in non-renewal of rental agreement and termination of tenancy at the end of the twelve-month rental agreement term;

(G) At the time of admission, reexamination, interim or at any other time, the family has submitted false information or has withheld valuable information or has made willful misstatements; and

(H) Family fails to accept the authority's offer of a revision to the existing rental agreement.

(2) Engages in the illegal use of a drug or gives the authority reasonable cause to believe that the illegal use (or pattern of illegal use) of a drug or abuse (or pattern of abuse) of alcohol may interfere with the health, safety, or right to peaceful enjoyment of the premises by other tenants;

(3) Who the authority determines engages in any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other tenants;

(4) Who the authority determines engages in any drug-related criminal activity on or near the authority's premises;

(5) Threatens the health or safety of an employee, contractor or agent of the authority or State;

(6) Violates the smoking prohibitions pursuant to section 17-2028-60 on more than three occasions and receives written notice of

said violations; provided that if tenant, any member of the tenant's household, or any guest or other person under the tenant's control receives only one violation of section 17-2028-60 in one year, and participates in and completes a smoking cessation service program within the same year, the authority will clear the one violation and shall not deem the incident as a violation for the following year;

(7) Fails to maintain utility services;

(8) Has been convicted of a felony during the term of the tenancy, and the felony is related to the authority's property or funds, the resident association or tenant association's property or funds, homicide, assault, terroristic threatening, firearms, dangerous weapons, kidnapping, sexual assault, extortion, burglary, unauthorized control of propelled vehicle, and criminal property damage. This subsection does not apply to tenant's guest or other person under tenant's control;

(9) Flees to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees;

(10) Violates a condition of probation or parole imposed under federal or state law; or

(11) Engages in willful damage to the authority's property.

(c) The authority shall give a tenant written notice of the proposed termination of the rental agreement that conforms to 24 C.F.R. §966.4 as it existed on October 20, 2022, such as:

(1) Fourteen days in the case of failure to pay rent except for nonpayment of minimum rent during the ninety-day period beginning the month following the family's request for a financial hardship exemption pursuant to section 17-2028-61(b);

(2) A reasonable time commensurate with the exigencies of the situation in the case of creation or maintenance of a threat to the health or safety of other tenants or project employees; or

(3) Thirty days in all other cases. The authority shall terminate a rental agreement in accordance with chapter 356D, HRS.

(d) The authority may terminate a rental agreement if any member of the family engages in the use of marijuana, even if pursuant to a lawful prescription under part IX of the Hawaii uniform controlled substances act as it existed on October 20, 2022. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: 24 C.F.R. §966.4; §§356D-4, 356D-13; 356D-98) (Imp: 24 C.F.R. §966.4; HRS §§356D-4, 356D-13, 356D-31, 356D-92)

§17-2028-60 Smoking prohibited. (a) Smoking is prohibited in all public housing projects, or portions of public housing projects, including inside dwelling units, unless specifically exempted by the authority in the ACOP, including:

(1) In all common areas, community facilities, administrative offices, or maintenance areas in and around the authority's public housing projects, including vehicles owned or leased by the authority. The authority may designate additional common areas; and

(2) Within a presumptively reasonable minimum distance of twenty-five feet from entrances, exits, and windows that open to common areas, community facilities, and dwelling units, and ventilation intakes that serve common areas, community facilities, and dwelling units, including enclosed or partially enclosed areas where smoking is prohibited.

(b) This prohibition applies to the use of marijuana, even if its use is pursuant to a lawful prescription under part IX of the Hawaii uniform controlled substances act as it existed on October 20, 2022 that was given subsequent to tenant placement in the dwelling unit. [Eff and comp 5/24/14, am and comp 1/20/19; comp 2/17/22; am and comp 12/31/22; am and comp NOV 11 2023] (Auth: §§356D-4, 356D-6.5, 356D-13, 328J-2) (Imp: 24 C.F.R. §§903.7, 966.3; HRS §§356D-4, 356D-6.5,SLH 2018, Act 127, §1, 356D-13, 356D-31)

SUBCHAPTER 4.1

OVER-INCOME FAMILIES

§17-2028-60.01 Over-Income Limit. (a) The authority shall enforce an over-income limit for all program participants of 120 percent of the area median income for the applicable family size.

(b) A public housing family with an annual gross income that exceeds the over-income limit shall be considered an "over-income family."

(c) The authority shall grant an over-income family a 24 consecutive month grace period, starting from the day of the initial discovery of the family's over-income status, before it enforces the over-income policy set forth in section 17-2028-60.02.

(d) During the grace period:

(1) An over-income family shall remain as public housing participant; and

(2) An over income family may request the authority perform a special reexamination of its annual income pursuant to section 17-2028-55.

(e) An over-income family with an annual gross income that falls below the over-income limit during the grace period shall no longer be subject to the over-income policy and is entitled to a new grace period should its annual gross income again exceed the over-income limit. [Eff and comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §§960.507, 960.509; HRS §§356D-4, 356D-13)

§17-2028-60.02 Over-Income Policy. (a) The authority shall terminate an over-income family's tenancy if its annual gross income exceeds the over-income limit for the entire 24 consecutive month grace period.

(b) The termination of an over-income family's tenancy shall occur within the six months following the expiration of the grace period.

(c) After the expiration of the grace period and prior to termination, the over-income family shall:

(1) Remain as public housing program participant;

(2) Convert its lease to a month-to-month term;

(3) Continue to pay the monthly rent for the dwelling unit; and

(4) Abide by all program requirements, including the community service and self-sufficiency requirements pursuant to 24 C.F.R. part 960, subpart F.

(d) The authority shall allow an over-income family facing termination after the expiration of their grace period to request an interim income reexamination. Any decrease in income shall not permit a new grace period or allow the over-income family to avoid or delay the termination of tenancy. [Eff and comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §§960.507, 960.509; HRS §§356D-4, 356D-13)

§17-2028-60.03 Notification of Over-Income Status. (a) The authority shall provide a family a notice in writing within 30 calendar days of the first discovery of their over-income status. The first written notice shall:

(1) Notify the family of their over-income status;

(2) State that by continuing to exceed the over-income limit for a total of 24 consecutive months, the family shall be subject to the over-income policy;

(3) State that during the grace period, the family shall remain as public housing participants;

(4) Provide an explanation of the authority's over-income policy set forth under section 17-2028-112; and

(5) State that the family may request a grievance hearing to dispute the over-income finding.

(b) The authority shall conduct an income reexamination one year following the initial over-income finding. If at such time the family remains over-income, the authority shall provide the family a second notice in writing within the following 30 calendar days. The second written notice shall:

(1) Notify the family that its annual income has exceeded the over-income limit for 12 consecutive months;

(2) State that continuing to exceed the over-income limit for the next 12 consecutive months will result in the family being subject to the over-income policy;

(3) Provide an explanation of the authority's over-income policy set forth under section 17-2028-112; and

(4) State that the family may request a grievance hearing to dispute the over-income finding.

(c) The authority shall conduct an income reexamination of an over-income family at the expiration of the 24-month grace period. If at that time the family remains over-income, the authority shall provide a third notice in writing within the next 30 calendar days. The third written notice shall:

(1) Notify the family that its grace period has expired;

(2) Explain that the family's tenancy shall be terminated within the following six month pursuant to the authority's over-income policy set forth in section 17-2028-112;

(3) Provide an explanation of the authority's over-income policy set forth under section 17-2028-112; and

(4) State that the family may request a grievance hearing to dispute the over-income finding. [Eff and comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §§960.507, 960.509; HRS §§356D-4, 356D-13)

SUBCHAPTER 5

RENTS, SECURITY DEPOSITS, and OTHER CHARGES

§17-2028-61 Minimum rents. (a) There is established a minimum rent of $50.00 per month.

(b) The authority shall grant an exemption from payment of minimum rent if the family is unable to pay the minimum rent because of financial hardship attributable only to the following situations:

(1) The family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program;

(2) The family would be evicted because it is unable to pay the minimum rent;

(3) The income of the family has decreased because of changed circumstances, including loss of employment;

(4) A death has occurred in the family; and

(5) Other circumstances determined by the authority or HUD.

(c) If a family requests a financial hardship exemption, the authority shall suspend the minimum rent requirement beginning the month following the family's request for a hardship exemption, and continuing until the authority determines whether there is a qualifying financial hardship and whether it is temporary or long term.

(d) When the authority determines that a qualifying financial hardship is temporary, the authority shall reinstate the minimum rent from the beginning of the suspension of the minimum rent ninety days after receiving the exemption request. The authority shall offer a reasonable payment arrangement to the family to ensure payment in full of any back charges.

(e) When the authority determines a qualifying financial hardship is long term, the authority shall exempt the family from the minimum rent requirements

so long as such hardship continues. Such exemption shall apply from the beginning of the month following the family's request for a hardship exemption until the end of the qualifying financial hardship.

(f) When the authority determines that there is no qualifying financial hardship exemption, the authority shall reinstate the minimum rent, including back rent owed from the beginning of the suspension. The family shall be responsible for back charges as established in section 17-2028-58 and shall not be eligible for payment arrangements as provided under section 17-2028-58(b). [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. 5.630; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-62 Choice of rent. Once a year, the authority shall give each family the opportunity to choose between two methods of determining the monthly tenant rent. The family may choose to pay either a flat rent or income-based rent.

(a) The flat rent shall be the fair market rents ("FMRs") that are determined by HUD, at least annually, pursuant to 24 C.F.R. §888.113 as it existed on October 20, 2022. These FMRs, which include utilities (exclusive of telephone and cable television), are established for dwelling units of various bedroom sizes. Because the FMRs are determined by HUD and the authority has no discretion to amend or change the FMRs, the FMRs shall be established without a public hearing as provided in Section 91-3(d), HRS.

(b) The income-based rent is based on thirty per cent of the family's monthly adjusted income or ten per cent of the family's monthly income, or the minimum rent set forth in section 17-2028-61, whichever is greater.

(1) The income-based rent does not include charges for excess utility consumption or other charges.

(2) The income-based rent shall not exceed the total tenant payment pursuant to 24 C.F.R. §5.628 as it existed on October 20, 2022, for the family minus any applicable utility allowance for tenant-paid utilities. If the utility allowance exceeds the total tenant payment, the authority shall pay such excess amount (the utility reimbursement) either to the family or directly to the utility supplier to pay the utility bill on behalf of the family. If the authority pays the utility supplier, the authority shall notify the family of the amount of the utility reimbursement paid to the supplier.

(3) For purposes of establishing the income-based rent, the authority shall exclude from annual income the earned income of previously unemployed family members and increases in earnings of a family member during participation in any economic self-sufficiency or other job training program as provided for in 24 C.F.R. §960.255 as it existed on October 20, 2022 and the PHA plan.

(c) If a family is unable to pay the flat rent because of financial hardship, the family may at any time request a switch to payment of income-based rent prior to the next annual option to select the type of rent. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 1 1 2023] (Auth: HRS §356D-15) (Imp: HRS §§356D-4, 356D-13; 24 C.F.R. §§5.628, 960.253, 960.255; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-63 Security deposits. (a) Prior to admission to a housing project, a family shall pay a security deposit in an amount not to exceed one

month's rent. The security deposit may be applied to rent or used to repay charges owed to the authority upon the termination of the rental agreement.

(b) The authority may charge a non-refundable community facilities maintenance fee of not less than one per cent of the community facilities expenses for rental and use for private functions. Resident associations that are duly recognized by the authority shall be exempt from the payment of this deposit. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §966.4; HRS §§356D-4, 356D-13, 356D-31).

§17-2028-64 Other Charges. The authority may charge a family, in addition to monthly rent and applicable utility charges, the following:

(a) A late fee of $25.00 if the monthly rent is paid after the seventh business day of that month;

(b) A dishonored check fee of $25.00 for every check made payable to the authority that is returned for insufficient funds; and

(c) Maintenance costs which includes repair costs related to damages to the dwelling unit or appliances or equipment furnished by the authority, in excess of ordinary wear and tear, and for any repairs to project buildings, facilities, or common areas required because of the wrongful act or negligence of the family or the family's guest or visitor. [Eff 5/24/14; comp 1/20/19; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §966.4; HRS §§356D-4, 356D-13, 356D-31).

SUBCHAPTER 6

FAMILY SELF-SUFFICIENCY PROGRAM

§17-2028-71 Family self-sufficiency program. The objective of the authority's family self-sufficiency (FSS) program is to reduce the dependency of low-income families on welfare assistance, section 8, public housing, or any federal, state, or local rent or homeownership subsidies. Under the family self-sufficiency program, low-income families are provided opportunities for education, job training, counseling, and other forms of social service assistance, while living in assisted housing, so that they may obtain the education, employment, and business and social skills necessary to achieve self-sufficiency. [Eff 7/21/05; am and comp 9/4/07; comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. Part 984; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-72 Eligibility. (a) Tenants in the authority's federal public housing program are eligible to participate in the family self-sufficiency program.

(b) Preference shall be given to applicants who already receive family self-sufficiency-related support services for fifty per cent or less of the allocations. [Eff 7/21/05; am and comp 9/4/07; comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. Part 984; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-73 Recruitment and outreach. (a) The authority shall conduct outreach programs to recruit participants for the family self-sufficiency program.

(b) Outreach efforts may include the following:

(1) Sending informational brochures to each family participating in the authority federal public housing program;

(2) Conducting orientation sessions for families who express an interest in participating in the family self-sufficiency program; and

(3) Identifying and targeting potential families in the authority's caseloads. [Eff 7/21/05; am and comp 9/4/07; comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 17 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. Part 984; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-74 Selection. (a) Families will be selected without regard to race, color, religion, sex, disability, gender identity, sexual orientation, familial status, or national origin.

(b) Families will be selected by date of receipt of the family self-sufficiency application.

(c) In the event there are more applicants than family self-sufficiency allocations available, the authority shall conduct a lottery to determine placement on the waiting list.

(d) Initially, up to twenty-five tenants may be selected to participate in the family self-sufficiency program. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 17 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. Part 984; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-75 Termination or withholding of service. (a) The authority shall monitor and assess the family self-sufficiency participant's progress and compliance with the goals set forth in the contract of participation. When the authority determines that the family self-sufficiency participant is not making progress or complying with the goals of the contract of participation, the authority shall notify the family self-sufficiency participant of such determination and provide the family self-sufficiency participant six months to demonstrate compliance with the plan of the contract of participation.

(b) If no progress has been made or the family self-sufficiency participant is still not complying with the contract of participation after the six-month period, the authority shall provide the family self-sufficiency participant with a written notice of intent to terminate or withhold services and of the opportunity to request an informal hearing. [Eff 7/21/05; am and comp 9/4/07; comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. Part 984; HRS §§356D-4, 356D-13, 356D-31)

SUBCHAPTER 7

SPECIAL PROGRAMS

§17-2028-81 Special programs. The authority may administer programs that are created for special or specific purposes to benefit specific categories of persons pursuant to HUD regulations governing those programs. This may include selection from wait lists and lists of participants using criteria that are different from those provided in this chapter. [Eff 7/21/05; am and comp 9/4/07; comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. 960.505; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-82 Occupancy by police officers.

(a) For the purpose of increasing security for tenants of a public housing project, the authority may allow police officers that would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit.

(b) The authority shall include in the PHA annual plan or supporting documents the number and location of the dwelling units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing tenants.

(c) Occupancy by police officers shall be carried out pursuant to 24 C.F.R. §960.505, as it existed on October 20, 2022.

[Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; am and comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-

SUBCHAPTER 8

HOUSEHOLD PETS

§17-2028-91 Pet ownership. (a) The authority may permit pet ownership by tenants of public housing, subject to compliance with the authority's pet policy established in the PHA plan.

(b) This subchapter does not apply to animals that assist, support, or provide service to persons with disabilities. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; am and comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §§960.705, 960.707; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-92 Conditions for pet ownership.

(a) A tenant shall comply with the authority's reasonable conditions for pet ownership that include, but are not limited to, the following:

(1) Obtaining a permit from the authority to own a pet pursuant to the requirements set forth in the authority's pet policy established in the PHA plan; and

(2) Complying with the authority's rules for pet ownership.

(b) The authority may revoke a pet permit for the following reasons:

(1) The authority determines that the pet is not properly cared for;

(2) The pet presents a threat to the safety and security of other tenants, employees of the authority, contractors, and others on the premises;

(3) The pet is destructive or causes an infestation;

13) (Imp: 24 C.F.R. §960.505; HRS §§356D-4, 356D-13, 356D-31)

§17-2028-83 Designated housing. (a) The authority may designate public housing projects, or portions of public housing projects, for occupancy by disabled families, elderly families, or mixed populations of disabled and elderly families.

(b) The authority shall designate public housing projects, or portions of public housing projects in accordance with 24 C.F.R. Part 945 as it existed on October 20, 2022. The authority shall also include a description of the designation activity in the PHA plan. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; am and comp 12/31/22; comp NOV 11 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. Part 945; HRS §§356D-4, 356D-13, 356D-31)

(4) The pet disturbs other tenants for reasons including, but not limited to, noise, odor, cleanliness, sanitation, and allergic reactions;

(5) The pet owner fails to provide an annual update on the pet as required in the pet rules;

(6) The resident association or project pet committee, which consists of tenants with and without a pet, recommends to the authority that the pet permit be revoked due to a demonstrated lack of cooperation and responsibility in maintaining the pet; or

(7) Tenant fails to pay on a timely basis the following applicable pet fees:

(A) An initial pet deposit of $75.00 or an amount equal to the total tenant payment, whichever is lower; and

(B) For owners of a dog or cat, a non-refundable monthly fee of $5.00. This fee shall not apply to residents of projects for the elderly and persons with disabilities. [Eff 7/21/05; am and comp 9/4/07; am and comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; am and comp] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §§5.318, 960.705, 960.707; HRS §§356D-4,356D-13,356D-31)

SUBCHAPTER 9

MISCELLANEOUS PROVISIONS

§17-2028-101 Severability. If any part, section, sentence, clause, or phrase of this chapter, or its application to any person or transaction or other circumstances, is for any reason held to be unconstitutional or invalid, the remaining parts, sections, sentences, clauses, and phrases of this chapter, or the application of this chapter to other persons or transactions or circumstances, shall not be affected. [Eff 7/21/05; am and comp 9/4/07; comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 17 2023] (Auth: HRS §§356D-4, 356D-13) (Imp: HRS §1-23)

§17-2028-102 Number and gender. Words in the singular or plural number and masculine gender shall have the same meaning as defined in section 1-17, HRS." [Eff 7/21/05; am and comp 9/4/07; comp 5/24/14; comp 1/20/19; comp 2/17/22; comp 12/31/22; comp NOV 17 2023] (Auth: HRS §356D-4, 356D-13) (Imp: HRS §1-17)

3518

DEPARTMENT OF HUMAN SERVICES

Amendments to and compilation of chapter 17-2028, Hawaii Administrative Rules, on the Summary page dated October 12, 2023, were adopted on October 12, 2023, following a public hearing held on October 11, 2023, after public notice was given in the Honolulu Star-Advertiser, the Maui News, the Garden Island, West Hawaii Today, and the Hawaii Tribune-Herald on September 11, 2023.

These rules shall take effect ten days after filing with the Office of the Lieutenant Governor.

Robert J. Hall, Chairperson
Board of Directors
Hawaii Public Housing Authority

APPROVED:

Josh Green, M.D.
Governor
State of Hawaii

Dated: 11/1/2023

APPROVED AS TO FORM:

Deputy Attorney General

Filed: NOV 1 1 2023

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LIEUTENANT GOVERNOR'S OFFICE

3518

EXHIBIT A

OCCUPANCY GUIDELINES

The authority does not determine who shares a bedroom/sleeping room, but there must be at least one person per bedroom. The Occupancy Guidelines for determining dwelling unit size shall be applied in a manner consistent with Fair Housing guidelines.

For occupancy guidelines, an adult is a person 18 years or older.

All guidelines relate to the number of bedrooms in the dwelling unit. Dwelling units will be so assigned that:

One bedroom will be generally assigned for every two family members. The authority shall consider factors such as family characteristics including sex, age, or relationship, the number of bedrooms and the size of sleeping areas or bedrooms and the overall size of the dwelling unit. Consideration shall also be given for medical reasons and the presence of a live-in aide.

Single person families shall be allocated one bedroom.

GUIDELINES FOR DETERMINING BEDROOM SIZE FOR WAIT LIST

Bedroom Size	Persons in Household: (Minimum #)	Persons in Household: (Minimum #)
0 Bedroom	1	1
1 Bedroom	1	2
2 Bedrooms	2	4
3 Bedrooms	3	6
4 Bedrooms	4	8
5 Bedrooms	6	10

Approved by the Executive Director
May 29, 2025

FOR ACTION

MOTION: To **(1)** Approve the Hawaii Public Housing Authority's Draft Amended Moving to Work Supplement for Fiscal Year 2026; 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 to the U.S. Department of Housing and Urban Development if No Substantive Changes are Required

I. FACTS

A. Public housing agencies (PHA) administering federal public housing and/or Section 8 Housing Choice Vouchers (HCV) are required to submit an Annual PHA Plan to the U.S. Department of Housing and Urban Development (HUD). This requirement was established by the Quality Housing and Work Responsibility Act of 1998 and later amended by the Housing and Economic Recovery Act of 2008.

B. Pursuant to the Moving to Work (MTW) Operations Notice (Notice PIH 2021-03), all PHAs participating in the MTW Demonstration Program Expansion must submit an MTW Supplement to HUD as an addendum to their Annual PHA Plans. The MTW Supplement provides HUD, program participants, and the public with information on planned or implemented MTW polices and activities for a given fiscal year. HUD also uses the MTW Supplement to monitor and evaluate the effectiveness of a PHA's MTW policies and activities.

C. The Board of Directors approved the original MTW Supplement for FY 2026 on March 20, 2025, which was then submitted to HUD on April 7, 2025. The HPHA anticipates it will receive final approval of the original MTW Supplement by HUD no later than June 30, 2025.

D. A public hearing on an amended MTW Supplement is required under Section 7.a.ii. of the MTW Operations Notice. Public notice of the hearing must be published in newspapers of general circulation at least 45 days prior to the public hearing.

E. The HPHA's MTW Supplement is reviewed by the HUD Honolulu Field Office and approved separately from the corresponding Annual PHA Plan.

II. DISCUSSION

A. The HPHA is proposing an amendment to the MTW Supplement for FY 2026 to request HUD approval of six additional MTW waivers under three new activity initiatives. These changes are designed to ensure HPHA's long-term sustainability and ability to serve the more than 45,000 low-income residents who depend on our programs, while continuing to protect our most vulnerable families — particularly elderly and disabled households, who will remain fully exempt from these reforms.

1. **Adjusted Minimum Rent for Non-Elderly, Non-Disabled Households: MTW Waivers 1.e. and 1.f. (LIPH and HCV Minimum Rent)**, HPHA is seeking to implement a minimum rent of $100 per month for federal public housing and the Section 8 voucher programs. Elderly and disabled families will be exempt from this activity and will continue to pay a minimum rent of $0. The goals of these waivers are to incentivize families to maintain employment, thereby increasing their economic self-sufficiency; and to improve the financial health and sustainability of both programs in order to be able to serve more families in need of subsidized housing.

   Federal Public Housing

   As of May 1, 2025, there are 384 non-elderly, non-disabled households in federal public housing which pay a monthly rent less than the proposed $100 minimum rent. These households have an average annual gross income of $11,535. 30% of this income is $288 however, of the 384 households, 195 pay zero rent and receive a monthly utility reimbursement check resulting in a yearly operating deficit of $91,908.

   This amendment, MTW Waiver 1.m. seek to eliminate utility reimbursements and when combined a $100 minimum rent, would result in a positive $38,400 per month, while still providing all 384 families deeply subsidized, housing and having funds to address some of the long outstanding maintenance backlogs and fund necessary repairs across all of the HPHA's properties.

   The HPHA will also provide temporary or long-term hardship exemptions from this $100 minimum monthly rent for reasons such as the loss of eligibility or awaiting an eligibility determination for an assistance program; a decrease in household income, including the loss of employment; a death in the immediate family; or other circumstances as determined by the HPHA. All exemptions shall

be granted in accordance with the HPHA's MTW Hardship Policy and 24 CFR 5.630(b).

Section 8 Voucher Programs

As of May 1, 2025, there are 457 non-elderly, non-disabled households receiving Section 8 voucher assistance with a rent less than the proposed $100 minimum rent. These households have an average annual gross income $7,317. 30% of this income is $183 per month however, 327 out of these 457 households, pay zero rent and receive a monthly utility reimbursement check. The new proposed minimum rent would reduce the HAP (Housing Assistance Payment) by approximately $486,936 per year, freeing up these resources to issue additional vouchers and serve more families on the waitlist.

To mitigate negative impacts from the increased minimum rent, the HPHA will provide temporary or long-term hardship exemptions for reasons such as the loss of eligibility or awaiting an eligibility determination for an assistance program; a decrease in household income, including the loss of employment; a death in the immediate family; or other circumstances as determined by the HPHA. All exemptions shall be granted in accordance with the HPHA's MTW Hardship Policy and 24 CFR 5.630(b).

2. **MTW Waivers 1.m. and 1.n.- Enhancing Program by Streamlining Utility LIPH and HCV Utility Reimbursements:** Under MTW Waivers 1.m. and 1.n., the HPHA is seeking approval to phase out utility reimbursement payments in federal public housing and the Section 8 voucher programs. This initiative is intended to strengthen HPHA's ability to serve more households, improve service delivery and reinvest in critical housing needs.

   Currently, the HPHA spends:
   - $21,518 per month on utility reimbursements to 292 families, and
   - $76,609 per month on reimbursements to 377 Section 8 voucher household

   Together, this amounts to $1.17 million annually – funds that under the MTW flexibilities, can be redirected to expand housing access to more low-income families in need of subsidized housing.

3. **MTW Waiver 12.a. and 12.b. –** Promoting Opportunity and Self-Sufficiency Through Work and Engagement Requirement. As part of its commitment to supporting residents' long-term success, the HPHA is proposing the adoption of a 15-hour weekly

work or engagement requirement for non-elderly, non-disabled individuals receiving housing assistance through the federal public housing and Section 8 voucher programs.

This initiative—already implemented by many public housing agencies across the country—has been recognized as a best practice under the MTW (Moving to Work) demonstration and is expected to be a priority under new HUD guidance currently being developed by the federal administration.

The proposal is not simply a mandate, but a supportive framework designed to empower residents to improve their financial stability and quality of life. Residents may fulfill the requirement through employment or through a broad range of acceptable alternatives, such as:

- Career readiness programs
- Job training or certification courses
- Internships or apprenticeships
- Education or workforce development activities

The primary goal is to help residents prepare for and sustain employment, build skills, and increase access to opportunity—while ensuring housing support remains available during the journey toward self-sufficiency.

Exemptions and Flexibility

This requirement will not apply to the following groups:

- Seniors aged 62 or older
- Individuals with long-term disabilities or medical conditions
- Pregnant women
- Caregivers for young children (under age 6) or dependent adults, when no other caregiver is available
- Individuals exempted under existing federal law (1937 Housing Act §12(c)(2))

Additionally, temporary hardship exemptions will be available for households experiencing unforeseen challenges, such as illness, job loss, or caregiving needs. HPHA will ensure that all requests for exemption are reviewed fairly, in accordance with federal guidelines.

HPHA may also suspend the requirement entirely in times of widespread economic hardship, natural disasters, or public health emergencies.

B. Supportive Approach, Not Punitive

To ensure residents are set up for success, HPHA will:

- Provide at least six months' notice before the policy goes into effect
- Partner with workforce organizations and community agencies to connect residents with job and training opportunities
- Implement a soft sanction model that prioritizes outreach, counseling, and multiple warnings before any enforcement action is considered

Termination of assistance will only occur as a last resort, and only after efforts have been made to support the resident's engagement.

C. The HPHA will utilize these MTW waivers to responsibly fulfill two core objectives of the Moving to Work demonstration:

1. To reduce costs and enhance the long-term sustainability of federal housing programs; and
2. To support low-income families in building pathways toward employment and economic independence.

In doing so, HPHA remains deeply committed to protecting and uplifting our residents, especially those who may face challenges as a result of policy changes. We understand that transitions can be difficult, and we are taking proactive steps to ensure that no family is left unassisted.

Prior to implementation, HPHA will work closely with trusted community partners and outside agencies to connect residents with a broad range of supportive services, including:

- Job search and career readiness programs
- Education and vocational training
- Childcare assistance
- Financial literacy and soft skills development

Recognizing that some residents may need more time or flexibility, HPHA will:

- Provide ample advance notice and individualized support before any new requirements are put in place
- Offer clear, accessible information about hardship and exemption policies at admission and at all reexaminations
- Ensure open and ongoing communication so residents feel informed, respected, and empowered

Most importantly, HPHA affirms that its top priority is to preserve housing stability for all families. Sanctions such as termination of assistance will

only be used as a last resort, and only after supportive engagement and assistance has been offered.

Through these resident-centered efforts, HPHA seeks not only to improve program outcomes, but to strengthen families, foster independence, and expand access to opportunity across our communities.

D. The HPHA will begin discussions with the Resident Advisory Board (RAB) on the proposed changes to the Amended MTW Supplement for FY 2026 in June 2026. Upon its review of the final draft of the Amended MTW Supplement, the RAB will provide the HPHA with its comments and recommendations. The HPHA will respond to all comments and recommendations received from the RAB and the public prior to the final submission to HUD.

E. Once the Amended Plan is adopted, the proposed waivers will not go into effect immediately. The HPHA will wait for HUD approval and then must promulgate and formally adopt changes to the Hawaii Administrative Rules and other related policy documents.

F. The HPHA is proposing the following schedule for the preparation and submission of the Amended MTW Supplement for FY 26 to HUD:

Action	Timeframe
Board "For Action"	May 29, 2025
Publish Hearing Notice	June 6, 2025
Meet with RAB	July 8, 2025
Public Hearing	July 21, 2025
Board "For Action", if additional changes are needed	August 21, 2025
Submit MTW Supplement to HUD	August 29, 2025

G. Information regarding the draft Amended MTW Supplement and the public hearing will be sent to all RAB members, Resident Associations, and Asset Management Project offices. Notification will also be included in the July 2025 monthly rent billing statement mailed to all public housing households.

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

I. Copies of the Amended MTW Supplement can be viewed by the public on the HPHA's website at https://hpha.hawaii.gov/plans-reports, or in person at any of the office addresses listed below:

Hawaii Public Housing Authority
1002 North School Street, Bldg. E
Honolulu, Hawaii 96817

HPHA Section 8 Office
1002 North School Street, Bldg A
Honolulu, Hawaii 96817

Puuwai Momi (AMP 30)
99-132 Kohomua Street
Aiea, Hawaii 96701

Kalihi Valley Homes (AMP 31)
2250 Kalena Drive
Honolulu, Hawaii 96819

Mayor Wright Homes (AMP 32,33)
521 N. Kukui Street
Honolulu, Hawaii 96817

Kalakaua Homes (AMP 34)
1545 Kalakaua Ave.
Honolulu, Hawaii 96826

Kalanihuia (AMP 35)
1220 Aala Street
Honolulu, Hawaii 96817

Lanakila Homes (AMP 37)
600 Wailoa Street
Hilo, Hawaii 96720

Kapaa (AMP 38)
4726 Malu Road
Kapaa, Hawaii 96746

Kahekili Terrace (AMP 39)
2015 Holowai Place
Wailuku, Hawaii 96793

Kuhio Homes (AMP 40)
1410 Ahonui Street
Honolulu, Hawaii 96819

Ka Hale Kahaluu (AMP 43)
78-6725 Makolea Street
Kailua-Kona, Hawaii 96740

Waimaha-Sunflower (AMP 44)
85-186 McArthur Street
Waianae, Hawaii 96792

Koolau Village (AMP 45)
45-1027 Kamau Place
Kaneohe, Hawaii 96744

Noelani II (AMP 46)
65-1191 Opelo Road
Kamuela, Hawaii 96743

Kauhale Nani (AMP 49)
310 North Cane Street
Wahiawa, Hawaii 96786

Palolo Valley Homes (AMP 50)
2129 Ahe Street
Honolulu, Hawaii 96816

(End of Section)

III. RECOMMENDATION

That the Board of Directors **(1)** Approve the Hawaii Public Housing Authority's Draft Amended Moving to Work Supplement for Fiscal Year 2026; 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 to the U.S. Department of Housing and Urban Development if No Substantive Changes are Required.

Attachment A: Draft Amended MTW Supplement for FY 2026

Prepared by: Benjamin Park, Chief Planner

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

Robert J. Hall
Chairperson

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

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

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

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

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

A. PHA Information.

PHA Name: Hawaii Public Housing Authority
PHA Code: HI001
MTW Supplement for PHA Fiscal Year Beginning: (MM/DD/YYYY): 07/01/2025
PHA Program Type: ☐ Public Housing (PH) only ☐ Housing Choice Voucher (HCV) only ☒ Combined
MTW Cohort Number: 3
MTW Supplement Submission Type: ☐ ☒ Annual Submission ☒ ☐ Amended Annual Submission

B. Narrative.

MTW Supplement Narrative.

The narrative provides the MTW agency with an opportunity to explain to the public, including the families that it serves, its MTW plans for the fiscal year and its short and long-term goals.

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

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

[1] Legacy MTW Agencies are agencies that were designated as MTW as of December 15, 2015.

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

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

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

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

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

The HPHA is also amending its MTW Supplement for FY 26 to request six additional waivers as part of three new activity initiatives for federal public housing and the Section 8 voucher programs: MTW Waivers 1.e. and 1.f. to implement a $100 maximum rent for non-disabled, non-elderly families; MTW Waivers 1.m. and 1.n. to eliminate utility reimbursements when the utility allowance exceeds a family's total tenant payment calculation; and MTW Waivers 12.a. and 12.b. to implement a 15-hour weekly work requirement for all non-elderly, non-disable individuals receiving housing assistance. These waivers will be utilized to achieve two of the MTW statutory objectives: (1) to reduce cost and achieve greater cost effectiveness in federal expenditures; and (2) to incentivize low-income families to obtain employment and become economically self-

sufficient. The HPHA believes these waivers, in combination, will help to counteract the negative work incentives inherent to each program. Additionally, all cost-savings and increase in revenues will help to sustain the financial health of the agency and allow the HPHA to serve more low-income families in need of subsidized housing. The HPHA also understands the potential negative impacts these policies could have on certain tenants who are least equipped to compete in the labor force. The HPHA will work to mitigate these effects through its Hardship Policies and by developing thorough criteria by which determinations can be made as to whether a tenant is truly work-able.

Activities Currently Implemented

- **HPHA Activity 23-01**: Front-End Vacancy Loss Payments (Cohort Waiver[2] 4.2.);
- **HPHA Activity 23-03**: Vacancy Loss Payments (MTW Waiver 4.a.);
- **HPHA Activity 23-04**: Signing Bonus Payments (MTW Waiver 4.c.);
- **HPHA Activity 25-06**: Damage Reimbursement Payments (MTW Waiver 4.b.); and
- **HPHA Activity 25-08**: Increased Payment Standards (MTW Waiver 2.a.).

Activities Pending Implementation

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

Waivers Requested for FY 26

- **HPHA Activity 26-12**: Housing Development Programs (MTW Waiver 17.c.);
- **HPHA Activity 26-13**: LIPH Minimum Rent (MTW Waiver 1.e.);
- **HPHA Activity 26-14**: HCV Minimum Rent (MTW Waiver 1.f.);
- **HPHA Activity 26-15**: LIPH Utility Reimbursements (MTW Waiver 1.m.);
- **HPHA Activity 26-16**: HCV Utility Reimbursements (MTW Waivers 1.n.);
- **HPHA Activity 26-17**: LIPH Work Requirement (MTW Waiver 12.a.); and
- **HPHA Activity 26-18**: HCV Work Requirement (MTW Waiver 12.b.).

C.	MTW Waivers and Associated Activities.

Currently Implemented:

HPHA Activity 23-03:	Vacancy Loss Payments (MTW Waiver 4.a.)
Core Questions:	
Narrative. Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA provides an incentive payment to a landlord for a dwelling unit vacancy if the landlord rents to another voucher holder. This activity was approved as part of the HPHA's MTW Supplement for FY 23. Vacancy loss payments are equal to one month's rent for each given dwelling unit. Payment is only made after the landlord enters into a new HAP contract with the HPHA. A landlord may not receive an incentive payment if the preceding vacancy was caused by (1) a failure to comply

[2] Cohort-specific waivers are not reported on in the MTW module of HUD's Housing Information Portal.

	with federal or State nondiscrimination laws, (2) a violation of the landlord-tenant code set forth in Chapter 521, Hawaii Revised Statutes, or (3) any breach of the terms and conditions of the previous HAP contract. The goal of this activity is to increase landlord participation in the HCV Program, thereby increasing housing choice for low-income families and decreasing the average dwelling unit search time for voucher holders.
MTW Statutory Objectives. Which of the MTW statutory objectives does this MTW activity serve?	☐ Cost effectiveness ☐ Self-sufficiency ☒ Housing choice
Cost implications. What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	☐ Neutral (no cost implications) ☐ Increased revenue ☐ Decreased revenue ☒ Increased expenditures ☐ Decreased expenditures
Different policy by household status/family types/sites? Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	☐ The MTW activity applies to all assisted households ☒ The MTW activity applies only to a subset or subsets of assisted households
Household Status. Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	☐ New admissions (i.e., applicants) only ☐ Currently assisted households only ☒ New admissions and currently assisted households
Family Types. Does the MTW activity apply to all family types or only to selected family types?	☒ The MTW activity applies to all family types ☐ The MTW activity applies only to selected family types ☐ Other – another specifically defined target population or populations
Location. Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	**For HCV activities:** ☒ The MTW activity applies to all tenant-based units ☐ The MTW activity applies to all properties with project-based vouchers ☐ The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	☐ Yes ☒ No
Does this MTW activity require a hardship policy?	☐ Yes ☒ No ☐ Already provided
Does the MTW activity require an impact analysis?	☐ Yes ☒ No ☐ Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	The HPHA has paused this incentive payment because of a staffing shortage. The HPHA will begin offering it again once the agency has the necessary administrative capacity.

Custom Questions:	
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?	☒ To all units ☐ Certain types of units only
What is the maximum payment that can be made to a landlord under this policy?	A landlord may not receive an amount in excess of one month's rent for a dwelling unit. There is no limit on how many times a landlord may qualify for vacancy loss payments so long as the dwelling unit is rented to another voucher holder immediately following the vacancy of another participating family.
How many payments were issued under this policy in the most recently completed PHA fiscal year?	0
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?	$0

HPHA Activity 23-04:	**Signing Bonus Payments (MTW Waiver 4.c.)**
Core Questions:	
Narrative. Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA provides a signing bonus payment to a landlord who rents a dwelling unit to a voucher holder for the first time. This activity was approved as part of the HPHA's MTW Supplement for FY 23. Signing bonus payments are equal to one month's rent for each given dwelling unit. Payment is only made after the landlord enters into a new HAP contract with the HPHA. The dwelling unit must be located in a "high opportunity area" or in "areas located where vouchers are difficult to use" to qualify. Both terms as currently defined in the program's Administrative Rules include the HPHA's entire HCV jurisdiction. Landlords may only receive one signing bonus per dwelling unit. If there is a change in the ownership of an assisted dwelling unit, the new owner may qualify for a signing bonus. The goal of this activity is to increase landlord participation in the HCV Program, thereby increasing housing choice for low-income families and decreasing the average dwelling unit search time for voucher holders.
MTW Statutory Objectives. Which of the MTW statutory objectives does this MTW activity serve?	☐ Cost effectiveness ☐ Self-sufficiency ☒ Housing choice
Cost implications. What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	☐ Neutral (no cost implications) ☐ Increased revenue ☐ Decreased revenue ☒ Increased expenditures

	☐ Decreased expenditures
Different policy by household status/family types/sites? Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	☐ The MTW activity applies to all assisted households ☒ The MTW activity applies only to a subset or subsets of assisted households
Household Status. Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	☒ New admissions (i.e., applicants) only ☐ Currently assisted households only ☐ New admissions and currently assisted households
Family Types. Does the MTW activity apply to all family types or only to selected family types?	☒ The MTW activity applies to all family types ☐ The MTW activity applies only to selected family types ☐ Other – another specifically defined target population or populations
Location. Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	**For HCV activities:** ☒ The MTW activity applies to all tenant-based units ☐ The MTW activity applies to all properties with project-based vouchers ☐ The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	☐ Yes ☒ No
Does this MTW activity require a hardship policy?	☐ Yes ☒ No ☐ Already provided
Does the MTW activity require an impact analysis?	☐ Yes ☒ No ☐ Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	The HPHA has paused this incentive payment because of a staffing shortage. The HPHA will begin offering it again once the agency has the necessary administrative capacity.
Custom Questions:	
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?	☐ To all units ☒ Certain types of units only What type of units does this policy apply to? ☐ Accessible units ☒ Units in particular types of areas or neighborhoods. Please describe these areas briefly: Signing bonus payments are available to new landlords with dwelling units in "high opportunity areas" or in "areas located where vouchers are difficult to use" (§S8-10, HAR). Currently, both terms are defined as "the island of Oahu." ☐ Units/landlords new to the HCV program ☐ Other. Please describe briefly:

What is the maximum payment that can be made to a landlord under this policy?	Up to one month's rent. A landlord may qualify for this payment only once for each newly enrolled dwelling unit.
How many payments were issued under this policy in the most recently completed PHA fiscal year?	20
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?	$55,716

HPHA Activity 25-06:	**Damage Reimbursement Payments (MTW Waiver 4.b.)**
Core Questions:	
Narrative. Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA provides reimbursement payments to landlords for tenant-caused damages in an amount not to exceed the lesser of the cost of repairs or two months of contract rent. This activity was approved as part of the HPHA's MTW Supplement for FY 25. A reimbursement will only be provided for expenses that exceed an assisted family's security deposit. Additionally, the reimbursement will only be made after a new HAP contract is executed for the dwelling unit. Landlords are required to submit receipts, invoices, and other documentation that shows the nature, extent, and cost of repairs. The HPHA reserves the right to require an initial inspection of damages and a follow-up inspection after repairs are complete. This activity is meant to assuage landlord concerns about renting to Section 8 voucher holders. This activity will help the HPHA be able to recruit and retain more landlords, thereby increasing housing choice for low-income families.
MTW Statutory Objectives. Which of the MTW statutory objectives does this MTW activity serve?	☐ Cost effectiveness ☐ Self-sufficiency ☒ Housing choice
Cost implications. What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	☐ Neutral (no cost implications) ☐ Increased revenue ☐ Decreased revenue ☒ Increased expenditures ☐ Decreased expenditures
Different policy by household status/family types/sites? Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	☒ The MTW activity applies to all assisted households ☐ The MTW activity applies only to a subset or subsets of assisted households
Household Status. Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	☐ New admissions (i.e., applicants) only ☒ Currently assisted households only ☐ New admissions and currently assisted households
Family Types. Does the MTW activity apply to all family types or only to selected family types?	☒ The MTW activity applies to all family types ☐ The MTW activity applies only to selected family types

Location. Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV. **For HCV activities:** Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	**For HCV activities:** ☒ The MTW activity applies to all tenant-based units ☐ The MTW activity applies to all properties with project-based vouchers ☐ The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	☐ Yes ☒ No
Does this MTW activity require a hardship policy?	☐ Yes ☒ No ☐ Already provided
Does the MTW activity require an impact analysis?	☐ Yes ☒ No ☐ Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	The HPHA has paused this incentive payment because of a staffing shortage. The HPHA will begin offering it again once the agency has the necessary administrative capacity.
Custom Questions:	
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?	☒ To all units ☐ Certain types of units only
What is the maximum payment that can be made to a landlord under this policy?	The lesser of the cost of repairs or two months of contract rent, but no more than $3,000 total.
How many payments were issued under this policy in the most recently completed PHA fiscal year?	0
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?	$0

HPHA Activity 25-08:	**Increased Payment Standards (MTW Waiver 2.a.)**
Core Questions:	
Narrative. Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA may set the payment standard for a zip code between 90% to 120% of the Small Area Fair Market Rent (SAFMR). This activity was approved as part of the HPHA's MTW Supplement for FY 25. Exception payment standards will be used to deconcentrate poverty by increasing housing choice in high-opportunity neighborhoods as well as provide a deeper level of subsidy in areas of the agency's jurisdiction with high rates of rent-burdened families. Having the ability to provide greater

	amounts of rental subsidy for dwelling units with more bedrooms can reduce search times and increase the voucher success rate for larger-sized families. A payment standard will not be raised above the normal upper bound of 110% of SAFMR if doing so would significantly impact the financial sustainability of the HPHA's voucher programs. Any dwelling unit rented by a voucher holder in a zip code with an exception standard must still meet rent reasonableness requirements.
MTW Statutory Objectives. Which of the MTW statutory objectives does this MTW activity serve?	☐ Cost effectiveness ☐ Self-sufficiency ☒ Housing choice
Cost implications. What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	☐ Neutral (no cost implications) ☐ Increased revenue ☐ Decreased revenue ☒ Increased expenditures ☐ Decreased expenditures
Different policy by household status/family types/sites? Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	☒ The MTW activity applies to all assisted households ☐ The MTW activity applies only to a subset or subsets of assisted households
Household Status. Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	☐ New admissions (i.e., applicants) only ☐ Currently assisted households only ☒ New admissions and currently assisted households
Family Types. Does the MTW activity apply to all family types or only to selected family types?	☒ The MTW activity applies to all family types ☐ The MTW activity applies only to selected family types
Location. Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV. **For HCV activities:** Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	**For HCV activities:** ☒ The MTW activity applies to all tenant-based units ☐ The MTW activity applies to all properties with project-based vouchers ☐ The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	☐ Yes ☒ No
Does this MTW activity require a hardship policy?	☐ Yes ☐ No ☒ Already provided
Does the hardship policy apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)	☐ Yes ☒ No
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?	☐ Yes ☒ No

How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year?	0
Does the MTW activity require an impact analysis?	☐ Yes ☐ No ☒ Already provided
Does the impact analysis apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload impact analysis once when said impact analysis applies to multiple MTW activities.)	☒ Yes ☐ No The Impact Analysis also applies to HPHA Activity 24-05 (MTW Waiver 3.b.).
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. The HPHA did not exercise this flexibility when creating the Payment Standards for CY 2025.
Custom Questions:	
Please explain the payment standards by ZIP or "grouped" ZIP codes.	After publication of the updated SAFMRs each year, zip codes are arranged in ascending order by median rent value from most to least expensive. The allowable range is then calculated for each bedroom size in each zip code. Under this activity, the lower bound will always be set at 90% of SAFMR. The upper bound will be set at 110% of SAFMR; the HPHA will only use an upper bound of 120% of SAFMR if there are a significant number of assisted families residing in the zip code who are rent burdened. Zip codes are generally separated into 10 to 15 payment standard tiers. Each payment standard tier is comprised of zip codes with similar average rent values. Groupings may be further refined by merging one tier with few zip codes and a neighboring tier with a similar average rent range. Alternatively, a tier with ranges that widely vary may be split based on the median rent value within the group. Additional factors are taken into consideration, such as local submarket conditions, trends, and projections, as well as current voucher utilization within each zip code. Once tiers are set, a proposed payment standard is used to calculate the percentage of SAFMR for each bedroom size in each zip code. The proposed payment standard is then adjusted upward or downward to ensure it fits within the allowable range for each zip code in the tier.

Pending Implementation:

HPHA Activity 24-05:	**Biennial Reexaminations for HCV (MTW Waiver 3.b.)**
Core Questions:	
Narrative. Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA will conduct regularly scheduled income and eligibility reexaminations for HCV families on a biennial basis (i.e., every two years). This activity was approved as part of the HPHA's Amended MTW Supplement for FY 2024.

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

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

HPHA Activity 25-07:	**Biennial Reexaminations for Public Housing (MTW Waiver 3.a.)**

Core Questions:	
Narrative. Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA will conduct regularly scheduled income and eligibility reexaminations for public housing families on a biennial basis (i.e., every two year), except for families who are determined to be over-income, pursuant to 24 CFR §960.507 and Section 103 of HOTMA. This activity was approved as part of the HPHA's MTW Supplement for FY 25. Before implementing this activity, the HPHA must amend its Admissions and Continued Occupancy Policy (ACOP) and Chapter 17-2028, Hawaii Administrative Rules (HAR). The HPHA must also work with Emphasys (software vendor) to update the software used to process reexaminations. Updates to the HAR generally take four months to complete. In the coming months, the HPHA will also need to update Chapter 17-2028, HAR, to implement new policies set forth in HOTMA Sections 102 and 104. The HPHA will mitigate fraud and abuse by generating and reviewing Income Discrepancy Reports in EIV on a regular basis, discuss program compliance and integrity issues during briefing sessions with residents, and place key warnings about the penalties of fraud on HPHA forms and form letters. The HPHA will also regularly remind tenants that corrective action will be taken if income is hidden or concealed during the income determination process. The first goal of this activity is to promote program cost-effectiveness by alleviating the administrative burden associated with an annual reexamination cycle. The second goal is to incentivize families to increase their income between biennial reexaminations, thereby increasing self-sufficiency.
MTW Statutory Objectives. Which of the MTW statutory objectives does this MTW activity serve?	☒ Cost effectiveness ☒ Self-sufficiency ☐ Housing choice
Cost implications. What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	☐ Neutral (no cost implications) ☐ Increased revenue ☒ Decreased revenue ☐ Increased expenditures ☐ Decreased expenditures
Different policy by household status/family types/sites? Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	☒ The MTW activity applies to all assisted households ☐ The MTW activity applies only to a subset or subsets of assisted households
Household Status. Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	☐ New admissions (i.e., applicants) only ☒ Currently assisted households only ☐ New admissions and currently assisted households
Family Types. Does the MTW activity apply to all family types or only to selected family types?	☒ The MTW activity applies to all family types ☐ The MTW activity applies only to selected family types

Location. Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV. **For PH activities:** Does the MTW activity apply to all public housing developments?	**For PH activities:** ☒ The MTW activity applies to all developments ☐ The MTW activity applies to specific developments
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	☐ Yes ☒ No
Does this MTW activity require a hardship policy?	☐ Yes ☐ No ☒ Already provided
Does the hardship policy apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)	☐ Yes ☒ No
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?	☐ Yes ☒ No
How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year?	0
Does the MTW activity require an impact analysis?	☐ Yes ☐ No ☒ Already provided
Does the impact analysis apply to more than this MTW activity? If yes, then please list all of the applicable MTW activities. (Only upload impact analysis once when said impact analysis applies to multiple MTW activities.)	☐ Yes ☒ No
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.
Custom Questions:	
What is the recertification schedule?	☒ Once every two years ☐ Once every three years ☐ Other. Please describe:
How many interim recertifications per year may a household request?	☐ 0 ☐ 1 ☒ 2 or more
Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule.	The HPHA will not change its current interim reexamination policy or limit the number of interim adjustments a family may request. All families will still be required to report any change to income or household composition that occurs between biennial reexaminations.

	The HPHA will perform an interim reexamination for any reported decrease in income. For changes which increase income that are reported timely (i.e., within 10 days of the change becoming effective), the HPHA will not process an interim reexamination. For changes which increase annual income that are NOT reported timely, the HPHA will process an interim reexamination and increase rent retroactive to the first day of the month after the change occurred. Changes to household composition will also require a reexamination.

HPHA Activity 25-09:	**Increase PBV Program Cap (MTW Waiver 9.a.)**
Core Questions:	
Narrative. Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA may project-base up to the lower of 50% of total authorized HCV units or annual budget authority. The waiver request for this activity was submitted to HUD as part of the HPHA's Amended MTW Supplement for FY 25. As of October 1, 2024, the Tool of Tools Program Analysis reports 499 of the HPHA's vouchers are project-based (excluding RAD PBVs) out of 4,397 total authorized units, or about 11.35%. Due to an increasingly tight local housing market, the HPHA is considering all available options to expand the supply of affordable units. As part of ongoing efforts to redevelop multiple underutilized properties within the agency's inventory, the expansion of PBV usage can assist with the financing of new affordable housing projects as well as stabilize struggling affordable housing projects. The HPHA will also utilize this waiver to act upon promising housing development or acquisition opportunities as they arrive. There is no intent to project-base up to the full 50% at this time.
MTW Statutory Objectives. Which of the MTW statutory objectives does this MTW activity serve?	☐ Cost effectiveness ☐ Self-sufficiency ☒ Housing choice
Cost implications. What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	☒ Neutral (no cost implications) ☐ Increased revenue ☐ Decreased revenue ☐ Increased expenditures ☐ Decreased expenditures
Different policy by household status/family types/sites? Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	☒ The MTW activity applies to all assisted households ☐ The MTW activity applies only to a subset or subsets of assisted households
Household Status. Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	☐ New admissions (i.e., applicants) only ☐ Currently assisted households only

	☒ New admissions and currently assisted households
Family Types. Does the MTW activity apply to all family types or only to selected family types?	☒ The MTW activity applies to all family types ☐ The MTW activity applies only to selected family types
Location. Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV. **For HCV activities:** Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	**For HCV activities:** ☐ The MTW activity applies to all tenant-based units ☒ The MTW activity applies to all properties with project-based vouchers ☐ The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	☐ Yes ☒ No
Does this MTW activity require a hardship policy?	☐ Yes ☒ No ☐ Already provided
Does the MTW activity require an impact analysis?	☐ Yes ☒ No ☐ Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.
Custom Questions:	
What percentage of total authorized HCV units will be authorized for project-basing?	50%

HPHA Activity 25-10:	**Increase PBV Project Cap (MTW Waiver 9.b.)**
Core Questions:	
Narrative. Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA may raise the PBV cap for a project up to 100%. The waiver request for this activity was submitted to HUD as part of the HPHA's Amended MTW Supplement for FY 25. By allowing for the project-basing of vouchers at assisted projects above the greater of 25% or 25 units, the HPHA can ensure that a larger portion of the state's limited affordable housing stock is preserved. The waiver will help to ensure long-term housing stability for residents and prevent more units from converting to market-rate housing. This will also incentivize developers to build or rehabilitate affordable housing as a greater percentage of guaranteed rental income can be provided.
MTW Statutory Objectives. Which of the MTW statutory objectives does this MTW activity serve?	☐ Cost effectiveness ☐ Self-sufficiency

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

HPHA Activity 25-11:	**Increase PBV Rent to Owner (MTW Waiver 9.g.)**
Core Questions:	
Narrative. Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA may set the contract rent for a PBV-assisted unit up to the lowest of (a) 120% of SAFMR minus any utility allowances, (b) rent requested by an owner, or (c) the reasonable rent. The HPHA has not modified its rent reasonableness policy under waiver 2.c. or 2.d. The waiver request for this activity was submitted to HUD as part of the HPHA's Amended MTW Supplement for FY 25.

	To establish the reasonable rent amount, the HPHA will test the lower of rent requested by owner or 120% of SAFMR minus any utility allowance. Only three comparable units will be used, of which two must have a gross rent which exceeds the subject gross rent. The third comparable unit must be less than the subject gross rent. The reasonable rent amount will be determined by averaging the gross rent of three comparable units. By allowing the HPHA greater flexibility in the setting and adjusting of rents, the agency can ensure that rents paid under the PBV Program are appropriate for the specific housing market. This waiver will help the HPHA with offering competitive rents that attract property owners while still maintaining affordability for low-income families. It will also improve housing standards by allowing owners greater cash flow to improve and maintain the physical condition of their properties.
MTW Statutory Objectives. Which of the MTW statutory objectives does this MTW activity serve?	☐ Cost effectiveness ☐ Self-sufficiency ☒ Housing choice
Cost implications. What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	☐ Neutral (no cost implications) ☐ Increased revenue ☐ Decreased revenue ☒ Increased expenditures ☐ Decreased expenditures
Different policy by household status/family types/sites? Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	☒ The MTW activity applies to all assisted households ☐ The MTW activity applies only to a subset or subsets of assisted households
Household Status. Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	☐ New admissions (i.e., applicants) only ☐ Currently assisted households only ☒ New admissions and currently assisted households
Family Types. Does the MTW activity apply to all family types or only to selected family types?	☒ The MTW activity applies to all family types ☐ The MTW activity applies only to selected family types
Location. Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV. **For HCV activities:** Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?	**For HCV activities:** ☐ The MTW activity applies to all tenant-based units ☒ The MTW activity applies to all properties with project-based vouchers ☐ The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	☐ Yes ☒ No
Does this MTW activity require a hardship policy?	☐ Yes ☒ No ☐ Already provided

Does the MTW activity require an impact analysis?	☐ Yes ☒ No ☐ Already provided
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.

Requested Waivers for FY 26:

HPHA Activity 26-12: Housing Development Programs (MTW Waiver 17.c.)	
Core Questions:	
Narrative. Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA will use this LNT activity primarily to provide gap financing for affordable housing projects developed as part of its ongoing Ka Lei Momi redevelopment initiative. MTW funds may be used to cover pre-development costs and work items related to site control, appraisals, market analysis, surveys, architectural drawings, schematic permits, legal fees, construction management, and feasibility consulting. The HPHA may also use MTW funds for other affordable housing development activities including, but not limited to, the acquisition, renovation, and/or development of non-public housing units for low-income families. These added flexibilities will allow the HPHA to better leverage third-party debt in the form of tax-exempt bond financing, LIHTC equity, and other local sources. The HPHA will not use more than 10% of its Housing Assistance Payments budget on this activity. The HPHA will also ensure all assisted families meet HUD's definition of "low-income" and that all projects comply with Notice PIH 2011-45 and Section 30 of the U.S. Housing Act of 1937, as applicable. The goal of this waiver activity is to increase housing choice for low-income households by improving the financial feasibility of our agency's development efforts. In January 2023, the HPHA issued a request for qualifications (RFQ) for a master developer to play a lead role in transforming a portion of the HPHA's portfolio of public housing properties. This effort includes master planning and redevelopment of several sites across the state, including Mayor Wright Homes. Through the RFQ process, HPHA selected a master developer, Highridge Costa Development Company (HCDC), to begin evaluating and master planning the redevelopment of the following eight targeted sites: Mayor Wright Homes, Puuwai Momi, Kaahumanu Homes, Kamehemeha Homes, Hale Laulima, Nanakuli Homes, Lanakila Homes, Kahekili Terrace, and Kapaa. All nine of these targeted sites, totaling nearly 80 acres of land, have significant potential to become mixed-income, mixed-use, transit-oriented developments. The redevelopment effort is targeting delivery of a minimum of 10,000 additional housing units in addition to the one-for-one replacement of public housing units. The Ka Lei Momi

	redevelopment is expected to be completed in multiple phases estimated at roughly two (2) years per phase over a total period of at least 10 years; although, this timeline is contingent upon permit approvals, market forces, funding, and the availability of financing. The HPHA will play a secondary role in the redevelopment effort by lending assistance and support, when necessary, and will conduct normal monitoring activities as dictated by applicable regulations. In FY 26, the HPHA may commit/spend MTW funds on two Ka Lei Momi redevelopment projects: Mayor Wright Homes - Phase 1A and Kapaa. Commitment/spending of MTW funds is subject to change prior to the financial closing of each project phase. Mayor Wright Homes – Phase 1A will replace 76 public housing units with 306 new LIHTC units and 2 manager units. Schematic drawings were submitted to HUD for review in December 2024. As of April 1, 2025, the HPHA resubmitted its LIHTC, Hula Mae Multi-Family Bond, and Rental Housing Revolving Fund Tier 1 application to the Hawaii Housing Finance & Development Corporation and is awaiting funding announcements expected in August 2025. Phase 1A design drawings are at 50% and expected to be completed by the end of 2025 Q2. The Kapaa redevelopment project will replace 36 public housing units with 123 new LIHTC units and one resident manager unit. The project will be completed as a single-phase effort. As of April 1, 2025, the HPHA is also awaiting a funding award from HHFDC for Kapaa. In response to HUD comments from the first architectural review, the HPHA and HCDC have updated site and floor plans. Final schematic design is expected by June 2025 and development drawings are expected in 2025 Q3. Finally, submission of construction permits to the County of Kauai, the NEPA finding of No Significant Impact, and submission of the Section 18 application are all expected in 2025 Q4. The final unit mixes reported above and below may change prior to the financial closing of each project. The HPHA will report any changes in subsequent MTW Supplement submissions.
MTW Statutory Objectives. Which of the MTW statutory objectives does this MTW activity serve?	☐ Cost effectiveness ☐ Self-sufficiency ☒ Housing choice
Cost implications. What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	☐ Neutral (no cost implications) ☐ Increased revenue ☐ Decreased revenue ☒ Increased expenditures ☐ Decreased expenditures

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

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

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

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

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

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

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

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

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

HPHA Activity 26-13: LIPH Minimum Rent (MTW Waiver 1.e.)	
Core Questions:	
Narrative. Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA will implement a minimum rent of $100 for the LIPH program. Elderly and disabled families are exempt from this activity and subject to the HPHA's standard minimum rent policy. A family that cannot pay the minimum rent may seek a temporary or long-term hardship exemption. The HPHA shall grant hardship exemptions in accordance with section 17-2028-61, Hawaii Administrative Rules, and 24 C.F.R. 5.630(b). The goals of this activity are to incentivize families to maintain employment and improve the financial sustainability of the LIPH program.
MTW Statutory Objectives. Which of the MTW statutory objectives does this MTW activity serve?	☒ Cost effectiveness

	☐ Self-sufficiency ☐ Housing choice
Cost implications. What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	☐ Neutral (no cost implications) ☒ Increased revenue ☐ Decreased revenue ☐ Increased expenditures ☐ Decreased expenditures
Different policy by household status/family types/sites? Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	☐ The MTW activity applies to all assisted households ☒ The MTW activity applies only to a subset or subsets of assisted households
Household Status. Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	☐ New admissions (i.e., applicants) only ☐ Currently assisted households only ☒ New admissions and currently assisted households
Family Types. Does the MTW activity apply to all family types or only to selected family types?	☐ The MTW activity applies to all family types ☒ The MTW activity applies only to selected family types ☒ Non-elderly, non-disabled families
Location. Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV. **For PH activities:** Does the MTW activity apply to all public housing developments?	**For PH activities:** ☒ The MTW activity applies to all developments ☐ The MTW activity applies to specific developments
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	☐ Yes ☒ No
Does this MTW activity require a hardship policy?	☒ Yes ☐ No ☐ Already provided See **Attachment C: Hardship Policy**.
Does the MTW activity require an impact analysis?	☒ Yes ☐ No ☐ Already provided See **Attachment D: Impact Analysis**.
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.
Custom Questions:	
How much is the minimum rent or minimum Total Tenant Payment (TTP)?	$100.

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

Does the MTW activity require an impact analysis?	☒ Yes ☐ No ☐ Already provided See **Attachment D: Impact Analysis**.
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.
Custom Questions:	
How much is the minimum rent or minimum Total Tenant Payment (TTP)?	$100.

HPHA Activity 26-15: LIPH Utility Reimbursements (MTW Waiver 1.m.)	
Core Questions:	
Narrative. Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA will eliminate utility reimbursement payments in the public housing program when the utility allowance is greater than the total tenant payment. As of May 1, 2025, there are 292 families receiving utility reimbursements across all the HPHA's public housing properties. The HPHA pays $21,518 each month in utility reimbursements 292 families, or an average of $74 to each family. Implementing this activity is expected to create an estimated cost savings of $258,216 per year. The goals of this activity are to improve the cost-effectiveness of the public housing program; begin simplifying the rent calculation process; and eliminate the administrative burden of preparing, signing, and mailing out reimbursement checks each month.
MTW Statutory Objectives. Which of the MTW statutory objectives does this MTW activity serve?	☒ Cost effectiveness ☐ Self-sufficiency ☐ Housing choice
Cost implications. What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	☐ Neutral (no cost implications) ☐ Increased revenue ☐ Decreased revenue ☐ Increased expenditures ☒ Decreased expenditures
Different policy by household status/family types/sites? Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	☒ The MTW activity applies to all assisted households ☐ The MTW activity applies only to a subset or subsets of assisted households
Household Status. Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	☐ New admissions (i.e., applicants) only ☐ Currently assisted households only ☒ New admissions and currently assisted households

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

HPHA Activity 26-16: HCV Utility Reimbursements (MTW Waivers 1.n.)	
Core Questions:	
Narrative. Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA will eliminate utility reimbursement payments in the HCV program when the utility allowance is greater than the total tenant payment. As of May 1, 2025, there are 377 families receiving utility reimbursements across all the HPHA's voucher programs. The HPHA pays $76,609 each month in utility reimbursements to 377, or an average of $203 to each family. Implementing this activity is expected to create an estimated cost savings of $919,308 per year. The goals of this activity are to improve the cost-effectiveness of the Section 8 voucher programs; begin simplifying the rent calculation process; and eliminate the administrative burden of preparing, signing, and mailing out reimbursement checks each month.
MTW Statutory Objectives. Which of the MTW statutory objectives does this MTW activity serve?	☒ Cost effectiveness ☐ Self-sufficiency ☐ Housing choice
Cost implications. What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	☐ Neutral (no cost implications) ☐ Increased revenue ☐ Decreased revenue ☐ Increased expenditures ☒ Decreased expenditures

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

HPHA Activity 26-17: LIPH Work Requirement (MTW Waiver 12.a.)	
Core Questions:	
Narrative. Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	The HPHA will require non-elderly, non-disabled persons aged 18 years or older to adhere to a work requirement policy. Each eligible individual in a household must obtain a minimum of 15 hours of work or schooling per week. The HPHA, at its discretion, may allow acceptable substitutes for employment to meet this requirement (e.g., job/career readiness activities, job/vocational training, apprenticeships, and internships). Exempted individuals are described in the activity's Hardship Policy. Prior to implementation, the HPHA will provide notice to all residents at least six months in advance of the sanction policy for non-compliance. The HPHA will also look to collaborate with partner organizations that can provide supportive services and provide families with employment opportunities.

	The primary goal of this activity is to improve self-sufficiency for assisted families. This activity will also raise much-needed rental revenue that can be used to complete long-deferred maintenance projects and fund other MTW programs.
MTW Statutory Objectives. Which of the MTW statutory objectives does this MTW activity serve?	☒ Cost effectiveness ☒ Self-sufficiency ☐ Housing choice
Cost implications. What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.	☐ Neutral (no cost implications) ☒ Increased revenue ☐ Decreased revenue ☐ Increased expenditures ☐ Decreased expenditures
Different policy by household status/family types/sites? Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?	☒ The MTW activity applies to all assisted households ☐ The MTW activity applies only to a subset or subsets of assisted households
Household Status. Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?	☐ New admissions (i.e., applicants) only ☐ Currently assisted households only ☒ New admissions and currently assisted households
Family Types. Does the MTW activity apply to all family types or only to selected family types?	☒ The MTW activity applies to all family types ☐ The MTW activity applies only to selected family types
Location. Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV. **For PH activities:** Does the MTW activity apply to all public housing developments?	**For PH activities:** ☒ The MTW activity applies to all developments ☐ The MTW activity applies to specific developments
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	☐ Yes ☒ No
Does this MTW activity require a hardship policy?	☒ Yes ☐ No ☐ Already provided See **Attachment C: Hardship Policy**.
Does the MTW activity require an impact analysis?	☒ Yes ☐ No ☐ Already provided See **Attachment D: Impact Analysis**.
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.

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

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?	☐ Yes ☒ No
Does this MTW activity require a hardship policy?	☒ Yes ☐ No ☐ Already provided See **Attachment C: Hardship Policy**.
Does the MTW activity require an impact analysis?	☒ Yes ☐ No ☐ Already provided See **Attachment D: Impact Analysis**.
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.	N/A. This activity is pending implementation.

D. Safe Harbor Waivers.

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

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

☐ Yes
☒ No

E. Agency-Specific Waivers.

Agency-Specific Waivers for HUD Approval:

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

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

For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an

impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.

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

☐ Yes
☒ No

Agency-Specific Waiver(s) for which HUD Approval has been Received:
For each previously approved Agency-Specific Waiver(s), a set of questions will populate.

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

☐ Yes
☒ No

F.	Public Housing Operating Subsidy Grant Reporting.

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

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
2021	$29,585,170	$29,585,170	$0	9/30/2029
2022	$27,406,287	$27,406,287	$0	9/30/2030
2023	$34,131,336	$34,131,336	$0	9/30/2031
2024	$32,611,485	$24,161,185	$8,450,300	9/30/2032

G.1	MTW Statutory Requirements.

75% Very Low Income – Local, Non-Traditional.

HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.

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

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

G.2	Establishing Reasonable Rent Policy.
Question	**Input options and instructions**
Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency?	☒ Yes ☐ No

G.3	Substantially the Same (STS) – Local, Non-Traditional.
Questions	**Input options and instructions**
Please provide the total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	0 # of unit months
Please provide the total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	0 # of unit months
How many units, developed under the local, non-traditional housing development activity, were available for occupancy during the prior full calendar year (by bedroom size)?	Please include only those units that serve households **at or below 80% of AMI** in the table provided.

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

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

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

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

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

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

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

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

I.	Evaluations.
Please list any ongoing and completed evaluations of the MTW agency's MTW policies, that the PHA is aware of, including the information requested in the table below. In the box "title and short description," please write the title of the evaluation and a brief description of the focus of the evaluation.	
Question	**Input options and instructions**
Does the PHA have an agency-sponsored evaluation?	☐ Yes ☒ No
Table I.1 - Evaluations of MTW Policies	

Title and short description	Evaluator name and contact information	Time period	Reports available

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

MTW CERTIFICATIONS OF COMPLIANCE

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

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

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

(1) The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.

(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.

(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).

(4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.

(5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.

(6) The MTW Supplement contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.

(7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) examines its programs or proposed programs; (ii) identifies any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.

(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at24 C.F.R. Part 146.

(9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

(13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.

(14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

(15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

(16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

(17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

(18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.

(19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

(20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.

(21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.

(22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.

(23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

Hawaii Public Housing Authority	**HI001**
MTW PHA NAME	***MTW PHA NUMBER/HA CODE***

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

Robert J. Hall	**Chairperson**
NAME OF AUTHORIZED OFFICIAL	***TITLE***
SIGNATURE	***DATE***

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

TABLE 1. GUIDE

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

TABLE 1. MTW ACTIVITIES QUESTIONS FOR THE MTW SUPPLEMENT

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

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

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

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

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

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

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

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

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

B.1 MTW Supplement Narrative.

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

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

C. MTW Waivers.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. Safe Harbor Waivers

D.1: Safe Harbor Waivers seeking HUD Approval. The MTW Operations Notice describes a simplified process for MTW agencies to implement MTW activities outside of the safe harbors described in Appendix I For each Safe Harbor Waiver request, a

document that includes the following must be provided: a) the name and activity number of the MTW Waiver for which the PHA is seeking to expand the safe harbor, b) the specific safe harbor and its implementing regulation, c) the proposed policy the PHA wishes to implement via this waiver, d) a description of the local issue and why such an expansion is needed to implement the activity, e) an impact analysis, f) a description of the hardship policy for the initiative, and g) a copy of all comments received at the public hearing a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.

E. Agency-Specific Waivers.

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

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

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

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

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

F. Public Housing Operating Subsidy Grant Reporting.

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

The federal account closing law applies to time-limited funds appropriated by Congress during the annual appropriations act process. For the public housing Operating Fund, PHAs must expend federal funds no more than five (5) years after the period of availability for obligation expires. After this 5-year period, the account closes, and the funds are no longer available for any purpose. For public housing Operating Subsidy grant funding, the period of availability for obligation ends at the end of the second Federal Fiscal Year (i.e., the period of availability for obligation of FY 2021 funds ends 9/30/2022). Pursuant to the account closing law, PHAs must expend all Operating Subsidy grant amounts within five years of this date (i.e., for FY 2021 funds, the account will close, and funds will no longer be legally available for any purpose on 9/30/2027).

G. MTW Statutory Requirements.

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

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

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

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

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

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

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

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

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

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

H. Public Comments

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

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

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

I. Evaluations.

I.1: Evaluations. The MTW agency should fill in Table I.1, listing each evaluation of the MTW policies and providing contact information for the evaluator, the time period of the evaluation, and the names of available reports. The MTW agency should list

internal evaluations that result in reports that could be shared upon request but may leave off evaluations meant for internal use only. The MTW agency should list all third-party evaluations, as applicable.

J. MTW Certifications of Compliance.

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

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

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

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

Hawaii Public Housing Authority
General MTW Hardship Policy

The General MTW Hardship Policy establishes how the Hawaii Public Housing Authority (HPHA) will determine when a requirement or provision of an MTW activity constitutes a financial or other hardship for a family.

The HPHA has established additional hardship policies specific to the Minimum Rent (MTW Waivers 1.e. and 1.f.) and the Work Requirement (MTW Waivers 12.a. and 12.d.) activities. Where no activity-specific policy exists, the General MTW Hardship Policy shall apply.

Definition of Hardship

Situations in which a family might experience a financial or other hardship may include:

- A family has experienced a decrease in income because of the loss or reduction of employment, death in the family, or reduction in or loss of earnings or other assistance;
- A family has experienced an increase in expenses, because of changed circumstances, for medical costs, childcare, transportation, education, or similar items; or
- A family would be evicted because of the imposition of an MTW activity; or
- Such other situations and factors determined by the HPHA to be appropriate.

Requesting a Hardship Exemption

A family must submit its request for a hardship exemption to the HPHA in writing. The written request must describe:

- The MTW activity the family is requesting an exemption from;
- The nature and circumstance of the hardship;
- The expected duration of the hardship; and
- How the hardship has affected or will affect the family's ability to pay rent.

Determination of Hardship

Upon receipt of a written request for a hardship exemption, the HPHA shall suspend the MTW activity for a family, beginning the month after the request was made. The MTW activity shall remain suspended until the HPHA determines whether to grant a hardship exemption. A determination will be made within 30 calendar days. During the suspension of an MTW activity, a family shall not be required to participate in the MTW activity and, if applicable, support will be adjusted accordingly.

If the HPHA requests information from a family and it is not received within 10 calendar days, the HPHA may deny the hardship request and reimpose the MTW activity.

When evaluating a hardship request, the HPHA shall determine (a) if the claimed hardship exists, and (b) whether nexus can be established between the claimed hardship and the requirement or policy of the MTW activity a family is requesting relief from.

If the HPHA determines that no hardship exists, the HPHA will reinstate the MTW activity for a family and, if applicable, require the family to repay any rent amounts suspended within 30 calendar days after notice is given.

If the HPHA determines that a hardship does exist, a family will be exempted from the MTW activity until the hardship has been resolved or after a period of 90 calendar days, whichever comes first. The HPHA may extend the family's exemption beyond 90 calendar days if it determines that the hardship will persist. Until the MTW activity is reimposed, the family must continue to qualify for the hardship exemption and remain in compliance with all other program requirements.

Notifications

The HPHA will notify all participating families affected by an MTW activity of their right to request an exemption at intake and/or during the reexamination process. The HPHA's notifications shall also advise families of their rights under the applicable program grievance procedures.

Record Keeping

The HPHA will maintain records of all hardship requests received and the results of these requests for the duration of the agency's participation in the MTW Demonstration Program. Records shall be made available for public review and inspection at the Administrative Office located at 1002 N School St, Honolulu, HI 96817.

Grievance Procedure

In the event a hardship request is denied, a family may appeal the agency's decision and request an informal hearing pursuant to Chapters 17-2021 and 17-2031, Hawaii Administrative Rules.

Reasonable Accommodations

Reasonable accommodations shall be provided for persons with disabilities in accordance with HPHA's Reasonable Accommodation and Modification Policy (Administrative Memo No. 4).

Hawaii Public Housing Authority
MTW Hardship Policy – Minimum Rent
HPHA Activities 26-13 & 26-14 (MTW Waivers 1.e. & 1.f.)

Pursuant to 24 C.F.R. 5.630 and the MTW Operations Notice, the HPHA will grant an exemption from the minimum rent if a family is unable to pay the minimum rent because of financial hardship.

The financial hardship exemption applies to families required to pay the minimum rent. If a family's Total Tenant Payment (TTP) is higher than the minimum rent, the family is not eligible for a hardship exemption. If the HPHA determines that a hardship exists, the family share of rent is the highest of the remaining components of the family's calculated TTP.

HUD-Defined Financial Hardship

Financial hardship includes the following situations:

- A family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. This includes a family member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

  HPHA Discretionary Policy

  The HPHA will consider a hardship to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent.

  For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following (1) implementation of assistance, if approved; or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

- The family would be evicted because it is unable to pay the minimum rent.

  HPHA Discretionary Policy

  For a family to qualify under this provision, the cause of potential eviction must be the family's failure to pay rent to the owner or tenant-paid utilities.

- Family income has decreased because of changed family circumstances, including the loss of employment.

- A death has occurred in the family.

  HPHA Discretionary Policy

For a family to qualify under this provision, the family must describe how the death has created a financial hardship (e.g., due to funeral-related expenses or the loss of the family member's income).

Requesting a Hardship Exemption

A family must submit its request for a hardship exemption to the HPHA in writing. The written request must describe:

- The MTW activity the family is requesting an exemption from;
- The nature and circumstance of the hardship;
- The expected duration of the hardship; and
- How the hardship has affected or will affect the family's ability to pay rent.

Determination of Hardship

When a family requests a financial hardship exemption, the HPHA will suspend the minimum rent requirement beginning the first of the month following the family's request.

The HPHA will then determine whether the financial hardship exists, and if so, whether the hardship is temporary or long term.

HPHA Discretionary Policy

A temporary hardship is defined as a hardship expected to last 90 calendar days or less. A long-term hardship is defined as a hardship expected to last more than 90 calendar days.

When the minimum rent is suspended, the family's share of rent reverts to the highest of the remaining components of the calculated TTP (i.e., the greater of 30% of monthly adjusted income or 10% of monthly gross income).

If the HPHA determines that **no hardship** exists, the HPHA will reinstate the minimum rent and require the family to repay the amounts suspended. The family must repay the suspended amount within 30 calendar days of the HPHA's notice that a hardship has not been granted.

If the HPHA determines that a **temporary hardship** exists, the HPHA will suspend the minimum rent for a 90-day period beginning the first of the month following the date of the family's written request. At the end of the 90-day period, the family must resume payment of the minimum rent and must repay the HPHA the amounts suspended. The HPHA will offer a reasonable repayment agreement, on terms and conditions established by the HPHA. The HPHA may also determine that circumstances have changed, and a hardship is now long-term.

If the HPHA determines that a **long-term hardship** exists, the HPHA will exempt a family from the minimum rent requirement for so long as the hardship continues. The exemption will apply from the first of the month following the family's request until the end of the qualifying hardship. When the hardship was determined to be long-term, the family is not

required to repay the minimum rent. A long-term hardship will be considered to have ended when any of the following circumstances apply:

- At an interim or regular reexamination, the family's calculated TTP is greater than the minimum rent.
- For a hardship based on a loss of income, the exemption will continue to be recognized until new sources of income are received that are at least equal to the amount lost. For example, if a hardship is approved because a family no longer receives a $50 per month child support payment, the hardship will continue to exist until the family receives at least $50 per month in income from another source or once again begins to receive the child support payments.
- For a hardship based upon hardship-related expenses, the exemption will continue until the cumulative amount exempted is equal to the expense incurred.

Hawaii Public Housing Authority
MTW Hardship Policy – Work Requirement
HPHA Activities 26-13 & 26-14 (MTW Waivers 1.e. & 1.f.)

All non-disabled, non-elderly adults receiving housing assistance must participate in work-related activities for a minimum of 15-hours a week. Work-related activities may include, but are not limited to:

- Employment on at least a part-time basis;
- Enrollment in an accredited secondary education, vocational, technical, or other degree-seeking certification program;
- Apprenticeships or internships;
- Employment counseling;
- Job Corps; and
- Community service or volunteer activities.

Community service or volunteer work may count toward the 15-hour weekly requirement provided the community service or volunteer work constitutes no more than eight (8) of the required hours.

At admission, the HPHA will give each family a written description of the work requirement policy. A non-exempt family member will have the work requirement waived for an Introductory Period of six (6) months following admission or until the family member finds employment, whichever is sooner.

If a non-exempt individual does not meet the work requirement following the Introductory Period, the individual will be given a Warning Period of 90 calendar days to enter compliance with the work requirement. The individual shall be warned on a monthly basis of their continued non-compliance. Upon expiration of the 90-day Warning Period, the HPHA will issue the family a Notice of Violation of their obligations under the rental agreement for the public housing program or the eligibility requirements under the voucher for the Section 8 voucher programs.

Work Requirement Exemptions

The work requirement shall not apply to:

- Persons over the age of 62;
- Persons prevented from working due to disability, illness, injury, or other physical or mental impairment of a nature which is expected to last 12 months or more;
- Persons required at home due to a verified medically determined condition of another household member that does not permit self-care, and care is not available from another person in the home;
- Pregnant women;
- Persons caring for a child under the age of six or a dependent adult in the home. This exemption cannot be claimed by more than one adult in the household or when there is another person in the home who is capable of providing care; and
- Persons exempted from the Community Service Requirement in accordance with Section 12(c)(2)(A), (B), (D), and (E) of the 1937 Act.

The HPHA may also suspend this activity during periods of economic downturn, natural disasters, and public health emergencies. If this activity is temporarily suspended the HPHA will provide all non-exempt individuals with 90-days' notice prior to resuming the work requirement.

Requesting a Work Requirement Exemption

A non-elderly, non-disabled individual may submit a request for a work requirement exemption to the HPHA in writing. The written request must describe:

- The nature and circumstance of why an exemption is needed;
- The expected duration of the cause for the exemption; and
- How the hardship has affected or will affect the family's ability to pay rent.

A family member granted an exemption for any reason that is not of a permanent nature must provide updated verification of their continued qualification at each reexamination and upon request by the HPHA within a deadline specified in a written notice.

Family members residing in public housing who are denied an exemption may grieve the HPHA's decision pursuant to the Grievance Procedures set forth in Chapter 17-2021, Hawaii Administrative Rules.

Impact Analysis
HPHA Activities 26-13 & 26-17 (MTW Waivers 1.e & 12.a.)
LIPH Minimum Rent and Work Requirement

The Hawaii Public Housing Authority is requesting MTW Waiver 1.e. to establish a minimum rent of $100 for the low-income public housing program. The HPHA is also requesting MTW Waiver 12.a. to establish a 15-hour weekly work requirement for non-elderly, non-disabled individuals.

1. Describe the impact on the agency's finances:

The HPHA anticipates the minimum rent activity will increase rental revenue for the public housing program. As of May 1, 2025, there are 384 non-elderly, non-disabled households which pay a monthly rent less than the proposed $100 minimum rent. Of these households, 195 pay zero rent and receive monthly utility reimbursements. In assisting all 384 of these non-elderly, non-disabled households, the agency loses roughly ($7,659) per month, or ($91,908) annually. As part of the Amended MTW Supplement for FY 26, the HPHA is also requesting MTW Waiver 1.m. to eliminate utility reimbursements when the utility allowance is greater than total tenant payment. Eliminating utility reimbursements in combination with the $100 minimum rent policy for all non-disabled, non-elderly families would generate a monthly revenue stream of $38,400, or $460,800 annually.

Rent collections will also be positively impacted by the 15-hour weekly work requirement. This activity, in combination with the biennial reexamination policy, will encourage able-bodied individuals to grow their household income and assets. The overwhelming majority of public housing households pay an income-based rent. Any growth in household income will grow the total rent collected. This increased revenue is desperately needed to address long outstanding maintenance backlogs and fund necessary repairs across all the HPHA's properties.

2. Describe the activity's impact on affordability of housing costs for affected households:

Raising the minimum rent in and of itself could impose a considerable financial burden on extremely low-income families in public housing. However, the HPHA will exclude elderly and/or disabled families from this activity. The HPHA understands elderly residents living on fixed incomes would find any increase in rent difficult to absorb. Individuals with disabilities who may already incur

additional costs related to medical care and daily living would also face similar difficulties.

Roughly 32.55% (125 out of 384) of non-elderly, non-disabled families that are currently paying less than $100 in rent per month would be rent burdened under the proposed policy (i.e., family would pay more than 30% of gross monthly income towards rent). To mitigate any potential impact from the minimum rent activity on these households, the HPHA will provide hardship exemptions for reasons such as the loss of eligibility or awaiting an eligibility determination for an assistance program; a decrease in household income, including the loss of employment; a death in the immediate family; or other circumstances as determined by the HPHA. All exemptions shall be granted in accordance with the HPHA's MTW hardship policy.

The HPHA anticipates the 15-hour weekly work requirement will have a positive impact on housing affordability for non-elderly, non-disabled households. The average monthly rent payment among all 384 non-elderly, non-disabled households paying less than the proposed minimum rent amount is ($19.95). As of May 1, 2025, these households have an average annual gross income of $11,535. Beginning January 1, 2026, the State of Hawaii's minimum wage is set to increase to $16 per hour. Assuming a non-elderly, non-disabled individual worked only 15-hours a week earning a minimum wage, they would still earn enough to exceed the minimum rent amount:

Tax Type	**Tax Rate**	**2024 Taxes***
Federal	0.00%	$0
FICA	7.65%	$955
State	1.40%	$97
Take-Home Pay		**$11,428**
Monthly Net Income		$952
Monthly Rent (30.00%)		$285
Net Income After Rent		**$666**

* Taxes owed for the 2024-2025 filing season.

3. Describe the impact on the agency's waitlist(s):

The HPHA anticipates these activities will have no impact on the agency's waiting lists. Both activities will only affect families already participating in the public housing program. During implementation, the HPHA will monitor the waiting lists and admission/denial rates to determine whether either activity is having unanticipated effects or impacts.

4. Describe the impact on the agency's termination rate of households:

Both activities may increase the program's termination rate, but the HPHA will attempt to mitigate this effect with its proposed hardship and exemption policies. Non-elderly, non-disabled households will be provided multiple opportunities to come into compliance with the 15-hour weekly work requirement before sanctions are imposed. The HPHA will also work with assisted households and make referrals to partnering service agencies to address any potential barriers to employment. Households will not be sanctioned for factors beyond their control – for example, lack of job opportunities during an economic downturn. The HPHA will look to implement a soft sanction approach in which a family will be given several warnings before issuing a notice of violation of the tenant obligations and/or rental agreement. Termination from the program will only be used as a sanction of last resort. The HPHA may also suspend both activities during periods of economic downturn, natural disasters, and public health emergencies.

5. Describe the impact on the agency's current occupancy level in public housing and utilization rate in the HCV program:

As of May 1, 2025, roughly 21.17% of all non-elderly, non-disabled households (384 out of 1,814) pay a monthly rent that is less than $100. The minimum rent activity could lead to higher vacancy rates if these households are unable to absorb the proposed rent increase. However, the HPHA will try to mitigate negative impacts through its hardship policy and by promoting greater family self-sufficiency through its work requirement and biennial reexamination policies.

Assisted households that remain noncompliant with the work requirement activity for long enough may risk losing their housing assistance. However, the HPHA will treat termination from the program as a last resort. Prior to implementation, the HPHA will look to partner with outside community organizations that will be able to offer non-compliant families with intensive supportive services designed to get them back into compliance. Households will generally be given ninety (90) days to come back into compliance by finding employment or enrolling in an education or training program. The HPHA may provide non-disabled, non-elderly individuals with temporary exemptions, on a case-by case basis, pursuant to the hardship policy.

6. Describe the impact on meeting the MTW statutory goals of cost effectiveness, self-sufficiency, and/or housing choice:

The HPHA believes the minimum rent and work requirement activities will allow the HPHA to improve the overall cost-effectiveness of the public housing program. Additional revenues generated from rent collection could provide a much-needed boost to the agency's financial resources. These revenues would be directed towards offsetting rising operating costs and addressing a significant backlog of capital improvement and maintenance projects.

One of the primary goals of the work requirement activity is to increase employment, assets, and earned income among work-able individuals receiving housing assistance. If successful, the HPHA expects the activity to help households achieve greater self-sufficiency and allow them to eventually move out of assisted housing.

7. Describe the impact on the agency's ability to meet the MTW statutory requirements:

a. Very-Low-Income Requirement

The minimum rent policy may negatively impact the HPHA's ability to meet the very-low-income requirement if more families are terminated from the program than originally anticipated. Very-low and extremely-low-income families may struggle to pay the increased minimum rent amount. If a family accrues a significant amount of back rent owed, the HPHA will work with them to establish a payment plan and refer them to other sources of financial assistance. The HPHA will only pursue termination from the program as a last resort.

The work requirement policy may have a negative impact on the HPHA's ability to meet the very-low-income requirement. By encouraging employment and promoting greater economic self-sufficiency, the average annual income of assisted families is expected to increase. The HPHA will continue its income targeting policy at admission to the program. Additionally, families that improve their self-sufficiency significantly enough to no longer need housing assistance will be subject to the public housing over-income policy.

b. Reasonable Rent Policy Requirement

The HPHA already complies with the Reasonable Rent Policy Requirement because of previously approved MTW activity waivers. The proposed minimum rent activity, which is being requested as part of this Amended MTW Supplement, is also considered a reasonable rent policy.

c. Substantially the Same Requirement

The HPHA does not expect either activity will affect its ability to meet the Substantially the Same Requirement. Even if vacancy rates are affected because of implementation, the HPHA will adhere to its Income Targeting policy and admit low-income families as needed.

d. Comparable Mix Requirement

The HPHA does not anticipate either activity will have any effect on its ability to meet the comparable mix requirement. The minimum rent policy will not be applied to elderly and/or disabled households which are generally smaller in composition. Furthermore, a significant majority (78.83%, or 1,430 out of 1,814) of non-elderly, non-disabled households, which are generally larger in composition, already pay more than the proposed monthly minimum rent of $100 and would not be affected.

e. Housing Quality Standards (HQS) Requirement

The HPHA expects both activities to have a positive impact on its ability to meet the HQS statutory requirement. HUD verifies this requirement for the public housing program through its review of the public housing physical inspection scores. Increased revenues generated from both activities will be used to address outstanding capital improvement and modernization projects across the HPHA's inventory.

8. Describe the impact on the rate of hardship requests and the number granted and denied as a result of this activity:

Both activities are pending implementation during FY 2026. The HPHA does not have a baseline average for the number of hardship requests received per year because the public housing program currently has a minimum rent of $0. The HPHA will report on the number of hardship requests received, granted, and denied for each activity in subsequent MTW Supplement submissions.

9. Across the other factors above, describe the impact on protected classes (and any associated disparate impact):

Neither activity is expected to have a disparate impact on protected classes. The HPHA will implement both activities within the HUD-established Safe Harbors, and they will only apply to work-able individuals. The minimum rent for disabled and/or

elderly families will remain at $0. Additional exceptions to the work requirement policy will also be provided to those already pursuing greater self-sufficiency (e.g., full-time students; persons undergoing vocational rehabilitation) and other vulnerable populations (e.g., pregnant women; a primary caretaker of a child under the age of six).

During the implementation of these activities, the HPHA will continuously monitor the rate of requests received for reasonable accommodations and hardship exemptions. Any significant increase in the number or rate of requests received will be presented in future MTW Supplements and may result in the suspension of either activity.

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Families Paying Less Than $100 Monthly Rent

AMP No.	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Family Members	Bedrooms	Disabled	Elderly
30	000074813	10,653.00	11.26%	No	41.00	171.00	1	2	No	Yes
30	000038863	11,844.00	10.13%	No	24.00	262.00	1	2	Yes	No
30	000050749	3,492.00	34.36%	Yes	-94.00	171.00	1	2	No	Yes
30	000027228	7,028.00	17.07%	No	-5.00	171.00	1	2	No	Yes
30	000073181	8,784.00	13.66%	No	36.00	174.00	1	2	Yes	Yes
30	000050686	8,545.00	14.04%	No	43.00	171.00	1	2	No	No
30	000086286	5,211.00	23.03%	No	2.00	128.00	1	1	No	No
30	000074413	4,512.00	26.60%	No	-25.00	128.00	1	1	No	Yes
30	000129826	1,536.00	78.13%	Yes	-78.00	128.00	1	1	No	No
30	000031116	3,566.00	33.65%	Yes	-49.00	128.00	1	1	Yes	Yes
30	000039490	11,808.00	10.16%	No	66.00	219.00	1	1	Yes	Yes
30	000139426	4,392.00	27.32%	No	-28.00	128.00	1	1	Yes	No
30	000115869	4,872.00	24.63%	No	-16.00	128.00	1	1	Yes	No
30	000091436	2,954.00	40.62%	Yes	-54.00	128.00	1	1	No	No
30	000143934	4,872.00	24.63%	No	-16.00	128.00	1	1	Yes	No
30	000073593	12,509.00	9.59%	No	-44.00	357.00	1	4	No	No
30	000088697	3,600.00	33.33%	Yes	-38.00	128.00	1	1	No	No
30	000085205	11,556.00	10.38%	No	96.00	171.00	2	2	No	Yes
30	000126262	11,316.00	10.60%	No	52.00	221.00	2	3	Yes	Yes
30	000061022	11,604.00	10.34%	No	47.00	221.00	2	3	Yes	No
30	000049455	13,784.00	8.71%	No	33.00	312.00	2	3	No	No
30	000020323	7,284.00	16.47%	No	-1.00	171.00	2	2	No	No
30	000144012	5,067.00	23.68%	No	-1.00	128.00	2	1	No	No
30	000014226	8,770.00	13.68%	No	0.00	219.00	2	1	No	No
30	000134003	12,552.00	9.56%	No	93.00	221.00	3	3	No	No
30	000048950	12,684.00	9.46%	No	29.00	266.00	3	4	Yes	Yes
30	000052170	16,840.00	7.13%	No	87.00	312.00	3	3	No	Yes
30	000089417	9,156.00	13.11%	No	34.00	171.00	3	2	No	No
30	000052179	7,284.00	16.47%	No	1.00	171.00	3	2	No	Yes
30	000143620	9,860.00	12.17%	No	52.00	171.00	3	2	No	No
30	000084690	13,320.00	9.01%	No	88.00	221.00	3	3	No	No
30	000016080	11,844.00	10.13%	No	41.00	221.00	3	3	Yes	No
30	000071772	11,320.00	10.60%	No	62.00	221.00	3	3	No	No
30	000028372	11,237.00	10.68%	No	76.00	171.00	4	2	Yes	No
30	000051197	12,370.00	9.70%	No	64.00	221.00	4	3	No	No
30	000075014	13,668.00	8.78%	No	87.00	221.00	4	3	No	No
30	000143774	6,131.00	19.57%	No	-42.00	171.00	4	2	No	No
30	000050900	14,223.00	8.44%	No	20.00	312.00	5	3	No	No
30	000132859	9,085.00	13.21%	No	-30.00	221.00	5	3	No	No
30	000050873	11,696.00	10.26%	No	98.00	171.00	5	2	No	No
30	000088707	4,651.00	25.80%	No	-91.00	171.00	5	2	No	No
30	000088315	11,640.00	10.31%	No	22.00	221.00	6	3	No	No
30	000012532	16,246.00	7.39%	No	92.00	266.00	6	4	No	No
30	000088293	14,635.00	8.20%	No	97.00	221.00	7	3	No	No
30	000060983	14,730.00	8.15%	No	54.00	266.00	7	4	No	No
30	000067343	19,030.00	6.31%	No	39.00	403.00	4	2	Yes	No
30	000091481	8,467.00	14.17%	No	7.00	157.00	6	3	No	No
30	000048519	6,312.00	19.01%	No	55.00	103.00	1	2	No	No
30	000029250	7,832.00	15.32%	No	83.00	103.00	2	2	No	Yes
30	000082716	9,504.00	12.63%	No	71.00	119.00	5	3	No	No
30	000015721	4,597.00	26.10%	No	9.00	106.00	1	2	No	No

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30	000050151	6,602.00	18.18%	No	59.00	106.00	1	2	No	No
30	000007116	7,596.00	15.80%	No	-3.00	183.00	1	2	No	Yes
30	000084104	3,848.00	31.19%	Yes	-97.00	183.00	1	2	No	Yes
30	000012787	11,316.00	10.60%	No	90.00	183.00	1	2	Yes	No
30	000130955	3,920.00	30.61%	Yes	-97.00	183.00	2	2	No	No
30	000086182	12,072.00	9.94%	No	97.00	183.00	3	2	No	Yes
30	000049237	11,881.00	10.10%	No	78.00	183.00	4	2	No	No
31	000010791	97,890.00	1.23%	No	0.00	0.00	0	2	No	No
31	000145589	284,726.00	0.42%	No	0.00	0.00	0	5	No	No
31	000050889	3,309.00	36.26%	Yes	-47.00	120.00	1	1	Yes	No
31	000071839	4,956.00	24.21%	No	-6.00	120.00	1	1	Yes	Yes
31	000116123	9,122.00	13.16%	No	82.00	136.00	1	2	Yes	Yes
31	000140980	8,420.00	14.25%	No	-11.00	211.00	1	1	Yes	No
31	000028375	4,656.00	25.77%	No	-29.00	136.00	1	2	No	Yes
31	000070850	2,080.00	57.69%	Yes	-68.00	120.00	1	1	No	No
31	000074704	2,784.00	43.10%	Yes	-60.00	120.00	1	1	No	Yes
31	000062855	7,164.00	16.75%	No	59.00	120.00	1	1	No	No
31	000033290	520.00	230.77%	Yes	-70.00	120.00	1	1	No	No
31	000144366	260.00	461.54%	Yes	-80.00	130.00	1	1	No	No
31	000035539	4,872.00	24.63%	No	-8.00	130.00	1	1	No	No
31	000059211	4,872.00	24.63%	No	-8.00	130.00	1	1	No	No
31	000144020	4,872.00	24.63%	No	-18.00	130.00	1	1	Yes	No
31	000067411	1,800.00	66.67%	Yes	-80.00	130.00	1	1	Yes	No
31	000114929	6,898.00	17.40%	No	27.00	136.00	2	2	No	Yes
31	000052366	3,432.00	34.97%	Yes	-44.00	120.00	2	1	No	Yes
31	000051994	0.00	N/A	Yes	-86.00	136.00	2	2	No	No
31	000025115	11,316.00	10.60%	No	6.00	267.00	2	4	Yes	No
31	000063909	9,312.00	12.89%	No	28.00	195.00	2	4	No	Yes
31	000126529	8,530.00	14.07%	No	65.00	136.00	2	2	No	No
31	000048724	7,400.00	16.22%	No	-1.00	174.00	2	2	No	No
31	000047123	7,284.00	16.47%	No	-14.00	174.00	2	2	Yes	No
31	000048730	3,229.00	37.16%	Yes	-164.00	223.00	2	3	Yes	Yes
31	000007774	10,968.00	10.94%	No	90.00	174.00	2	2	Yes	No
31	000058924	6,310.00	19.02%	No	-77.00	223.00	2	3	No	No
31	000139288	10,583.00	11.34%	No	79.00	174.00	2	2	No	No
31	000033570	4,760.00	25.21%	No	-67.00	174.00	2	2	No	No
31	000104545	4,656.00	25.77%	No	-79.00	174.00	2	2	No	Yes
31	000013328	7,284.00	16.47%	No	-4.00	174.00	2	2	No	No
31	000047573	1,300.00	92.31%	Yes	-173.00	223.00	2	3	No	No
31	000132097	8,600.00	13.95%	No	36.00	167.00	2	3	No	No
31	000014737	15,585.00	7.70%	No	80.00	286.00	3	4	No	No
31	000148240	10,052.00	11.94%	No	72.00	167.00	3	3	No	No
31	000061981	9,156.00	13.11%	No	40.00	167.00	3	3	Yes	No
31	000034537	2,320.00	51.72%	Yes	-78.00	136.00	3	2	No	No
31	000090880	8,148.00	14.73%	No	6.00	174.00	3	2	No	No
31	000148602	3,224.00	37.22%	Yes	-210.00	267.00	3	4	No	No
31	000073034	6,012.00	19.96%	No	-91.00	195.00	4	4	No	Yes
31	000134254	5,340.00	22.47%	No	-69.00	167.00	4	3	No	No
31	000130132	0.00	N/A	Yes	-86.00	136.00	4	2	No	No
31	000132432	8,428.00	14.24%	No	8.00	167.00	4	3	No	No
31	000052210	7,584.00	15.82%	No	-27.00	195.00	4	4	No	Yes

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31	000066050	12,320.00	9.74%	No	75.00	209.00	4	5	No	No
31	000125195	0.00	N/A	Yes	-124.00	174.00	4	2	No	No
31	000043327	6,384.00	18.80%	No	-87.00	223.00	4	3	No	No
31	000017597	2,376.00	50.51%	Yes	-217.00	267.00	4	4	No	No
31	000145914	6,600.00	18.18%	No	-94.00	223.00	4	3	No	No
31	000132207	4,360.00	27.52%	No	-138.00	223.00	4	3	No	No
31	000081007	11,856.00	10.12%	No	81.00	167.00	5	3	No	No
31	000092649	13,356.00	8.98%	No	75.00	223.00	5	3	No	No
31	000060966	4,200.00	28.57%	No	-138.00	195.00	5	4	No	No
31	000116776	10,176.00	11.79%	No	-58.00	267.00	5	4	No	Yes
31	000027921	4,320.00	27.78%	No	-193.00	267.00	5	4	No	Yes
31	000073491	2,400.00	50.00%	Yes	-217.00	267.00	5	4	No	No
31	000066216	4,884.00	24.57%	No	-149.00	223.00	6	3	No	No
31	000134230	11,000.00	10.91%	No	72.00	167.00	6	3	No	No
31	000131377	3,600.00	33.33%	Yes	-117.00	167.00	6	3	No	No
31	000045935	0.00	N/A	Yes	-217.00	267.00	6	4	No	No
31	000087048	9,881.00	12.14%	No	32.00	167.00	6	3	No	No
31	000035932	3,600.00	33.33%	Yes	-217.00	267.00	6	4	No	No
31	000064107	6,311.00	19.01%	No	-101.00	223.00	6	3	No	No
31	000064501	11,796.00	10.17%	No	68.00	167.00	6	3	No	No
31	000084464	111.00	1081.08%	Yes	-145.00	195.00	7	4	No	No
31	000008983	11,556.00	10.38%	No	12.00	195.00	7	4	Yes	Yes
31	000092807	0.00	N/A	Yes	-117.00	167.00	7	3	No	No
31	000134090	8,970.00	13.38%	No	-139.00	303.00	7	5	No	No
31	000117691	1,068.00	112.36%	Yes	-173.00	223.00	7	3	No	No
31	000043430	7,008.00	17.12%	No	-117.00	210.00	8	5	No	No
31	000091456	9,306.00	12.89%	No	-50.00	223.00	8	3	No	No
31	000069758	2,265.00	52.98%	Yes	-217.00	267.00	8	4	No	No
31	000132858	11,442.00	10.49%	No	-101.00	303.00	8	5	No	No
31	000007407	18,072.00	6.64%	No	76.00	304.00	9	5	No	No
31	000052461	14,924.00	8.04%	No	80.00	209.00	10	5	No	No
31	000044235	17,592.00	6.82%	No	88.00	304.00	10	5	No	No
31	000133441	10,825.00	11.09%	No	-92.00	267.00	10	4	No	No
32	000026425	3,576.00	33.56%	Yes	4.00	76.00	1	2	No	Yes
32	000073807	4,656.00	25.77%	No	30.00	77.00	1	2	Yes	Yes
32	000134036	6,984.00	17.18%	No	88.00	77.00	1	2	No	Yes
32	000073538	3,660.00	32.79%	Yes	-86.00	168.00	1	2	No	Yes
32	000146389	7,056.00	17.01%	No	91.00	76.00	1	2	No	Yes
32	000072018	3,972.00	30.21%	Yes	21.00	68.00	1	1	No	Yes
32	000075016	5,628.00	21.32%	No	82.00	59.00	1	2	No	No
32	000005198	3,600.00	33.33%	Yes	22.00	68.00	1	1	No	No
32	000071836	6,808.00	17.63%	No	84.00	76.00	1	2	No	Yes
32	000025870	6,276.00	19.12%	No	98.00	59.00	1	2	No	No
32	000116094	4,548.00	26.39%	No	18.00	86.00	1	3	No	Yes
32	000007618	4,656.00	25.77%	No	31.00	76.00	1	2	No	Yes
32	000005547	2,400.00	50.00%	Yes	-16.00	66.00	2	3	No	Yes
32	000066978	7,639.00	15.71%	No	95.00	86.00	2	3	Yes	Yes
32	000010808	3,600.00	33.33%	Yes	19.00	59.00	2	2	No	No
32	000148278	5,660.00	21.20%	No	42.00	77.00	2	2	Yes	Yes
32	000038614	5,400.00	22.22%	No	50.00	85.00	2	3	No	No
32	000124611	4,704.00	25.51%	No	29.00	77.00	2	2	No	No

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32	000071431	5,820.00	20.62%	No	57.00	77.00	2	2	No	No
32	000124259	3,084.00	38.91%	Yes	-32.00	85.00	3	3	No	No
32	000049217	5,660.00	21.20%	No	53.00	77.00	3	2	No	No
32	000022746	7,320.00	16.39%	No	73.00	86.00	3	3	No	No
32	000042377	960.00	125.00%	Yes	-36.00	86.00	3	3	No	Yes
32	000050192	5,889.00	20.38%	No	58.00	77.00	4	2	No	No
32	000066859	8,760.00	13.70%	No	51.00	134.00	4	3	No	Yes
32	000051322	3,768.00	31.85%	Yes	-16.00	86.00	5	3	No	No
32	000080019	5,400.00	22.22%	No	-88.00	177.00	5	3	No	Yes
32	000082728	6,916.00	17.35%	No	51.00	86.00	5	3	No	No
32	000069511	9,717.00	12.35%	No	27.00	168.00	5	2	No	No
32	000024985	4,563.00	26.30%	No	4.00	86.00	6	3	No	No
32	000081113	6,134.00	19.56%	No	7.00	86.00	6	3	No	No
32	000019334	6,096.00	19.69%	No	18.00	86.00	7	3	No	No
33	000148286	8,712.00	13.77%	No	30.00	188.00	1	2	No	No
33	000051249	11,316.00	10.60%	No	-6.00	279.00	1	2	Yes	No
33	000049933	9,846.00	12.19%	No	58.00	188.00	1	2	No	No
33	000067380	6,493.00	18.48%	No	-36.00	188.00	1	2	No	Yes
33	000048754	7,820.00	15.35%	No	-3.00	188.00	1	2	Yes	Yes
33	000116023	4,601.00	26.08%	No	-73.00	188.00	1	2	No	No
33	000148268	11,316.00	10.60%	No	85.00	188.00	1	2	Yes	No
33	000042629	13,440.00	8.93%	No	47.00	279.00	1	2	No	Yes
33	000017672	8,200.00	14.63%	No	7.00	188.00	1	2	Yes	No
33	000067007	9,156.00	13.11%	No	-60.00	279.00	1	2	Yes	No
33	000108359	11,724.00	10.24%	No	4.00	279.00	1	2	No	Yes
33	000006616	3,995.00	30.04%	Yes	-98.00	188.00	1	2	No	Yes
33	000022606	11,844.00	10.13%	No	98.00	188.00	1	2	Yes	Yes
33	000106075	6,310.00	19.02%	No	-30.00	188.00	1	2	No	No
33	000091290	4,872.00	24.63%	No	-66.00	188.00	1	2	No	No
33	000050133	4,656.00	25.77%	No	-81.00	188.00	1	2	No	Yes
33	000073613	11,604.00	10.34%	No	92.00	188.00	1	2	Yes	Yes
33	000012300	10,480.00	11.45%	No	64.00	188.00	1	2	Yes	No
33	000050622	7,872.00	15.24%	No	9.00	188.00	2	2	No	No
33	000145544	10,552.00	11.37%	No	64.00	188.00	2	2	No	No
33	000061750	10,004.00	12.00%	No	62.00	188.00	2	2	No	No
33	000112897	10,120.00	11.86%	No	53.00	188.00	2	2	No	No
33	000117626	12,290.00	9.76%	No	67.00	230.00	2	3	Yes	Yes
33	000066935	7,272.00	16.50%	No	-107.00	279.00	2	2	No	Yes
33	000133956	8,136.00	14.75%	No	3.00	188.00	2	2	No	No
33	000050875	11,610.00	10.34%	No	48.00	230.00	2	3	No	No
33	000145468	7,920.00	15.15%	No	-2.00	188.00	2	2	No	No
33	000116024	6,508.00	18.44%	No	-37.00	188.00	2	2	No	No
33	000132499	12,300.00	9.76%	No	96.00	188.00	3	2	No	No
33	000045225	960.00	125.00%	Yes	-316.00	366.00	3	2	No	No
33	000048763	12,948.00	9.27%	No	23.00	279.00	3	2	Yes	No
33	000126306	11,810.00	10.16%	No	83.00	188.00	3	2	No	No
33	000029449	9,923.00	12.09%	No	-53.00	279.00	3	2	No	Yes
33	000080310	11,380.00	10.54%	No	72.00	188.00	3	2	No	No
33	000071329	12,276.00	9.78%	No	-48.00	321.00	3	3	Yes	Yes
33	000081487	10,917.00	10.99%	No	61.00	188.00	4	2	No	No
33	000067344	14,136.00	8.49%	No	50.00	279.00	4	2	No	No

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33	000084282	8,952.00	13.40%	No	-40.00	230.00	4	3	No	No
33	000146719	10,708.00	11.21%	No	2.00	230.00	4	3	No	No
33	000075025	12,776.00	9.39%	No	79.00	230.00	4	3	No	Yes
33	000062023	14,912.00	8.05%	No	83.00	230.00	7	3	No	No
33	000044083	95,669.00	1.25%	No	0.00	186.00	0	2	No	No
33	000045140	117,133.00	1.02%	No	0.00	186.00	0	2	No	Yes
33	000074715	207,291.00	0.58%	No	0.00	186.00	0	2	No	No
33	000117498	9,954.00	12.06%	No	98.00	151.00	1	1	No	No
33	000067235	9,600.00	12.50%	No	54.00	186.00	1	2	No	No
33	000042317	11,844.00	10.13%	No	44.00	242.00	1	1	Yes	Yes
33	000066573	11,316.00	10.60%	No	87.00	186.00	1	2	Yes	Yes
33	000004792	4,500.00	26.67%	No	-83.00	186.00	1	2	No	Yes
33	000067197	9,224.00	13.01%	No	70.00	151.00	1	1	No	Yes
33	000066899	8,904.00	13.48%	No	27.00	186.00	1	2	No	Yes
33	000081689	11,556.00	10.38%	No	93.00	186.00	1	2	Yes	Yes
33	000013277	4,872.00	24.63%	No	-39.00	151.00	1	1	Yes	No
33	000028331	6,876.00	17.45%	No	11.00	151.00	1	1	Yes	Yes
33	000046888	2,080.00	57.69%	Yes	-101.00	151.00	1	1	Yes	No
33	000067206	11,316.00	10.60%	No	87.00	186.00	1	2	Yes	Yes
33	000065112	10,416.00	11.52%	No	100.00	151.00	1	1	Yes	Yes
33	000042311	8,424.00	14.25%	No	50.00	151.00	1	1	No	Yes
33	000026697	11,316.00	10.60%	No	-4.00	277.00	1	2	Yes	Yes
33	000066966	11,556.00	10.38%	No	93.00	186.00	1	2	Yes	Yes
33	000012635	4,872.00	24.63%	No	-39.00	151.00	1	1	Yes	No
33	000088883	11,556.00	10.38%	No	93.00	186.00	1	2	Yes	Yes
33	000066904	1,710.00	70.18%	Yes	-136.00	186.00	1	2	No	No
33	000067207	5,556.00	21.60%	No	-57.00	186.00	1	2	No	Yes
33	000074530	11,556.00	10.38%	No	37.00	242.00	1	1	Yes	Yes
33	000134266	12,816.00	9.36%	No	69.00	242.00	1	1	Yes	Yes
33	000142850	4,656.00	25.77%	No	-44.00	151.00	1	1	No	Yes
33	000066959	11,844.00	10.13%	No	100.00	186.00	1	2	Yes	Yes
33	000072428	10,748.00	11.16%	No	73.00	186.00	1	2	Yes	Yes
33	000032828	4,872.00	24.63%	No	-39.00	151.00	1	1	Yes	No
33	000146049	9,144.00	13.12%	No	33.00	186.00	1	2	Yes	Yes
33	000002922	4,782.00	25.09%	No	-76.00	186.00	1	2	Yes	Yes
33	000148314	7,894.00	15.20%	No	11.00	186.00	1	2	No	No
33	000066940	17,232.00	6.96%	No	46.00	375.00	1	2	Yes	Yes
33	000067345	2,412.00	49.75%	Yes	-91.00	151.00	1	1	No	No
33	000004850	5,736.00	20.92%	No	-108.00	242.00	1	1	Yes	No
33	000145542	8,400.00	14.29%	No	59.00	151.00	1	1	No	No
33	000040706	13,284.00	9.03%	No	94.00	186.00	1	2	No	Yes
33	000145369	8,500.00	14.12%	No	61.00	151.00	1	1	No	No
33	000041404	11,964.00	10.03%	No	47.00	242.00	1	1	Yes	Yes
33	000066954	16,049.00	7.48%	No	72.00	242.00	1	1	Yes	Yes
33	000089951	5,216.00	23.01%	No	-67.00	186.00	2	2	No	No
33	000046416	11,316.00	10.60%	No	-16.00	277.00	2	2	Yes	Yes
33	000072501	15,492.00	7.75%	No	100.00	277.00	2	2	Yes	Yes
33	000082871	7,980.00	15.04%	No	4.00	186.00	2	2	No	Yes
33	000084871	6,876.00	17.45%	No	-24.00	186.00	2	2	No	Yes
33	000044012	6,932.00	17.31%	No	-23.00	186.00	2	2	Yes	No
33	000039797	13,459.00	8.92%	No	37.00	277.00	2	2	Yes	No

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33	000067195	17,220.00	6.97%	No	55.00	366.00	2	2	Yes	Yes
33	000072907	480.00	250.00%	Yes	-136.00	186.00	2	2	No	No
33	000087077	9,368.00	12.81%	No	36.00	186.00	2	2	No	No
33	000141076	6,388.00	18.79%	No	-38.00	186.00	2	2	No	No
33	000072690	12,036.00	9.97%	No	2.00	277.00	2	2	Yes	Yes
33	000040613	480.00	250.00%	Yes	-136.00	186.00	2	2	No	No
33	000055184	9,261.00	12.96%	No	46.00	186.00	2	2	No	No
33	000008582	11,604.00	10.34%	No	94.00	186.00	2	2	Yes	No
33	000086852	5,232.00	22.94%	No	-30.00	151.00	2	1	No	Yes
33	000091479	11,316.00	10.60%	No	87.00	186.00	2	2	No	Yes
33	000069520	11,120.00	10.79%	No	23.00	231.00	3	3	No	No
33	000085687	12,562.00	9.55%	No	13.00	277.00	3	2	No	No
33	000038052	12,363.00	9.71%	No	20.00	277.00	3	2	No	No
33	000072316	14,498.00	8.28%	No	73.00	277.00	3	2	No	No
33	000126330	6,472.00	18.54%	No	-48.00	186.00	3	2	No	No
33	000089419	6,000.00	20.00%	No	-72.00	186.00	4	2	No	No
33	000032868	12,766.00	9.40%	No	76.00	231.00	4	3	No	No
33	000015428	7,284.00	16.47%	No	-74.00	186.00	7	2	Yes	No
34	000003942	0.00	N/A	Yes	0.00	0.00	0	1	No	Yes
34	000064279	80.00	1500.00%	Yes	50.00	0.00	1	1	Yes	No
34	000052618	2,304.00	52.08%	Yes	50.00	0.00	1	1	No	Yes
34	000148747	3,792.00	31.65%	Yes	85.00	0.00	1	1	No	Yes
34	000091698	4,339.00	27.66%	No	98.00	0.00	1	0	No	Yes
34	000140450	72.00	1666.67%	Yes	50.00	0.00	1	0	Yes	No
34	000051909	3,477.00	34.51%	Yes	77.00	0.00	1	0	No	Yes
34	000128817	0.00	N/A	Yes	50.00	0.00	1	0	Yes	No
34	000089421	4,308.00	27.86%	No	98.00	0.00	1	0	No	Yes
34	000011730	95,679.00	1.25%	No	0.00	106.00	0	2	No	No
34	000064993	4,872.00	24.63%	No	10.00	102.00	1	1	Yes	No
34	000142931	4,872.00	24.63%	No	10.00	102.00	1	1	Yes	Yes
34	000062553	4,872.00	24.63%	No	10.00	102.00	1	1	Yes	No
34	000038684	2,244.00	53.48%	Yes	-46.00	102.00	1	1	No	No
34	000139280	0.00	N/A	Yes	-52.00	102.00	1	1	No	No
34	000044279	3,340.00	35.93%	Yes	-28.00	102.00	1	1	Yes	Yes
34	000051651	4,656.00	25.77%	No	5.00	102.00	1	1	No	Yes
34	000071314	11,316.00	10.60%	No	80.00	193.00	1	1	Yes	Yes
34	000132878	4,200.00	28.57%	No	3.00	102.00	1	1	No	No
34	000030568	11,316.00	10.60%	No	80.00	193.00	1	1	Yes	No
34	000035086	11,556.00	10.38%	No	86.00	193.00	1	1	Yes	No
34	000133219	4,200.00	28.57%	No	-7.00	102.00	1	1	No	Yes
34	000070952	65.00	1846.15%	Yes	-52.00	102.00	1	1	No	No
34	000091484	3,398.00	35.31%	Yes	-27.00	102.00	1	1	Yes	Yes
34	000108659	5,480.00	21.90%	No	31.00	106.00	1	2	No	No
34	000067362	4,212.00	28.49%	No	-1.00	106.00	1	2	No	No
34	000033699	9,376.00	12.80%	No	27.00	197.00	1	2	Yes	No
34	000049624	13,356.00	8.98%	No	-8.00	332.00	1	3	Yes	Yes
34	000029704	6,222.00	19.29%	No	44.00	100.00	2	1	No	No
34	000090763	11,316.00	10.60%	No	80.00	193.00	2	1	No	Yes
34	000037438	4,536.00	26.46%	No	-17.00	106.00	3	2	No	No
35	000075080	2,760.00	43.48%	Yes	59.00	0.00	1	1	No	Yes
35	000011221	1,644.00	72.99%	Yes	50.00	0.00	1	1	Yes	Yes

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35	000092661	2,277.00	52.70%	Yes	50.00	0.00	3	2	No	No
35	000060903	3,180.00	37.74%	Yes	58.00	0.00	4	2	No	No
35	000139890	1,380.00	86.96%	Yes	50.00	0.00	1	0	Yes	No
35	000148517	4,398.00	27.29%	No	100.00	0.00	1	1	Yes	Yes
35	000029571	1,800.00	66.67%	Yes	50.00	0.00	1	0	No	No
35	000087352	1,416.00	84.75%	Yes	50.00	0.00	1	0	Yes	No
35	000128270	600.00	200.00%	Yes	50.00	0.00	1	0	Yes	No
35	000043749	2,400.00	50.00%	Yes	50.00	0.00	1	1	No	Yes
35	000139608	2,400.00	50.00%	Yes	50.00	0.00	1	1	Yes	Yes
35	000052442	3,600.00	33.33%	Yes	80.00	0.00	2	1	No	Yes
35	000144449	0.00	N/A	Yes	50.00	0.00	1	0	No	Yes
35	000144577	2,400.00	50.00%	Yes	50.00	0.00	1	0	No	Yes
35	000085137	1,205.00	99.59%	Yes	50.00	0.00	1	0	No	Yes
35	000144463	125.00	960.00%	Yes	50.00	0.00	1	0	Yes	No
35	000144421	0.00	N/A	Yes	50.00	0.00	1	0	No	Yes
35	000046756	1,200.00	100.00%	Yes	50.00	0.00	1	0	No	Yes
35	000144437	3,888.00	30.86%	Yes	87.00	0.00	1	0	No	Yes
35	000092008	3,792.00	31.65%	Yes	85.00	0.00	1	0	No	Yes
35	000018203	4,392.00	27.32%	No	100.00	0.00	1	0	Yes	No
35	000148778	2,992.00	40.11%	Yes	65.00	0.00	1	1	No	Yes
35	000066155	3,016.00	39.79%	Yes	65.00	0.00	1	0	Yes	Yes
35	000044209	5,400.00	22.22%	No	40.00	83.00	2	3	No	No
35	000148437	5,068.00	23.68%	No	31.00	84.00	2	3	No	No
35	000087083	4,992.00	24.04%	No	5.00	84.00	4	3	No	No
37	000145330	4,680.00	25.64%	No	-61.00	166.00	2	2	No	No
37	000115266	9,312.00	12.89%	No	22.00	201.00	2	3	Yes	Yes
37	000068827	4,872.00	24.63%	No	-44.00	166.00	2	2	No	No
37	000108509	480.00	250.00%	Yes	-151.00	201.00	4	3	No	No
37	000064158	960.00	125.00%	Yes	-151.00	201.00	6	3	No	No
37	000025853	156,249.00	0.77%	No	0.00	232.00	0	2	No	No
37	000066934	5,520.00	21.74%	No	-39.00	167.00	1	2	No	Yes
37	000044336	11,316.00	10.60%	No	70.00	203.00	2	3	Yes	No
37	000115939	11,004.00	10.91%	No	-14.00	267.00	2	2	No	Yes
37	000116106	12,539.00	9.57%	No	99.00	203.00	3	3	No	No
37	000118270	9,600.00	12.50%	No	25.00	203.00	3	3	No	No
37	000087708	9,228.00	13.00%	No	42.00	167.00	3	2	No	Yes
37	000088793	3,984.00	30.12%	Yes	-151.00	203.00	5	3	No	No
37	000068716	6,720.00	17.86%	No	-47.00	167.00	5	2	No	No
37	000044069	2,600.00	46.15%	Yes	-203.00	268.00	1	2	No	No
37	000047910	10,920.00	10.99%	No	95.00	168.00	1	2	Yes	No
37	000084242	5,639.00	21.28%	No	-37.00	168.00	1	2	Yes	Yes
37	000028627	9,360.00	12.82%	No	66.00	168.00	2	2	No	No
37	000134123	4,872.00	24.63%	No	-46.00	168.00	2	2	No	No
37	000090594	6,000.00	20.00%	No	-42.00	168.00	3	2	No	No
37	000018904	11,028.00	10.88%	No	72.00	168.00	4	2	No	No
37	000073329	203,619.00	0.59%	No	0.00	202.00	0	3	Yes	No
37	000019562	108,546.00	1.11%	No	0.00	202.00	0	3	No	No
37	000022502	11,316.00	10.60%	No	71.00	202.00	1	3	Yes	Yes
37	000025646	12,180.00	9.85%	No	-19.00	302.00	2	3	Yes	No
37	000015434	1,560.00	76.92%	Yes	-152.00	202.00	3	3	No	No
37	000073112	115,199.00	1.04%	No	0.00	235.00	0	4	No	No

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37	000092203	0.00	N/A	Yes	-117.00	167.00	1	2	No	No
37	000088152	0.00	N/A	Yes	-153.00	203.00	1	3	No	Yes
37	000116187	7,812.00	15.36%	No	48.00	137.00	1	1	No	Yes
37	000062797	13,609.00	8.82%	No	95.00	235.00	2	4	No	No
37	000116223	4,680.00	25.64%	No	-74.00	167.00	3	2	No	No
37	000062795	11,316.00	10.60%	No	14.00	235.00	3	4	Yes	No
37	000148362	4,872.00	24.63%	No	-103.00	203.00	3	3	Yes	No
37	000033527	0.00	N/A	Yes	-153.00	203.00	4	3	No	No
37	000148315	5,808.00	20.66%	No	-42.00	126.00	1	2	No	Yes
37	000048750	8,964.00	13.39%	No	87.00	127.00	1	2	Yes	Yes
37	000085835	2,100.00	57.14%	Yes	-73.00	126.00	1	2	No	No
37	000048609	4,656.00	25.77%	No	-20.00	127.00	1	2	Yes	No
37	000068130	6,564.00	18.28%	No	9.00	145.00	2	3	Yes	No
37	000043781	3,600.00	33.33%	Yes	-36.00	126.00	2	2	No	No
37	000115895	4,872.00	24.63%	No	-8.00	120.00	1	1	Yes	No
38	000142747	5,400.00	22.22%	No	57.00	66.00	2	2	No	No
38	000068571	159,008.00	0.75%	No	0.00	0.00	0	4	No	No
38	000067201	4,092.00	29.33%	No	50.00	52.00	1	1	No	No
38	000048283	6,808.00	17.63%	No	89.00	81.00	1	4	No	No
38	000140971	6,816.00	17.61%	No	100.00	58.00	2	1	No	No
38	000068361	3,540.00	33.90%	Yes	79.00	0.00	1	0	Yes	Yes
38	000136335	3,960.00	30.30%	Yes	50.00	49.00	1	1	No	No
38	000115232	6,324.00	18.98%	No	69.00	89.00	1	1	No	No
38	000107601	3,948.00	30.40%	Yes	50.00	49.00	1	1	No	No
38	000036396	9,395.00	12.77%	No	100.00	111.00	3	3	No	No
38	000146231	6,876.00	17.45%	No	25.00	111.00	4	3	No	No
38	000134272	9,156.00	13.11%	No	50.00	155.00	3	3	No	No
38	000035977	11,832.00	10.14%	No	51.00	185.00	7	3	No	No
39	000033633	0.00	N/A	Yes	0.00	83.00	0	2	No	No
39	000074482	0.00	N/A	Yes	0.00	83.00	0	2	No	No
39	000084298	95,021.00	1.26%	No	0.00	83.00	0	2	No	No
39	000146475	0.00	N/A	Yes	0.00	178.00	0	2	No	No
39	000116049	5,763.00	20.82%	No	-68.00	188.00	3	3	No	No
39	000148223	8,267.00	14.52%	No	90.00	93.00	3	3	No	No
39	000038574	11,844.00	10.13%	No	75.00	211.00	1	3	Yes	Yes
39	000013981	11,604.00	10.34%	No	57.00	211.00	2	3	Yes	Yes
39	000117302	9,600.00	12.50%	No	26.00	202.00	2	3	No	No
39	000132977	3,120.00	38.46%	Yes	-136.00	202.00	3	3	No	No
39	000148190	12,396.00	9.68%	No	63.00	211.00	4	3	No	No
39	000117928	11,400.00	10.53%	No	59.00	202.00	4	3	No	No
39	000117039	11,802.00	10.17%	No	33.00	202.00	6	3	No	No
39	000146570	11,832.00	10.14%	No	46.00	202.00	6	3	No	No
39	000083822	2,888.00	41.55%	Yes	-36.00	96.00	3	3	No	No
40	000074594	136,857.00	0.88%	No	0.00	80.00	0	3	No	No
40	000144056	8,124.00	14.77%	No	81.00	63.00	1	1	No	Yes
40	000028603	1,932.00	62.11%	Yes	-13.00	63.00	1	1	No	No
40	000065786	2,400.00	50.00%	Yes	-30.00	80.00	1	3	Yes	No
40	000016887	1,920.00	62.50%	Yes	-13.00	63.00	1	1	No	No
40	000081947	1,200.00	100.00%	Yes	-13.00	63.00	1	1	No	Yes
40	000013697	1,160.00	103.45%	Yes	-22.00	72.00	1	2	No	No
40	000115714	4,200.00	28.57%	No	13.00	80.00	2	3	No	No

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40	000091160	4,872.00	24.63%	No	29.00	93.00	2	5	No	No
40	000146808	4,656.00	25.77%	No	4.00	91.00	2	4	No	Yes
40	000115306	5,400.00	22.22%	No	50.00	63.00	2	1	No	Yes
40	000064303	6,564.00	18.28%	No	60.00	80.00	4	3	No	No
40	000080736	1,615.00	74.30%	Yes	-30.00	80.00	4	3	No	No
40	000146595	4,666.00	25.72%	No	-8.00	91.00	4	4	Yes	Yes
40	000106091	1,200.00	100.00%	Yes	-30.00	80.00	4	3	No	No
40	000067346	1,800.00	66.67%	Yes	-30.00	80.00	4	3	No	No
40	000107550	2,362.00	50.80%	Yes	-41.00	91.00	5	4	No	No
40	000145881	5,340.00	22.47%	No	23.00	63.00	5	1	No	No
40	000052659	6,324.00	18.98%	No	62.00	72.00	6	2	No	No
40	000145990	6,848.00	17.52%	No	30.00	93.00	6	5	No	No
40	000146763	2,400.00	50.00%	Yes	-41.00	91.00	7	4	No	No
40	000145988	4,584.00	26.18%	No	-38.00	93.00	9	5	No	No
40	000071931	2,400.00	50.00%	Yes	50.00	0.00	3	4	No	No
40	000021824	2,100.00	57.14%	Yes	50.00	0.00	8	4	No	No
43	000010315	13,272.00	9.04%	No	86.00	236.00	1	1	Yes	Yes
43	000132963	4,872.00	24.63%	No	53.00	69.00	1	1	No	No
43	000127096	0.00	N/A	Yes	-30.00	80.00	2	2	No	No
43	000023629	0.00	N/A	Yes	-30.00	80.00	2	2	No	No
43	000126967	0.00	N/A	Yes	-37.00	87.00	3	3	No	No
43	000089512	0.00	N/A	Yes	-30.00	80.00	4	2	No	No
43	000051640	0.00	N/A	Yes	-30.00	80.00	5	2	No	No
43	000146427	4,872.00	24.63%	No	13.00	99.00	2	1	Yes	No
43	000132490	7,114.00	16.87%	No	64.00	104.00	1	1	Yes	No
43	000071504	5,187.00	23.13%	No	-2.00	132.00	1	3	No	No
43	000044982	4,872.00	24.63%	No	-20.00	132.00	2	3	Yes	No
43	000011101	0.00	N/A	Yes	-164.00	214.00	3	2	No	No
43	000072382	5,742.00	20.90%	No	-112.00	232.00	4	3	No	No
43	000115051	9,156.00	13.11%	No	61.00	132.00	4	3	No	No
43	000052284	0.00	N/A	Yes	-92.00	142.00	4	4	No	No
43	000044171	0.00	N/A	Yes	-192.00	242.00	5	4	No	No
43	000091627	11,326.00	10.60%	No	93.00	132.00	6	3	Yes	Yes
43	000117248	45.00	2666.67%	Yes	-90.00	140.00	1	1	Yes	No
43	000030239	95,795.00	1.25%	No	0.00	116.00	0	2	No	No
43	000126320	104,963.00	1.14%	No	0.00	116.00	0	2	No	No
43	000007336	94,125.00	1.27%	No	0.00	116.00	0	2	No	No
43	000033707	236.00	508.47%	Yes	-55.00	105.00	1	1	No	No
43	000064798	7,488.00	16.03%	No	72.00	105.00	1	1	No	Yes
43	000061702	4,656.00	25.77%	No	-9.00	116.00	1	2	Yes	Yes
43	000051274	6,984.00	17.18%	No	19.00	132.00	4	3	No	No
43	000088384	8,736.00	13.74%	No	74.00	132.00	4	3	No	No
43	000083725	0.00	N/A	Yes	-66.00	116.00	5	2	No	No
43	000018997	11,316.00	10.60%	No	69.00	132.00	7	3	Yes	No
44	000023102	10,416.00	11.52%	No	4.00	247.00	1	3	Yes	Yes
44	000051497	8,484.00	14.14%	No	71.00	129.00	2	2	No	No
44	000074446	4,200.00	28.57%	No	-24.00	129.00	2	2	No	No
44	000069360	5,400.00	22.22%	No	-18.00	129.00	3	2	No	No
44	000030728	4,800.00	25.00%	No	-124.00	220.00	3	2	No	No
44	000072794	3,600.00	33.33%	Yes	-102.00	156.00	5	3	No	No
44	000029241	4,656.00	25.77%	No	-97.00	156.00	5	3	No	Yes

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44	000025903	7,056.00	17.01%	No	-13.00	156.00	5	3	No	No
44	000133021	3,600.00	33.33%	Yes	-77.00	167.00	1	3	No	No
44	000136364	6,300.00	19.05%	No	-33.00	167.00	3	3	No	No
44	000034380	9,156.00	13.11%	No	38.00	167.00	3	3	No	No
44	000074534	10,884.00	11.03%	No	59.00	167.00	4	3	No	Yes
44	000091690	9,156.00	13.11%	No	28.00	167.00	4	3	No	No
44	000008177	11,316.00	10.60%	No	68.00	167.00	5	3	No	No
44	000070331	1,200.00	100.00%	Yes	-117.00	167.00	5	3	No	No
44	000093143	11,041.00	10.87%	No	61.00	167.00	6	3	No	No
44	000115105	3,096.00	38.76%	Yes	-117.00	167.00	7	3	No	No
44	000065078	2,880.00	41.67%	Yes	-38.00	110.00	1	1	No	No
44	000143168	6,000.00	20.00%	No	30.00	110.00	1	1	Yes	No
44	000078884	1,200.00	100.00%	Yes	-60.00	110.00	1	1	No	No
44	000047084	4,872.00	24.63%	No	2.00	110.00	1	1	Yes	No
44	000038045	1,800.00	66.67%	Yes	-78.00	128.00	1	2	No	No
44	000012952	2,400.00	50.00%	Yes	-68.00	128.00	1	2	No	No
44	000072805	6,756.00	17.76%	No	47.00	112.00	1	1	Yes	Yes
44	000036762	5,920.00	20.27%	No	36.00	112.00	1	1	No	No
44	000142866	1,800.00	66.67%	Yes	-81.00	131.00	1	2	No	No
44	000033035	2,160.00	55.56%	Yes	-58.00	112.00	1	1	No	No
44	000074789	4,872.00	24.63%	No	10.00	112.00	1	1	No	No
44	000142331	7,580.00	15.83%	No	50.00	128.00	2	2	No	No
44	000130280	1,800.00	66.67%	Yes	-78.00	128.00	2	2	No	No
44	000068090	7,284.00	16.47%	No	42.00	128.00	2	2	No	No
44	000126443	5,629.00	21.32%	No	-1.00	130.00	2	2	No	No
44	000129868	5,284.00	22.71%	No	-11.00	131.00	2	2	No	No
44	000124249	2,640.00	45.45%	Yes	-74.00	128.00	3	2	No	No
44	000125984	6,000.00	20.00%	No	-2.00	128.00	3	2	No	No
44	000081646	2,400.00	50.00%	Yes	-78.00	128.00	3	2	No	Yes
44	000068434	2,160.00	55.56%	Yes	-81.00	131.00	3	2	No	No
44	000124237	8,244.00	14.56%	No	51.00	131.00	3	2	No	No
44	000036338	1,200.00	100.00%	Yes	-107.00	157.00	3	3	No	No
44	000067348	840.00	142.86%	Yes	-81.00	131.00	3	2	No	No
44	000133924	1,800.00	66.67%	Yes	-81.00	131.00	3	2	No	No
44	000092426	10,308.00	11.64%	No	14.00	222.00	3	3	No	Yes
44	000052339	2,400.00	50.00%	Yes	-123.00	173.00	3	2	No	No
44	000064541	5,820.00	20.62%	No	-51.00	173.00	3	2	No	No
44	000028788	9,630.00	12.46%	No	84.00	157.00	4	3	No	No
44	000145720	11,028.00	10.88%	No	73.00	157.00	4	3	Yes	No
44	000129796	2,400.00	50.00%	Yes	-81.00	131.00	4	2	No	No
44	000133423	4,872.00	24.63%	No	-33.00	131.00	4	2	No	No
44	000084486	6,852.00	17.51%	No	-22.00	157.00	4	3	No	No
44	000049447	7,800.00	15.38%	No	2.00	157.00	5	3	No	No
44	000130636	3,600.00	33.33%	Yes	-78.00	128.00	6	2	No	No
44	000086590	3,456.00	34.72%	Yes	-107.00	157.00	8	3	No	No
44	000063739	5,280.00	22.73%	No	-28.00	150.00	2	3	No	Yes
44	000045025	6,180.00	19.42%	No	-4.00	147.00	3	3	No	No
44	000027926	6,083.00	19.73%	No	9.00	119.00	3	3	No	No
44	000064044	11,028.00	10.88%	No	93.00	147.00	4	3	No	No
44	000070518	9,012.00	13.32%	No	54.00	147.00	4	3	No	No
44	000084326	3,600.00	33.33%	Yes	-93.00	147.00	4	3	No	No

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44	000089169	3,600.00	33.33%	Yes	-93.00	147.00	4	3	No	No
44	000090147	3,600.00	33.33%	Yes	-93.00	147.00	5	3	No	No
44	000092343	7,200.00	16.67%	No	-27.00	147.00	6	3	No	No
44	000091718	2,400.00	50.00%	Yes	-97.00	147.00	6	3	No	No
44	000038417	11,316.00	10.60%	No	76.00	147.00	8	3	No	No
44	000148862	600.00	200.00%	Yes	-87.00	137.00	2	2	No	No
44	000015204	4,872.00	24.63%	No	-27.00	137.00	3	2	No	No
44	000116552	6,876.00	17.45%	No	1.00	137.00	4	2	Yes	Yes
44	000066898	16,980.00	7.07%	No	22.00	381.00	6	4	Yes	No
44	000039306	2,400.00	50.00%	Yes	-147.00	197.00	7	4	No	No
45	000074897	14,580.00	8.23%	No	-33.00	328.00	6	4	Yes	Yes
45	000064785	4,872.00	24.63%	No	-211.00	323.00	1	4	Yes	No
45	000041082	12,372.00	9.70%	No	20.00	279.00	1	3	Yes	Yes
45	000044642	10,644.00	11.27%	No	79.00	177.00	1	1	Yes	Yes
45	000042268	10,992.00	10.92%	No	-14.00	279.00	1	3	No	Yes
45	000115275	3,843.00	31.23%	Yes	-127.00	223.00	1	2	No	No
45	000022781	11,676.00	10.28%	No	59.00	223.00	1	2	Yes	Yes
45	000072589	13,116.00	9.15%	No	97.00	221.00	1	2	No	Yes
45	000074132	5,820.00	20.62%	No	-87.00	223.00	1	2	No	Yes
45	000014393	16,392.00	7.32%	No	86.00	314.00	1	2	Yes	No
45	000040982	11,316.00	10.60%	No	52.00	221.00	1	2	Yes	No
45	000036939	11,108.00	10.80%	No	45.00	221.00	2	2	No	No
45	000045639	11,316.00	10.60%	No	52.00	221.00	2	2	Yes	No
45	000071678	11,370.00	10.55%	No	-7.00	279.00	2	3	No	No
45	000132395	15,017.00	7.99%	No	-7.00	370.00	3	3	No	No
45	000047496	5,400.00	22.22%	No	-167.00	278.00	3	3	No	No
45	000033983	11,028.00	10.88%	No	-39.00	279.00	4	3	No	No
45	000116790	15,144.00	7.92%	No	42.00	279.00	5	3	No	Yes
45	000067318	5,200.00	23.08%	No	-141.00	223.00	5	2	No	No
45	000019353	12,230.00	9.81%	No	-21.00	279.00	6	3	No	No
45	000069779	14,194.00	8.45%	No	-28.00	323.00	7	4	No	No
45	000067390	4,872.00	24.63%	No	-24.00	136.00	1	1	Yes	No
45	000032063	13,308.00	9.02%	No	96.00	227.00	1	1	Yes	No
45	000035403	8,268.00	14.51%	No	61.00	136.00	1	1	Yes	Yes
45	000048181	4,872.00	24.63%	No	-57.00	179.00	1	2	No	No
45	000004089	11,316.00	10.60%	No	94.00	179.00	1	2	Yes	No
45	000080908	8,769.00	13.68%	No	28.00	179.00	2	2	No	No
45	000035268	5,030.00	23.86%	No	-156.00	270.00	2	2	No	No
45	000140247	10,968.00	10.94%	No	7.00	231.00	4	2	No	No
45	000136136	9,156.00	13.11%	No	14.00	179.00	4	2	No	No
45	000037007	3,599.00	33.34%	Yes	-129.00	179.00	5	2	No	No
45	000115446	11,556.00	10.38%	No	88.00	191.00	1	2	Yes	No
45	000013052	5,628.00	21.32%	No	-50.00	191.00	1	2	No	No
45	000028275	11,772.00	10.19%	No	93.00	191.00	1	2	Yes	No
45	000047608	5,824.00	20.60%	No	-55.00	191.00	1	2	No	Yes
45	000061072	4,392.00	27.32%	No	-81.00	191.00	1	2	No	No
45	000032043	4,872.00	24.63%	No	-69.00	191.00	1	2	No	No
45	000073434	11,604.00	10.34%	No	89.00	191.00	1	2	Yes	Yes
45	000030939	7,004.00	17.13%	No	-16.00	191.00	1	2	No	No
45	000011442	5,400.00	22.22%	No	-9.00	144.00	1	1	No	No
45	000026757	4,872.00	24.63%	No	-32.00	144.00	1	1	Yes	Yes

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45	000014256	1,480.00	81.08%	Yes	-93.00	143.00	1	1	Yes	No
45	000066884	4,739.00	25.32%	No	-94.00	191.00	2	2	No	Yes
45	000085941	0.00	N/A	Yes	-141.00	191.00	2	2	No	No
45	000025520	7,284.00	16.47%	No	-33.00	191.00	3	2	No	No
45	000115355	9,040.00	13.27%	No	11.00	191.00	3	2	No	No
45	000013016	2,555.00	46.97%	Yes	-141.00	191.00	3	2	No	No
45	000132654	2,646.00	45.35%	Yes	-203.00	257.00	3	3	No	No
45	000144936	15,308.00	7.84%	No	96.00	251.00	4	3	No	No
45	000029341	12,696.00	9.45%	No	21.00	251.00	5	3	Yes	No
45	000017976	4,719.00	25.43%	No	-109.00	191.00	5	2	No	No
45	000081708	9,156.00	13.11%	No	-75.00	256.00	6	3	No	No
45	000097331	780.00	153.85%	Yes	-201.00	251.00	6	3	No	No
45	000072813	9,988.00	12.01%	No	6.00	234.00	1	3	No	Yes
45	000030287	3,508.00	34.21%	Yes	-158.00	234.00	2	3	No	No
45	000133440	5,276.00	22.74%	No	-114.00	234.00	3	3	No	No
45	000048956	9,176.00	13.08%	No	-131.00	325.00	5	3	No	No
45	000116734	11,628.00	10.32%	No	9.00	234.00	5	3	No	No
45	000045920	14,400.00	8.33%	No	90.00	234.00	6	3	No	No
45	000031043	182,777.00	0.66%	No	0.00	231.00	0	2	No	No
45	000023776	11,556.00	10.38%	No	48.00	231.00	1	2	Yes	Yes
45	000072301	12,228.00	9.81%	No	65.00	231.00	1	2	No	Yes
45	000014484	11,906.00	10.08%	No	55.00	231.00	2	2	No	No
45	000024852	11,316.00	10.60%	No	-49.00	322.00	2	2	Yes	No
45	000025480	4,872.00	24.63%	No	-109.00	231.00	2	2	No	No
45	000017993	11,880.00	10.10%	No	43.00	230.00	4	2	No	No
45	000013767	15,139.00	7.93%	No	60.00	283.00	4	3	No	No
45	000146526	13,488.00	8.90%	No	-4.00	283.00	6	3	No	Yes
45	000031870	9,624.00	12.47%	No	-2.00	231.00	6	2	No	No
46	000066103	7,284.00	16.47%	No	62.00	108.00	2	2	No	No
46	000043251	0.00	N/A	Yes	-73.00	123.00	3	2	Yes	Yes
46	000043277	128,670.00	0.93%	No	0.00	141.00	0	3	No	No
46	000118128	0.00	N/A	Yes	-85.00	135.00	3	3	No	No
46	000087710	0.00	N/A	Yes	-85.00	135.00	4	3	No	No
46	000067306	9,300.00	12.90%	No	55.00	142.00	6	3	No	No
46	000108252	0.00	N/A	Yes	-92.00	142.00	6	3	No	No
46	000052431	5,400.00	22.22%	No	-43.00	142.00	6	3	No	No
49	000065131	0.00	N/A	Yes	50.00	0.00	1	1	Yes	No
49	000092876	0.00	N/A	Yes	50.00	0.00	2	2	No	No
49	000073169	2,400.00	50.00%	Yes	60.00	0.00	2	3	No	No
49	000012999	3,600.00	33.33%	Yes	78.00	0.00	2	2	No	No
49	000019523	3,600.00	33.33%	Yes	66.00	0.00	3	2	No	No
49	000033344	0.00	N/A	Yes	50.00	0.00	3	4	No	No
49	000016034	1,140.00	105.26%	Yes	50.00	0.00	4	3	No	No
49	000018263	2,400.00	50.00%	Yes	50.00	0.00	4	3	No	No
49	000133157	1,800.00	66.67%	Yes	50.00	0.00	4	2	No	No
49	000117909	2,880.00	41.67%	Yes	50.00	0.00	5	2	No	No
49	000050758	4,656.00	25.77%	No	71.00	0.00	6	4	No	Yes
49	000092945	4,488.00	26.74%	No	64.00	0.00	6	2	No	No
49	000050796	0.00	N/A	Yes	50.00	0.00	7	4	No	No
49	000005414	1,202.00	99.83%	Yes	50.00	0.00	1	0	No	Yes
49	000117060	10,680.00	11.24%	No	88.00	169.00	1	1	Yes	No

LIPH Demographic Report as of May 1, 2025
Families Paying Less Than $100 Monthly Rent

AMP No.	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Family Members	Bedrooms	Disabled	Elderly
49	000074210	3,036.00	39.53%	Yes	-119.00	169.00	1	1	No	Yes
49	000067033	12,600.00	9.52%	No	40.00	265.00	1	3	Yes	No
49	000108322	12,528.00	9.58%	No	38.00	265.00	1	3	No	Yes
49	000012643	13,832.00	8.68%	No	-10.00	356.00	1	3	No	No
49	000024418	8,784.00	13.66%	No	-101.00	265.00	1	3	Yes	Yes
49	000035472	4,872.00	24.63%	No	-93.00	215.00	1	2	No	No
49	000079539	4,656.00	25.77%	No	-62.00	169.00	1	1	Yes	Yes
49	000074597	11,604.00	10.34%	No	15.00	265.00	1	3	Yes	Yes
49	000061406	15,408.00	7.79%	No	70.00	265.00	1	3	Yes	No
49	000067326	3,612.00	33.22%	Yes	-135.00	215.00	1	2	Yes	Yes
49	000025012	6,492.00	18.48%	No	-17.00	169.00	2	1	No	Yes
49	000067305	5,040.00	23.81%	No	-111.00	215.00	2	2	Yes	Yes
49	000018934	480.00	250.00%	Yes	-165.00	215.00	2	2	No	No
49	000022809	11,316.00	10.60%	No	-107.00	356.00	3	3	Yes	Yes
49	000115776	9,252.00	12.97%	No	-46.00	265.00	3	3	No	No
50	000048753	0.00	N/A	Yes	0.00	176.00	0	2	No	No
50	000006155	11,544.00	10.40%	No	11.00	268.00	1	4	Yes	Yes
50	000073160	2,593.00	46.28%	Yes	-90.00	145.00	1	1	No	Yes
50	000067228	4,872.00	24.63%	No	-33.00	145.00	1	1	Yes	No
50	000067222	8,400.00	14.29%	No	28.00	182.00	1	2	No	No
50	000115055	11,556.00	10.38%	No	97.00	182.00	1	2	Yes	Yes
50	000073477	11,604.00	10.34%	No	98.00	182.00	1	2	Yes	Yes
50	000070892	9,600.00	12.50%	No	48.00	182.00	1	2	No	Yes
50	000072884	2,028.00	59.17%	Yes	-131.00	182.00	1	2	No	No
50	000083625	7,272.00	16.50%	No	-86.00	268.00	2	4	No	No
50	000081379	8,160.00	14.71%	No	-32.00	224.00	2	3	No	No
50	000130064	3,120.00	38.46%	Yes	-110.00	176.00	2	2	No	No
50	000132865	5,303.00	22.63%	No	-103.00	224.00	2	3	No	No
50	000045076	11,316.00	10.60%	No	79.00	182.00	2	2	Yes	No
50	000032928	11,556.00	10.38%	No	97.00	182.00	2	2	Yes	Yes
50	000067257	11,556.00	10.38%	No	85.00	182.00	2	2	Yes	Yes
50	000019331	13,482.00	8.90%	No	89.00	224.00	3	3	No	No
50	000107938	7,848.00	15.29%	No	-88.00	262.00	3	4	No	Yes
50	000089494	6,468.00	18.55%	No	-141.00	267.00	4	2	No	No
50	000028208	3,600.00	33.33%	Yes	-158.00	224.00	5	3	No	No
50	000023331	6,000.00	20.00%	No	-110.00	224.00	5	3	No	No
50	000142719	6,240.00	19.23%	No	-183.00	291.00	5	5	No	No
50	000085656	800.00	150.00%	Yes	-265.00	315.00	5	3	No	No
50	000085558	8,720.00	13.76%	No	-98.00	268.00	6	4	No	No
50	000063352	12,501.00	9.60%	No	41.00	224.00	6	3	No	No
50	000038610	5,544.00	21.65%	No	-145.00	224.00	7	3	No	No
50	000050569	6,276.00	19.12%	No	12.00	109.00	7	4	No	No
50	000072825	14,820.00	8.10%	No	-19.00	308.00	8	5	Yes	Yes

Impact Analysis
HPHA Activities 26-14 & 26-18 (MTW Waivers 1.f & 12.b.)
HCV Minimum Rent and Work Requirement

The Hawaii Public Housing Authority is requesting MTW Waiver 1.f. to establish a minimum rent of $100 for the Section 8 voucher programs. The HPHA is also requesting MTW Waiver 12.b. to establish a 15-hour weekly work requirement for non-elderly, non-disabled individuals.

1. Describe the impact on the agency's finances:

The HPHA anticipates the minimum rent activity will decrease Housing Assistance Payment (HAP) expenditures for the Section 8 voucher programs. As of May 1, 2025, there are 457 non-elderly, non-disabled households which pay a monthly rent less than the proposed $100 minimum rent. Of these households, 327 pay zero rent. If all 457 non-elderly, non-disabled households were to pay a minimum rent of $100, the agency expects to save roughly $40,578 per month, or $486,936 annually. As part of the Amended MTW Supplement for FY 26, the HPHA is also requesting MTW Waiver 1.n. to eliminate utility reimbursements when the utility allowance is greater than total tenant payment. Eliminating utility reimbursements in combination with the $100 minimum rent policy for all non-disabled, non-elderly families could generate a monthly cost savings of $99,384, or $1,192,608 annually.

HAP expenditures would also be reduced by the 15-hour weekly work requirement. This activity, in combination with the biennial reexamination policy, will encourage able-bodied individuals to grow their household income and assets. The overwhelming majority of voucher-assisted households pay an income-based rent. Any growth in household income will reduce the amount of HAP expended. Reducing expenditures will allow the HPHA to issue more vouchers and provide additional rental assistance to a greater number of low-income families.

2. Describe the activity's impact on affordability of housing costs for affected households:

Raising the minimum rent in and of itself could impose a considerable financial burden on extremely low-income families in the Section 8 voucher programs. However, the HPHA will exclude elderly and/or disabled families from this activity. The HPHA understands elderly residents living on fixed incomes would find any increase in rent difficult to absorb. Individuals with disabilities who may already incur additional costs related to medical care and daily living would also face similar difficulties.

Roughly 47.45% (223 out of 470) of non-elderly, non-disabled families that are currently paying less than $100 in rent per month would be rent burdened under the proposed policy (i.e., family would pay more than 30% of gross monthly income towards rent). To mitigate any potential impact from the minimum rent activity on these households, the HPHA will provide hardship exemptions for reasons such as the loss of eligibility or awaiting an eligibility determination for an assistance program; a decrease in household income, including the loss of employment; a death in the immediate family; or other circumstances as determined by the HPHA. All exemptions shall be granted in accordance with the HPHA's MTW hardship policy.

The HPHA anticipates the 15-hour weekly work requirement will have a positive impact on housing affordability for non-elderly, non-disabled households. The average monthly rent payment among all 457 non-elderly, non-disabled households paying less than the proposed minimum rent amount is $11.21. As of May 1, 2025, these households have an average annual gross income of $7,317. Beginning January 1, 2026, the State of Hawaii's minimum wage is set to increase to $16 per hour. Assuming a non-elderly, non-disabled individual worked only 15-hours a week earning a minimum wage, they would still earn enough to exceed the minimum rent amount:

Tax Type	**Tax Rate**	**2024 Taxes***
Federal	0.00%	$0
FICA	7.65%	$955
State	1.40%	$97
Take-Home Pay		**$11,428**
Monthly Net Income		$952
Monthly Rent (30.00%)		$285
Net Income After Rent		**$666**

* Taxes owed for the 2024-2025 filing season.

3. Describe the impact on the agency's waitlist(s):

The HPHA anticipates these activities will have no impact on the agency's waiting lists. Both activities will only affect families already participating in the Section 8 voucher programs. During implementation, the HPHA will monitor the waiting lists and admission/denial rates to determine whether either activity is having unanticipated effects or impacts.

4. Describe the impact on the agency's termination rate of households:

Both activities may increase the program's termination rate, but the HPHA will attempt to mitigate this effect with its proposed hardship and exemption policies. Non-elderly, non-disabled households will be provided multiple opportunities to come into compliance with the 15-hour weekly work requirement before sanctions are imposed. The HPHA will also work with assisted households and make referrals to partnering service agencies to address any potential barriers to employment. Households will not be sanctioned for factors beyond their control – for example, lack of job opportunities during an economic downturn. The HPHA will look to implement a soft sanction approach in which a family will be given several warnings before issuing a notice of violation of the tenant obligations under the voucher and/or continued eligibility requirements. Termination from the program will only be used as a sanction of last resort. The HPHA may also suspend both activities during periods of economic downturn, natural disasters, and public health emergencies.

5. Describe the impact on the agency's current occupancy level in public housing and utilization rate in the HCV program:

As of May 1, 2025, roughly 60.61% of all non-elderly, non-disabled households (457 out of 754) pay a monthly rent that is less than $100. The minimum rent activity could lead to a higher voucher utilization rate if the savings in HAP expenditures allows the HPHA to issue additional vouchers. On the other hand, the utilization rate may be negatively impacted if more families are sanctioned or terminated from the voucher programs than originally anticipated. The HPHA will try to mitigate negative impacts through its hardship policy and by promoting greater family self-sufficiency through its work requirement and biennial reexamination policies.

Assisted households that remain noncompliant with the work requirement activity for long enough may risk losing their housing assistance. However, the HPHA will treat termination from the program as a last resort. Prior to implementation, the HPHA will look to partner with outside community organizations that will be able to offer non-compliant families with intensive supportive services designed to get them back into compliance. Households will generally be given ninety (90) days to come back into compliance by finding employment or enrolling in an education or training program. The HPHA may provide non-disabled, non-elderly individuals with temporary exemptions, on a case-by case basis, pursuant to the hardship policy.

6. Describe the impact on meeting the MTW statutory goals of cost effectiveness, self-sufficiency, and/or housing choice:

The HPHA believes the minimum rent and work requirement activities will allow the HPHA to improve the overall cost-effectiveness of the Section 8 voucher programs. Reduced HAP expenditures would create less strain on the HPHA's financial resources and help to avoid a funding shortfall. Cost savings could also be directed towards issuing more vouchers and housing subsidies to unassisted, low-income families.

One of the primary goals of the work requirement activity is to increase employment, assets, and earned income among work-able individuals receiving housing assistance. If successful, the HPHA expects the activity to help households achieve greater financial self-sufficiency and allow them to graduate from needing additional housing assistance.

7. Describe the impact on the agency's ability to meet the MTW statutory requirements:

a. Very-Low-Income Requirement

The minimum rent policy may negatively impact the HPHA's ability to meet the very-low-income requirement if more families are terminated from the program than originally anticipated. Very-low and extremely-low-income families may struggle to pay the increased minimum rent amount. If a family is unable to pay the minimum rent, the HPHA can provide a temporary hardship exemption and refer them to other sources of financial assistance. The HPHA will only pursue termination from the program as a last resort.

The work requirement policy may have a negative impact on the HPHA's ability to meet the very-low-income requirement. By encouraging employment and promoting greater economic self-sufficiency, the average annual income of assisted families is expected to increase. A family that increases its income enough to no longer need housing assistance will be subject to the HPHA's zero-HAP policy. After six months of no HAP, the HPHA will terminate the family's voucher and issue one to another very-low-income household.

b. Reasonable Rent Policy Requirement

The HPHA already complies with the Reasonable Rent Policy Requirement because of previously approved MTW activity waivers. The proposed minimum rent activity, which is being requested as part of this Amended MTW Supplement, is also considered a reasonable rent policy.

c. Substantially the Same Requirement

The HPHA anticipates both activities may improve the agency's ability to meet the Substantially the Same Requirement. Potential cost savings which result from implementation could be used to issue additional vouchers and provide housing assistance to more low-income families.

d. Comparable Mix Requirement

The HPHA does not anticipate either activity will have any effect on its ability to meet the comparable mix requirement. The minimum rent policy will not be applied to elderly and/or disabled households which are generally smaller in composition. Furthermore, a significant majority (78.83%, or 1,430 out of 1,814) of non-elderly, non-disabled households, which are generally larger in composition, already pay more than the proposed monthly minimum rent of $100 and would not be affected.

e. Housing Quality Standards (HQS) Requirement

The HPHA anticipates these activities will have no impact on its ability to meet the HQS statutory requirement. Neither activity affects or changes the National Standards for the Physical Inspection of Real Estate (NSPIRE) the HPHA uses during unit inspections.

8. Describe the impact on the rate of hardship requests and the number granted and denied as a result of this activity:

Both activities are pending implementation during FY 2026. The HPHA does not have a baseline average for the number of hardship requests received per year because the Section 8 voucher programs currently have a minimum rent of $0. The HPHA will report on the number of hardship requests received, granted, and denied for each activity in subsequent MTW Supplement submissions.

9. Across the other factors above, describe the impact on protected classes (and any associated disparate impact):

Neither activity is expected to have a disparate impact on protected classes. The HPHA will implement both activities within the HUD-established Safe Harbors, and they will only apply to work-able individuals. The minimum rent for disabled and/or elderly families will remain at $0. Additional exceptions to the work requirement policy will also be provided to those already pursuing greater self-sufficiency (e.g., full-time students; persons undergoing vocational rehabilitation) and other

vulnerable populations (e.g., pregnant women; a primary caretaker of a child under the age of six).

During the implementation of these activities, the HPHA will continuously monitor the rate of requests received for reasonable accommodations and hardship exemptions. Any significant increase in the number or rate of requests received will be presented in future MTW Supplements and may result in the suspension of either activity.

HCV Demographic Report as of May 1, 2025
Families Paying Less Than $100 Monthly Rent

Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
EHV	000120386	$ 19,188.00	6.25%	No	$ -	$ -	$ -	6	4	No	No
EHV	000018399	$ -	N/A	Yes	$ -	$ 597.00	$ 2,521.00	5	3	No	No
EHV	000133351	$ 840.00	142.86%	Yes	$ -	$ 654.00	$ 2,625.00	6	4	No	No
EHV	000070044	$ -	N/A	Yes	$ -	$ 160.00	$ 1,300.00	1	0	Yes	No
EHV	000121072	$ 4,140.00	28.99%	No	$ 92.00	$ -	$ 1,708.00	2	1	No	No
EHV	000132881	$ -	N/A	Yes	$ -	$ 684.00	$ 2,856.00	8	5	No	No
EHV	000133993	$ 875.00	137.14%	Yes	$ -	$ 144.00	$ 1,400.00	1	0	No	Yes
EHV	000127828	$ 9,156.00	13.11%	No	$ -	$ 131.00	$ 2,167.00	3	2	No	No
EHV	000133175	$ 9,156.00	13.11%	No	$ -	$ 35.00	$ 1,800.00	3	2	No	No
EHV	000126539	$ 12,000.00	10.00%	No	$ -	$ 73.00	$ 1,850.00	7	4	No	No
EHV	000130977	$ 9,980.00	12.02%	No	$ -	$ 122.00	$ 2,100.00	4	2	No	No
EHV	000081002	$ -	N/A	Yes	$ -	$ 132.00	$ 1,300.00	1	1	Yes	No
EHV	000033238	$ -	N/A	Yes	$ -	$ 495.00	$ 2,375.00	6	4	No	No
EHV	000094751	$ -	N/A	Yes	$ -	$ 78.00	$ 1,506.00	1	0	No	No
EHV	000133512	$ 7,284.00	16.47%	No	$ -	$ 449.00	$ 1,600.00	2	2	Yes	No
EHV	000107424	$ 5,530.00	21.70%	No	$ -	$ 195.00	$ 1,587.00	2	2	No	No
EHV	000128020	$ -	N/A	Yes	$ -	$ 586.00	$ 3,323.00	7	3	No	No
EHV	000033006	$ 5,200.00	23.08%	No	$ -	$ 147.00	$ 1,600.00	2	2	No	No
EHV	000098215	$ 11,028.00	10.88%	No	$ 44.00	$ -	$ 2,156.00	4	2	No	No
EHV	000079493	$ 8,820.00	13.61%	No	$ -	$ 26.00	$ 2,161.00	4	3	No	No
EHV	000120184	$ -	N/A	Yes	$ -	$ 310.00	$ 2,150.00	5	3	No	No
EHV	000134127	$ 4,500.00	26.67%	No	$ -	$ 119.00	$ 2,179.00	3	2	No	No
EHV	000133774	$ 4,872.00	24.63%	No	$ -	$ 20.00	$ 1,978.00	1	0	No	No
EHV	000090511	$ -	N/A	Yes	$ -	$ -	$ 2,126.00	2	2	No	No
EHV	000022806	$ 19,452.00	6.17%	No	$ -	$ 218.00	$ 2,492.00	7	4	Yes	Yes
EHV	000079620	$ 5,200.00	23.08%	No	$ -	$ 134.00	$ 2,161.00	4	3	No	No
EHV	000128086	$ -	N/A	Yes	$ -	$ -	$ 800.00	1	0	Yes	No
EHV	000124739	$ 11,028.00	10.88%	No	$ -	$ 404.00	$ 2,090.00	4	3	No	No
EHV	000131962	$ 11,316.00	10.60%	No	$ -	$ 361.00	$ 3,470.00	6	3	No	No
EHV	000133974	$ 9,360.00	12.82%	No	$ -	$ 35.00	$ 2,500.00	3	2	No	No
EHV	000134122	$ -	N/A	Yes	$ -	$ 226.00	$ 1,575.00	3	2	No	No
EHV	000063808	$ 7,284.00	16.47%	No	$ -	$ 8.00	$ 1,566.00	2	1	Yes	No
HCV	000091801	$ 11,316.00	10.60%	No	$ -	$ -	$ -	4	2	Yes	No
HCV	000042710	$ 54,727.00	2.19%	No	$ -	$ -	$ -	2	1	No	No
HCV	000030793	$ 38,920.00	3.08%	No	$ -	$ -	$ -	5	3	No	No
HCV	000042100	$ 58,546.00	2.05%	No	$ -	$ -	$ -	2	1	No	No
HCV	000095423	$ 41,913.00	2.86%	No	$ -	$ -	$ -	2	1	No	No
HCV	000052357	$ 155,178.00	0.77%	No	$ -	$ -	$ -	3	2	No	No
HCV	000063504	$ 50,076.00	2.40%	No	$ -	$ -	$ -	2	2	No	Yes
HCV	000124117	$ 18,754.00	6.40%	No	$ -	$ -	$ -	2	1	No	No
HCV	000049677	$ 14,724.00	8.15%	No	$ -	$ -	$ -	2	0	Yes	No
HCV	000093747	$ 30,932.00	3.88%	No	$ -	$ -	$ -	4	2	No	No
HCV	000047205	$ 88,500.00	1.36%	No	$ -	$ -	$ -	4	2	No	No
HCV	000124371	$ -	N/A	Yes	$ -	$ -	$ 1,279.00	4	2	No	No
HCV	000094503	$ 73,727.00	1.63%	No	$ -	$ -	$ -	4	3	No	No
HCV	000060233	$ 5,189.00	23.13%	No	$ 46.00	$ -	$ 1,189.00	1	1	No	Yes
HCV	000057767	$ -	N/A	Yes	$ -	$ -	$ -	1	0	Yes	Yes
HCV	000088570	$ -	N/A	Yes	$ -	$ -	$ -	2	2	Yes	No
HCV	000068067	$ -	N/A	Yes	$ -	$ -	$ -	1	0	Yes	No
HCV	000066140	$ -	N/A	Yes	$ -	$ -	$ -	4	3	No	No
HCV	000091126	$ 27,521.00	4.36%	No	$ -	$ 133.00	$ 2,500.00	7	4	No	No
HCV	000091859	$ 6,647.00	18.05%	No	$ -	$ 26.00	$ 1,500.00	2	1	Yes	No
HCV	000146346	$ 13,832.00	8.68%	No	$ -	$ 146.00	$ 1,400.00	2	2	No	No
HCV	000085526	$ 78.00	1538.46%	Yes	$ -	$ 106.00	$ 1,318.00	1	0	No	No
HCV	000131717	$ 21,677.00	5.54%	No	$ 71.00	$ -	$ 1,758.00	3	2	No	No
HCV	000117141	$ -	N/A	Yes	$ -	$ 120.00	$ 2,500.00	4	2	No	No

HCV Demographic Report as of May 1, 2025
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Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
HCV	000039407	$ 9,924.00	12.09%	No	$ 63.00	$ -	$ 932.00	1	2	Yes	Yes
HCV	000104105	$ 4,872.00	24.63%	No	$ 11.00	$ -	$ 1,411.00	1	0	No	No
HCV	000029816	$ -	N/A	Yes	$ -	$ 638.00	$ 1,900.00	4	3	No	No
HCV	000017109	$ 25,909.00	4.63%	No	$ -	$ 34.00	$ 1,700.00	4	3	No	No
HCV	000042285	$ 17,628.00	6.81%	No	$ 73.00	$ -	$ 1,116.00	2	1	Yes	Yes
HCV	000059433	$ 11,316.00	10.60%	No	$ 33.00	$ -	$ 1,617.00	1	2	Yes	Yes
HCV	000123369	$ -	N/A	Yes	$ -	$ 78.00	$ 1,300.00	1	0	No	No
HCV	000118694	$ -	N/A	Yes	$ -	$ 226.00	$ 2,063.00	4	3	No	No
HCV	000093343	$ 11,316.00	10.60%	No	$ -	$ 66.00	$ 2,378.00	4	3	No	No
HCV	000046522	$ 5,760.00	20.83%	No	$ -	$ 55.00	$ 1,700.00	4	2	No	No
HCV	000093883	$ 1,700.00	70.59%	Yes	$ -	$ 259.00	$ 2,352.00	5	3	No	No
HCV	000014462	$ -	N/A	Yes	$ -	$ 203.00	$ 2,210.00	3	2	No	No
HCV	000108496	$ 11,830.00	10.14%	No	$ -	$ 24.00	$ 2,300.00	2	2	No	No
HCV	000096327	$ 600.00	200.00%	Yes	$ -	$ 506.00	$ 1,935.00	3	2	No	No
HCV	000045762	$ 11,288.00	10.63%	No	$ -	$ 367.00	$ 2,000.00	5	3	Yes	No
HCV	000066006	$ 15,931.00	7.53%	No	$ -	$ 66.00	$ 1,848.00	3	2	No	No
HCV	000090596	$ 5,400.00	22.22%	No	$ -	$ 59.00	$ 1,300.00	2	2	No	No
HCV	000068835	$ 576.00	208.33%	Yes	$ -	$ 73.00	$ 1,457.00	1	0	Yes	No
HCV	000029315	$ 11,316.00	10.60%	No	$ 1.00	$ -	$ 1,599.00	2	2	Yes	No
HCV	000116501	$ 11,820.00	10.15%	No	$ -	$ 363.00	$ 2,595.00	7	3	No	No
HCV	000003163	$ 3,564.00	33.67%	Yes	$ -	$ 206.00	$ 1,215.00	1	0	Yes	Yes
HCV	000148416	$ 2,640.00	45.45%	Yes	$ -	$ 90.00	$ 1,300.00	1	0	No	No
HCV	000010963	$ 11,844.00	10.13%	No	$ 83.00	$ -	$ 1,117.00	1	0	Yes	Yes
HCV	000033845	$ 11,592.00	10.35%	No	$ 30.00	$ -	$ 1,820.00	2	2	Yes	No
HCV	000061784	$ 4,680.00	25.64%	No	$ -	$ 758.00	$ 2,600.00	7	4	No	No
HCV	000032064	$ 4,872.00	24.63%	No	$ 47.00	$ -	$ 1,658.00	2	1	No	No
HCV	000059996	$ 3,216.00	37.31%	Yes	$ -	$ 360.00	$ 2,813.00	8	4	No	No
HCV	000092888	$ 7,482.00	16.04%	No	$ 99.00	$ -	$ 1,801.00	1	0	Yes	No
HCV	000097349	$ 24,960.00	4.81%	No	$ -	$ 208.00	$ 1,650.00	5	3	No	No
HCV	000015143	$ -	N/A	Yes	$ -	$ 75.00	$ 1,800.00	5	3	No	No
HCV	000115263	$ 7,088.00	16.93%	No	$ 70.00	$ -	$ 1,030.00	1	0	No	Yes
HCV	000115403	$ 1,500.00	80.00%	Yes	$ -	$ 54.00	$ 1,795.00	2	2	No	No
HCV	000122931	$ 23,773.00	5.05%	No	$ 38.00	$ -	$ 1,862.00	5	3	No	No
HCV	000118464	$ 7,284.00	16.47%	No	$ -	$ 8.00	$ 1,600.00	2	1	No	No
HCV	000052304	$ 28,814.00	4.16%	No	$ 50.00	$ -	$ 3,400.00	5	3	No	No
HCV	000026093	$ 11,556.00	10.38%	No	$ 57.00	$ -	$ 1,018.00	1	0	Yes	Yes
HCV	000047340	$ 11,316.00	10.60%	No	$ -	$ 438.00	$ 1,800.00	4	3	Yes	No
HCV	000020634	$ 11,028.00	10.88%	No	$ -	$ 32.00	$ 1,600.00	4	3	No	No
HCV	000002902	$ 7,884.00	15.22%	No	$ 76.00	$ -	$ 1,256.00	1	0	Yes	Yes
HCV	000148851	$ 5,988.00	20.04%	No	$ -	$ 12.00	$ 1,532.00	1	1	No	Yes
HCV	000094371	$ 31,668.00	3.79%	No	$ -	$ 61.00	$ 3,740.00	9	5	No	No
HCV	000022069	$ 4,200.00	28.57%	No	$ 95.00	$ -	$ 1,505.00	1	0	No	Yes
HCV	000132104	$ -	N/A	Yes	$ -	$ 133.00	$ 1,358.00	1	0	No	Yes
HCV	000148879	$ 29,689.00	4.04%	No	$ -	$ 133.00	$ 2,704.00	8	4	No	No
HCV	000092141	$ 7,994.00	15.01%	No	$ -	$ 74.00	$ 2,350.00	3	2	No	No
HCV	000080156	$ 37,154.00	3.23%	No	$ 73.00	$ -	$ 2,027.00	6	4	No	No
HCV	000047524	$ 17,352.00	6.92%	No	$ -	$ 74.00	$ 1,950.00	4	3	No	No
HCV	000065627	$ -	N/A	Yes	$ -	$ -	$ 3,500.00	6	4	No	No
HCV	000116215	$ 9,444.00	12.71%	No	$ 70.00	$ -	$ 1,236.00	1	0	No	Yes
HCV	000044716	$ 14,975.00	8.01%	No	$ 2.00	$ -	$ 1,398.00	3	2	No	No
HCV	000124621	$ 624.00	192.31%	Yes	$ 5.00	$ -	$ 3,345.00	4	3	No	No
HCV	000093787	$ 12,912.00	9.29%	No	$ -	$ 77.00	$ 2,175.00	5	3	Yes	No
HCV	000143103	$ 10,620.00	11.30%	No	$ 83.00	$ -	$ 1,417.00	1	0	Yes	Yes
HCV	000050368	$ 18,912.00	6.35%	No	$ -	$ 3.00	$ 1,800.00	2	2	No	Yes
HCV	000059488	$ 1,986.00	60.42%	Yes	$ 17.00	$ -	$ 1,683.00	4	3	No	No
HCV	000025708	$ 2,969.00	40.42%	Yes	$ -	$ 391.00	$ 3,300.00	5	3	No	No

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Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
HCV	000060276	$ 11,556.00	10.38%	No	$ 79.00	$ -	$ 1,321.00	1	0	Yes	Yes
HCV	000059763	$ 11,316.00	10.60%	No	$ 59.00	$ -	$ 1,341.00	1	0	No	Yes
HCV	000116390	$ -	N/A	Yes	$ -	$ -	$ 2,500.00	1	2	Yes	No
HCV	000044017	$ 11,028.00	10.88%	No	$ -	$ 322.00	$ 1,996.00	4	3	No	No
HCV	000033232	$ 8,208.00	14.62%	No	$ -	$ 62.00	$ 1,100.00	2	2	Yes	Yes
HCV	000060260	$ 9,852.00	12.18%	No	$ -	$ 16.00	$ 1,200.00	2	1	Yes	Yes
HCV	000059459	$ 11,844.00	10.13%	No	$ 21.00	$ -	$ 1,229.00	1	2	Yes	Yes
HCV	000110283	$ -	N/A	Yes	$ -	$ -	$ 1,000.00	1	0	No	No
HCV	000118316	$ 4,003.00	29.98%	No	$ 33.00	$ -	$ 1,600.00	1	0	No	No
HCV	000060314	$ 16,848.00	7.12%	No	$ 22.00	$ -	$ 1,338.00	2	2	Yes	Yes
HCV	000060384	$ 3,600.00	33.33%	Yes	$ 80.00	$ -	$ 1,324.00	1	0	No	Yes
HCV	000059769	$ 11,556.00	10.38%	No	$ 97.00	$ -	$ 1,053.00	1	1	Yes	Yes
HCV	000095233	$ -	N/A	Yes	$ -	$ -	$ 1,833.00	1	0	No	No
HCV	000032212	$ 22,296.00	5.38%	No	$ 48.00	$ -	$ 1,602.00	3	2	No	Yes
HCV	000130048	$ 100.00	1200.00%	Yes	$ -	$ 339.00	$ 2,575.00	6	4	No	No
HCV	000002850	$ 10,212.00	11.75%	No	$ -	$ 103.00	$ 1,823.00	3	2	No	Yes
HCV	000002653	$ 1,848.00	64.94%	Yes	$ -	$ 581.00	$ 2,675.00	5	3	No	No
HCV	000131605	$ 11,220.00	10.70%	No	$ -	$ 77.00	$ 1,750.00	1	2	Yes	Yes
HCV	000043524	$ 4,800.00	25.00%	No	$ 53.00	$ -	$ 1,547.00	4	2	No	No
HCV	000031375	$ 11,556.00	10.38%	No	$ -	$ 70.00	$ 2,200.00	5	3	Yes	No
HCV	000036078	$ 11,604.00	10.34%	No	$ 35.00	$ -	$ 1,765.00	2	2	Yes	No
HCV	000034550	$ 3,504.00	34.25%	Yes	$ -	$ 162.00	$ 1,800.00	3	2	No	No
HCV	000082257	$ 11,316.00	10.60%	No	$ 91.00	$ -	$ 1,409.00	1	1	Yes	Yes
HCV	000010629	$ 11,364.00	10.56%	No	$ -	$ 230.00	$ 1,349.00	3	2	No	No
HCV	000027285	$ 4,872.00	24.63%	No	$ 77.00	$ -	$ 2,423.00	1	0	Yes	No
HCV	000042025	$ 11,556.00	10.38%	No	$ -	$ 290.00	$ 1,875.00	5	3	Yes	Yes
HCV	000052391	$ 32,435.00	3.70%	No	$ 85.00	$ -	$ 2,485.00	9	5	No	No
HCV	000059786	$ 12,600.00	9.52%	No	$ -	$ 156.00	$ 1,700.00	5	3	No	Yes
HCV	000007353	$ 11,556.00	10.38%	No	$ 29.00	$ -	$ 1,221.00	1	0	Yes	Yes
HCV	000087449	$ 14,138.00	8.49%	No	$ 55.00	$ -	$ 1,495.00	5	3	No	No
HCV	000017226	$ 11,844.00	10.13%	No	$ -	$ 34.00	$ 1,545.00	1	0	Yes	Yes
HCV	000083353	$ 300.00	400.00%	Yes	$ 8.00	$ -	$ 1,267.00	1	0	No	No
HCV	000132655	$ 9,156.00	13.11%	No	$ -	$ 311.00	$ 2,450.00	4	3	Yes	No
HCV	000049982	$ 4,813.00	24.93%	No	$ 96.00	$ -	$ 1,804.00	4	3	No	No
HCV	000047985	$ 3,688.00	32.54%	Yes	$ 80.00	$ -	$ 1,543.00	2	1	No	No
HCV	000059738	$ 28,747.00	4.17%	No	$ 86.00	$ -	$ 1,909.00	6	4	Yes	No
HCV	000049967	$ 14,063.00	8.53%	No	$ 31.00	$ -	$ 2,650.00	7	4	No	No
HCV	000011387	$ 10,332.00	11.61%	No	$ 33.00	$ -	$ 1,267.00	1	0	Yes	Yes
HCV	000036927	$ 1,250.00	96.00%	Yes	$ -	$ 240.00	$ 2,400.00	3	2	Yes	No
HCV	000129671	$ 6,240.00	19.23%	No	$ -	$ -	$ 1,200.00	1	0	No	No
HCV	000132090	$ -	N/A	Yes	$ -	$ 133.00	$ 1,000.00	1	0	No	No
HCV	000117258	$ 9,084.00	13.21%	No	$ 84.00	$ -	$ 1,466.00	1	0	No	Yes
HCV	000090745	$ 20,102.00	5.97%	No	$ 10.00	$ -	$ 1,890.00	2	2	Yes	Yes
HCV	000046050	$ 11,316.00	10.60%	No	$ -	$ 71.00	$ 2,350.00	5	3	No	Yes
HCV	000012080	$ 9,156.00	13.11%	No	$ -	$ 463.00	$ 2,200.00	5	3	No	No
HCV	000059697	$ 1,141.00	105.17%	Yes	$ -	$ 101.00	$ 1,400.00	1	0	No	No
HCV	000059790	$ 9,060.00	13.25%	No	$ 86.00	$ -	$ 1,114.00	1	0	No	Yes
HCV	000142560	$ 1,380.00	86.96%	Yes	$ 12.00	$ -	$ 1,788.00	4	3	No	No
HCV	000091486	$ 5,436.00	22.08%	No	$ -	$ 79.00	$ 1,550.00	1	0	No	No
HCV	000068037	$ 9,156.00	13.11%	No	$ -	$ 25.00	$ 2,034.00	3	2	No	No
HCV	000018931	$ 10,491.00	11.44%	No	$ 5.00	$ -	$ 1,495.00	2	2	No	No
HCV	000035930	$ 16,120.00	7.44%	No	$ 56.00	$ -	$ 2,344.00	5	2	No	No
HCV	000036668	$ 17,081.00	7.03%	No	$ 37.00	$ -	$ 2,863.00	5	3	No	No
HCV	000034332	$ 14,400.00	8.33%	No	$ -	$ 192.00	$ 3,748.00	11	6	No	No
HCV	000017844	$ 4,835.00	24.82%	No	$ -	$ 556.00	$ 2,800.00	7	5	No	No
HCV	000107506	$ 8,716.00	13.77%	No	$ -	$ 567.00	$ 3,050.00	7	4	No	No

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Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
HCV	000060232	$ 16,668.00	7.20%	No	$ -	$ 186.00	$ 2,919.00	7	4	No	No
HCV	000016605	$ 4,650.00	25.81%	No	$ -	$ 224.00	$ 3,156.00	5	3	Yes	No
HCV	000023413	$ 29,086.00	4.13%	No	$ -	$ 57.00	$ 2,825.00	5	3	Yes	Yes
HCV	000093863	$ 1,197.00	100.25%	Yes	$ -	$ 262.00	$ 1,559.00	3	2	No	No
HCV	000081569	$ 13,236.00	9.07%	No	$ -	$ 179.00	$ 2,389.00	7	4	No	No
HCV	000059495	$ 17,640.00	6.80%	No	$ 73.00	$ -	$ 1,387.00	2	1	Yes	Yes
HCV	000031022	$ 3,600.00	33.33%	Yes	$ -	$ 63.00	$ 1,800.00	2	1	No	No
HCV	000027634	$ 348.00	344.83%	Yes	$ -	$ 130.00	$ 1,100.00	1	0	No	Yes
HCV	000059572	$ 11,844.00	10.13%	No	$ 78.00	$ -	$ 922.00	1	2	Yes	Yes
HCV	000097859	$ 3,000.00	40.00%	Yes	$ -	$ 179.00	$ 1,695.00	3	2	No	No
HCV	000086621	$ 20,548.00	5.84%	No	$ -	$ 35.00	$ 1,850.00	2	2	No	No
HCV	000002286	$ 240.00	500.00%	Yes	$ -	$ 423.00	$ 2,200.00	4	3	Yes	No
HCV	000145852	$ 13,699.00	8.76%	No	$ -	$ 230.00	$ 3,700.00	5	3	No	No
HCV	000069133	$ 13,493.00	8.89%	No	$ -	$ 465.00	$ 2,950.00	6	4	No	No
HCV	000019058	$ 7,200.00	16.67%	No	$ -	$ 502.00	$ 2,900.00	5	3	No	No
HCV	000060067	$ 13,352.00	8.99%	No	$ 44.00	$ -	$ 2,456.00	4	3	No	No
HCV	000093219	$ 13,169.00	9.11%	No	$ -	$ 31.00	$ 2,801.00	3	2	No	No
HCV	000043818	$ 13,937.00	8.61%	No	$ -	$ 327.00	$ 2,350.00	7	4	No	No
HCV	000013252	$ 12,898.00	9.30%	No	$ 54.00	$ -	$ 2,194.00	3	2	No	No
HCV	000095063	$ -	N/A	Yes	$ -	$ 285.00	$ 2,426.00	6	4	No	No
HCV	000044879	$ 8,268.00	14.51%	No	$ 74.00	$ -	$ 1,607.00	1	0	No	No
HCV	000039144	$ 13,511.00	8.88%	No	$ -	$ 304.00	$ 2,505.00	6	4	No	No
HCV	000096941	$ 483.00	248.45%	Yes	$ 4.00	$ -	$ 1,996.00	3	2	No	No
HCV	000097111	$ 6,000.00	20.00%	No	$ -	$ 497.00	$ 2,695.00	5	3	No	No
HCV	000094065	$ 15,204.00	7.89%	No	$ -	$ 50.00	$ 1,984.00	4	3	Yes	Yes
HCV	000020638	$ 18,540.00	6.47%	No	$ -	$ 266.00	$ 2,300.00	8	4	No	No
HCV	000125053	$ -	N/A	Yes	$ -	$ -	$ 4,760.00	5	3	No	No
HCV	000109545	$ -	N/A	Yes	$ -	$ 287.00	$ 2,844.00	4	3	No	No
HCV	000116415	$ 19,754.00	6.07%	No	$ -	$ 200.00	$ 2,200.00	5	3	No	No
HCV	000088764	$ 9,239.00	12.99%	No	$ -	$ 81.00	$ 2,350.00	5	3	No	No
HCV	000030047	$ 7,220.00	16.62%	No	$ 47.00	$ -	$ 1,853.00	1	0	No	No
HCV	000116021	$ 6,072.00	19.76%	No	$ -	$ 14.00	$ 1,243.00	1	0	Yes	No
HCV	000085789	$ 13,676.00	8.77%	No	$ -	$ 117.00	$ 2,864.00	9	5	No	No
HCV	000028639	$ 16,346.00	7.34%	No	$ -	$ 247.00	$ 2,800.00	4	3	No	No
HCV	000095185	$ 21,295.00	5.64%	No	$ -	$ 99.00	$ 2,595.00	4	3	No	No
HCV	000148423	$ 11,316.00	10.60%	No	$ -	$ 155.00	$ 2,000.00	6	4	Yes	Yes
HCV	000095501	$ 1,800.00	66.67%	Yes	$ 21.00	$ -	$ 1,481.00	3	2	No	No
HCV	000016264	$ 1,800.00	66.67%	Yes	$ 15.00	$ -	$ 4,685.00	5	3	No	No
HCV	000050968	$ 21,792.00	5.51%	No	$ -	$ 105.00	$ 2,414.00	6	3	No	No
HCV	000096283	$ 28,453.00	4.22%	No	$ -	$ 86.00	$ 4,000.00	4	2	No	No
HCV	000082224	$ -	N/A	Yes	$ -	$ 170.00	$ 1,650.00	1	0	No	No
HCV	000017866	$ 210.00	571.43%	Yes	$ 2.00	$ -	$ 3,148.00	4	3	No	No
HCV	000085490	$ 31,004.00	3.87%	No	$ 7.00	$ -	$ 2,849.00	9	5	No	No
HCV	000093068	$ 3,887.00	30.87%	Yes	$ 85.00	$ -	$ 1,980.00	2	2	No	No
HCV	000091704	$ 7,695.00	15.59%	No	$ 2.00	$ -	$ 1,343.00	2	1	No	No
HCV	000021337	$ 7,748.00	15.49%	No	$ -	$ 212.00	$ 2,258.00	6	4	No	No
HCV	000015170	$ 4,872.00	24.63%	No	$ -	$ 244.00	$ 2,200.00	5	3	No	No
HCV	000093275	$ 4,800.00	25.00%	No	$ 86.00	$ -	$ 1,480.00	1	0	No	No
HCV	000068890	$ 7,848.00	15.29%	No	$ -	$ 181.00	$ 2,900.00	4	3	No	No
HCV	000116937	$ 6,000.00	20.00%	No	$ -	$ 657.00	$ 5,425.00	11	6	No	No
HCV	000016952	$ 10,560.00	11.36%	No	$ -	$ 10.00	$ 1,535.00	3	2	No	No
HCV	000014756	$ 7,200.00	16.67%	No	$ -	$ 590.00	$ 3,200.00	7	4	No	No
HCV	000091588	$ -	N/A	Yes	$ -	$ 97.00	$ 1,323.00	1	0	Yes	No
HCV	000037790	$ 480.00	250.00%	Yes	$ 4.00	$ -	$ 2,834.00	6	3	No	No
HCV	000032044	$ -	N/A	Yes	$ -	$ 90.00	$ 2,300.00	3	2	No	No
HCV	000096065	$ 24,507.00	4.90%	No	$ 91.00	$ -	$ 2,609.00	4	3	No	No

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HCV	000116238	$ 12,912.00	9.29%	No	$ -	$ 325.00	$ 2,600.00	7	4	No	No
HCV	000060718	$ 11,604.00	10.34%	No	$ 23.00	$ -	$ 2,827.00	2	2	Yes	No
HCV	000096853	$ -	N/A	Yes	$ -	$ 200.00	$ 1,500.00	4	2	No	No
HCV	000050310	$ 15,192.00	7.90%	No	$ -	$ 297.00	$ 2,856.00	8	5	No	Yes
HCV	000117775	$ 12,880.00	9.32%	No	$ 50.00	$ -	$ 3,050.00	2	2	Yes	No
HCV	000117931	$ 9,635.00	12.45%	No	$ 65.00	$ -	$ 2,130.00	3	2	No	No
HCV	000030425	$ 20,767.00	5.78%	No	$ -	$ 161.00	$ 2,500.00	3	2	Yes	No
HCV	000020620	$ 4,036.00	29.73%	No	$ 65.00	$ -	$ 3,365.00	4	3	No	No
HCV	000096681	$ 9,156.00	13.11%	No	$ 53.00	$ -	$ 3,347.00	3	2	No	No
HCV	000096463	$ -	N/A	Yes	$ -	$ -	$ 2,950.00	2	2	No	No
HCV	000021692	$ -	N/A	Yes	$ -	$ 120.00	$ 2,400.00	3	2	No	No
HCV	000097653	$ 1,800.00	66.67%	Yes	$ -	$ 217.00	$ 2,500.00	2	2	No	No
HCV	000036753	$ 22,758.00	5.27%	No	$ -	$ 99.00	$ 6,338.00	8	5	No	No
HCV	000081757	$ 672.00	178.57%	Yes	$ -	$ 145.00	$ 2,200.00	5	3	No	No
HCV	000118360	$ 14,400.00	8.33%	No	$ 78.00	$ -	$ 2,446.00	7	4	No	No
HCV	000119620	$ 10,416.00	11.52%	No	$ 95.00	$ -	$ 1,305.00	1	0	No	Yes
HCV	000097063	$ -	N/A	Yes	$ -	$ 156.00	$ 975.00	1	0	No	No
HCV	000030388	$ 7,284.00	16.47%	No	$ -	$ 5.00	$ 2,304.00	2	2	No	No
HCV	000097729	$ 2,520.00	47.62%	Yes	$ -	$ 110.00	$ 1,100.00	1	0	No	No
HCV	000121764	$ 3,730.00	32.17%	Yes	$ 93.00	$ -	$ 1,482.00	1	0	No	No
HCV	000039155	$ 10,092.00	11.89%	No	$ -	$ 225.00	$ 1,174.00	4	3	No	No
HCV	000120716	$ 11,316.00	10.60%	No	$ 69.00	$ -	$ 1,557.00	2	2	No	No
HCV	000118916	$ 1,356.00	88.50%	Yes	$ -	$ 164.00	$ 2,393.00	4	2	No	No
HCV	000123813	$ 16,959.00	7.08%	No	$ 28.00	$ -	$ 2,258.00	5	2	No	No
HCV	000126234	$ 12,526.00	9.58%	No	$ 66.00	$ -	$ 1,559.00	4	2	No	No
HCV	000106005	$ 9,600.00	12.50%	No	$ -	$ 29.00	$ 1,665.00	3	2	No	No
HCV	000120460	$ -	N/A	Yes	$ 25.00	$ -	$ 1,875.00	3	2	No	No
HCV	000118642	$ -	N/A	Yes	$ -	$ 156.00	$ 1,400.00	1	0	No	No
HCV	000124335	$ 2,700.00	44.44%	Yes	$ -	$ 189.00	$ 1,275.00	2	2	No	No
HCV	000087085	$ 7,392.00	16.23%	No	$ 64.00	$ -	$ 1,098.00	1	0	Yes	Yes
HCV	000118708	$ 7,284.00	16.47%	No	$ -	$ 22.00	$ 1,500.00	2	2	Yes	No
HCV	000123349	$ 6,887.00	17.42%	No	$ 72.00	$ -	$ 1,428.00	1	0	No	No
HCV	000120694	$ 4,844.00	24.77%	No	$ -	$ 12.00	$ 1,145.00	1	0	No	No
HCV	000120662	$ 4,872.00	24.63%	No	$ 11.00	$ -	$ 1,119.00	1	0	No	No
HCV	000118382	$ -	N/A	Yes	$ -	$ -	$ 1,800.00	1	0	No	No
HCV	000109057	$ 13,833.00	8.67%	No	$ 68.00	$ -	$ 1,332.00	3	2	No	No
HCV	000118898	$ 30.00	4000.00%	Yes	$ -	$ 182.00	$ 1,650.00	3	2	No	No
HCV	000046763	$ 6,276.00	19.12%	No	$ 14.00	$ -	$ 1,440.00	1	0	No	Yes
HCV	000123455	$ 10,920.00	10.99%	No	$ -	$ 23.00	$ 2,801.00	4	3	No	No
HCV	000119844	$ 5,448.00	22.03%	No	$ 33.00	$ -	$ 1,299.00	2	1	Yes	Yes
HCV	000100629	$ 10,968.00	10.94%	No	$ 12.00	$ -	$ 1,038.00	2	2	Yes	No
HCV	000122639	$ 14,247.00	8.42%	No	$ 87.00	$ -	$ 1,588.00	4	3	No	No
HCV	000082032	$ 7,925.00	15.14%	No	$ -	$ 80.00	$ 800.00	3	2	No	No
HCV	000017078	$ 10,362.00	11.58%	No	$ -	$ 51.00	$ 770.00	4	3	Yes	No
HCV	000122513	$ 10,400.00	11.54%	No	$ 10.00	$ -	$ 1,590.00	4	3	No	No
HCV	000068977	$ 8,055.00	14.90%	No	$ -	$ 171.00	$ 1,000.00	3	2	No	No
HCV	000011985	$ -	N/A	Yes	$ -	$ -	$ 2,300.00	3	2	No	No
HCV	000034142	$ -	N/A	Yes	$ 50.00	$ -	$ 1,600.00	1	0	No	No
HCV	000122111	$ 7,284.00	16.47%	No	$ -	$ 18.00	$ 1,044.00	2	2	No	No
HCV	000018621	$ 9,878.00	12.15%	No	$ -	$ 46.00	$ 1,400.00	5	3	No	No
HCV	000122421	$ 8,040.00	14.93%	No	$ 13.00	$ -	$ 1,487.00	2	1	No	Yes
HCV	000000467	$ 16,104.00	7.45%	No	$ -	$ 70.00	$ 1,620.00	2	2	No	No
HCV	000013334	$ 10,692.00	11.22%	No	$ -	$ 29.00	$ 2,343.00	4	2	No	No
HCV	000079747	$ 11,028.00	10.88%	No	$ -	$ 167.00	$ 1,200.00	4	3	No	No
HCV	000126100	$ -	N/A	Yes	$ -	$ 348.00	$ 1,685.00	3	2	No	No
HCV	000121122	$ 37.00	3243.24%	Yes	$ -	$ 4.00	$ 1,700.00	2	2	No	No

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Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
HCV	000085182	$ 8,454.00	14.19%	No	$ 65.00	$ -	$ 1,070.00	1	0	No	No
HCV	000120928	$ -	N/A	Yes	$ -	$ 286.00	$ 1,500.00	5	3	No	No
HCV	000124323	$ 7,728.00	15.53%	No	$ 27.00	$ -	$ 1,173.00	1	0	Yes	No
HCV	000015792	$ 9,156.00	13.11%	No	$ -	$ 100.00	$ 2,921.00	5	3	Yes	No
HCV	000123961	$ 11,292.00	10.63%	No	$ 4.00	$ -	$ 1,048.00	1	0	No	Yes
HCV	000120740	$ 10,740.00	11.17%	No	$ -	$ 21.00	$ 900.00	2	2	No	Yes
HCV	000121958	$ -	N/A	Yes	$ -	$ 250.00	$ 1,400.00	4	3	No	No
HCV	000119618	$ 4,843.00	24.78%	No	$ -	$ 148.00	$ 2,000.00	4	2	No	No
HCV	000043385	$ 10,968.00	10.94%	No	$ 94.00	$ -	$ 2,081.00	1	2	Yes	No
HCV	000064451	$ 2,700.00	44.44%	Yes	$ 58.00	$ -	$ 1,359.00	2	1	No	Yes
HCV	000087800	$ 30,689.00	3.91%	No	$ 76.00	$ -	$ 2,780.00	8	5	No	No
HCV	000118894	$ 32,758.00	3.66%	No	$ -	$ 25.00	$ 1,800.00	6	3	No	No
HCV	000105989	$ -	N/A	Yes	$ -	$ 580.00	$ 2,568.00	5	3	No	No
HCV	000082025	$ -	N/A	Yes	$ -	$ 646.00	$ 2,700.00	4	3	No	No
HCV	000121126	$ 18,300.00	6.56%	No	$ 70.00	$ -	$ 3,030.00	4	3	No	Yes
HCV	000045566	$ -	N/A	Yes	$ -	$ -	$ 2,210.00	1	0	No	No
HCV	000044308	$ 7,824.00	15.34%	No	$ 40.00	$ -	$ 1,228.00	1	0	No	No
HCV	000093579	$ 3,600.00	33.33%	Yes	$ -	$ 102.00	$ 1,564.00	2	2	No	No
HCV	000022983	$ 2,767.00	43.37%	Yes	$ 15.00	$ -	$ 1,885.00	3	2	No	No
HCV	000098995	$ 9,624.00	12.47%	No	$ 98.00	$ -	$ 902.00	1	0	Yes	Yes
HCV	000103127	$ 6,961.00	17.24%	No	$ 9.00	$ -	$ 1,491.00	2	1	No	No
HCV	000123979	$ 2,880.00	41.67%	Yes	$ 24.00	$ -	$ 3,129.00	8	4	No	No
HCV	000143101	$ -	N/A	Yes	$ -	$ -	$ 1,746.00	3	2	No	No
HCV	000092491	$ 8,400.00	14.29%	No	$ -	$ 404.00	$ 3,950.00	9	5	No	No
HCV	000096005	$ 13,368.00	8.98%	No	$ -	$ 55.00	$ 2,900.00	6	3	No	No
HCV	000095263	$ 10,120.00	11.86%	No	$ -	$ 21.00	$ 2,358.00	5	3	No	No
HCV	000040944	$ 11,316.00	10.60%	No	$ 65.00	$ -	$ 1,304.00	1	2	Yes	Yes
HCV	000101663	$ 3,600.00	33.33%	Yes	$ -	$ 191.00	$ 1,895.00	4	2	No	No
HCV	000038531	$ 11,316.00	10.60%	No	$ -	$ 12.00	$ 1,215.00	1	0	Yes	Yes
HCV	000065054	$ 11,172.00	10.74%	No	$ -	$ 194.00	$ 3,950.00	7	4	No	Yes
HCV	000083436	$ -	N/A	Yes	$ -	$ 130.00	$ 1,260.00	1	0	Yes	No
HCV	000145253	$ 14,640.00	8.20%	No	$ 28.00	$ -	$ 2,457.00	4	3	No	No
HCV	000027765	$ 192.00	625.00%	Yes	$ 2.00	$ -	$ 1,348.00	2	1	No	No
HCV	000098389	$ 6,204.00	19.34%	No	$ 34.00	$ -	$ 1,249.00	1	0	Yes	No
HCV	000065604	$ 8,820.00	13.61%	No	$ 17.00	$ -	$ 1,473.00	4	3	No	No
HCV	000095921	$ -	N/A	Yes	$ -	$ -	$ 1,750.00	2	1	No	No
HCV	000036428	$ 10,079.00	11.91%	No	$ -	$ 483.00	$ 3,250.00	6	3	No	No
HCV	000081195	$ 31,472.00	3.81%	No	$ -	$ 45.00	$ 3,422.00	4	3	No	No
HCV	000120650	$ 7,200.00	16.67%	No	$ 77.00	$ -	$ 1,255.00	2	1	No	Yes
HCV	000097283	$ 17,847.00	6.72%	No	$ -	$ 427.00	$ 2,362.00	7	5	No	No
HCV	000060846	$ 27,773.00	4.32%	No	$ 38.00	$ -	$ 2,944.00	5	3	No	No
HCV	000117873	$ 11,076.00	10.83%	No	$ 25.00	$ -	$ 1,575.00	2	2	Yes	No
HCV	000094139	$ 7,676.00	15.63%	No	$ 16.00	$ -	$ 3,434.00	4	3	No	No
HCV	000121768	$ 9,156.00	13.11%	No	$ -	$ 40.00	$ 1,825.00	3	2	No	No
HCV	000087968	$ 16,716.00	7.18%	No	$ -	$ -	$ 1,105.00	3	2	Yes	No
HCV	000102843	$ 3,600.00	33.33%	Yes	$ 66.00	$ -	$ 1,484.00	3	2	No	No
HCV	000033444	$ 4,872.00	24.63%	No	$ -	$ 108.00	$ 1,440.00	1	0	No	No
HCV	000060378	$ 11,604.00	10.34%	No	$ 92.00	$ -	$ 1,408.00	1	0	Yes	Yes
HCV	000035986	$ 19,926.00	6.02%	No	$ 74.00	$ -	$ 2,727.00	7	4	No	No
HCV	000091149	$ 36,691.00	3.27%	No	$ 91.00	$ -	$ 1,659.00	6	4	No	No
HCV	000047924	$ 8,700.00	13.79%	No	$ -	$ 148.00	$ 1,853.00	4	3	No	No
HCV	000064348	$ 4,200.00	28.57%	No	$ 69.00	$ -	$ 3,431.00	5	3	No	No
HCV	000116946	$ 765.00	156.86%	Yes	$ -	$ 124.00	$ 1,251.00	1	0	Yes	No
HCV	000124807	$ 21,830.00	5.50%	No	$ -	$ 132.00	$ 3,467.00	5	3	No	No
HCV	000092219	$ 997.00	120.36%	Yes	$ -	$ 382.00	$ 3,200.00	7	3	No	No
HCV	000018405	$ 1,842.00	65.15%	Yes	$ 48.00	$ -	$ 1,163.00	1	0	Yes	No

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HCV	000010152	$ 1,677.00	71.56%	Yes	$ -	$ 789.00	$ 3,799.00	6	4	No	No
HCV	000123889	$ 1,800.00	66.67%	Yes	$ -	$ 219.00	$ 2,050.00	3	2	No	No
HCV	000122353	$ 15,060.00	7.97%	No	$ -	$ 243.00	$ 3,580.00	4	3	Yes	No
HCV	000082737	$ 5,039.00	23.81%	No	$ -	$ 301.00	$ 4,050.00	8	4	No	No
HCV	000119068	$ -	N/A	Yes	$ -	$ 175.00	$ 2,059.00	2	2	No	No
HCV	000101339	$ 25,526.00	4.70%	No	$ 5.00	$ -	$ 3,138.00	5	3	No	No
HCV	000062223	$ 11,556.00	10.38%	No	$ 74.00	$ -	$ 2,866.00	2	2	Yes	No
HCV	000085484	$ 27,341.00	4.39%	No	$ 55.00	$ -	$ 2,868.00	5	3	No	No
HCV	000082125	$ 6,000.00	20.00%	No	$ -	$ 490.00	$ 2,992.00	7	4	No	No
HCV	000028357	$ 11,111.00	10.80%	No	$ -	$ 541.00	$ 3,324.00	9	5	No	No
HCV	000132850	$ 2,644.00	45.39%	Yes	$ -	$ 421.00	$ 2,800.00	5	3	No	No
HCV	000119604	$ 1,200.00	100.00%	Yes	$ 10.00	$ -	$ 2,990.00	4	3	No	No
HCV	000088693	$ 13,692.00	8.76%	No	$ -	$ 187.00	$ 2,405.00	4	3	Yes	No
HCV	000124271	$ 12,697.00	9.45%	No	$ 19.00	$ -	$ 2,511.00	4	3	Yes	No
HCV	000060874	$ 10,124.00	11.85%	No	$ -	$ 30.00	$ 2,874.00	2	2	No	No
HCV	000017552	$ 11,028.00	10.88%	No	$ -	$ 86.00	$ 2,395.00	4	3	Yes	No
HCV	000063466	$ 12,396.00	9.68%	No	$ -	$ 499.00	$ 3,308.00	8	5	Yes	No
HCV	000085322	$ -	N/A	Yes	$ -	$ 769.00	$ 3,386.00	6	4	No	No
HCV	000001116	$ 11,316.00	10.60%	No	$ 79.00	$ -	$ 1,196.00	2	1	Yes	Yes
HCV	000127350	$ 4,872.00	24.63%	No	$ -	$ 41.00	$ 1,450.00	1	0	Yes	No
HCV	000089187	$ -	N/A	Yes	$ 7.00	$ -	$ 3,590.00	5	4	No	No
HCV	000090022	$ 2,294.00	52.31%	Yes	$ -	$ 588.00	$ 2,132.00	4	2	No	No
HCV	000112357	$ 420.00	285.71%	Yes	$ -	$ 189.00	$ 1,500.00	3	2	No	No
HCV	000065314	$ 13,848.00	8.67%	No	$ -	$ 305.00	$ 3,186.00	4	3	Yes	Yes
HCV	000094263	$ 9,600.00	12.50%	No	$ -	$ 83.00	$ 2,350.00	5	3	No	No
HCV	000068338	$ 16,668.00	7.20%	No	$ 43.00	$ -	$ 3,357.00	7	4	No	No
HCV	000138973	$ 4,056.00	29.59%	No	$ -	$ 146.00	$ 1,500.00	4	2	No	No
HCV	000115789	$ 9,600.00	12.50%	No	$ -	$ 204.00	$ 2,737.00	4	2	No	No
HCV	000096965	$ 2,892.00	41.49%	Yes	$ -	$ 593.00	$ 2,950.00	6	4	No	No
HCV	000115649	$ 27,857.00	4.31%	No	$ -	$ 7.00	$ 2,856.00	9	5	No	No
HCV	000084174	$ -	N/A	Yes	$ -	$ 626.00	$ 3,184.00	4	2	No	No
HCV	000136360	$ 21,024.00	5.71%	No	$ -	$ 15.00	$ 2,405.00	5	3	Yes	No
HCV	000136367	$ 10,188.00	11.78%	No	$ -	$ 388.00	$ 3,345.00	5	3	Yes	No
HCV	000148555	$ 11,520.00	10.42%	No	$ 18.00	$ -	$ 1,797.00	2	2	Yes	Yes
HCV	000068403	$ -	N/A	Yes	$ -	$ -	$ 2,520.00	4	2	No	No
HCV	000046123	$ 11,207.00	10.71%	No	$ -	$ 371.00	$ 2,774.00	4	3	No	Yes
HCV	000006710	$ 29,873.00	4.02%	No	$ 94.00	$ -	$ 3,556.00	4	3	No	No
HCV	000033625	$ 10,572.00	11.35%	No	$ -	$ 172.00	$ 2,686.00	3	2	Yes	No
HCV	000126108	$ 2,400.00	50.00%	Yes	$ -	$ 108.00	$ 2,400.00	3	2	No	No
HCV	000097851	$ 14,784.00	8.12%	No	$ -	$ 336.00	$ 3,500.00	6	3	No	No
HCV	000142770	$ 11,844.00	10.13%	No	$ 99.00	$ -	$ 1,384.00	1	0	Yes	Yes
HCV	000122259	$ 11,316.00	10.60%	No	$ 6.00	$ -	$ 2,874.00	2	2	No	No
HCV	000122147	$ 16,476.00	7.28%	No	$ -	$ 47.00	$ 2,582.00	2	2	No	No
HCV	000042324	$ 11,556.00	10.38%	No	$ 59.00	$ -	$ 1,341.00	1	0	Yes	No
HCV	000142921	$ 12,144.00	9.88%	No	$ -	$ 33.00	$ 2,422.00	5	4	No	No
HCV	000142807	$ 3,600.00	33.33%	Yes	$ -	$ 162.00	$ 2,100.00	4	2	No	No
HCV	000037417	$ 24,456.00	4.91%	No	$ -	$ 30.00	$ 3,666.00	6	4	No	No
HCV	000064178	$ 17,052.00	7.04%	No	$ -	$ 1.00	$ 2,697.00	3	2	No	No
HCV	000142631	$ -	N/A	Yes	$ -	$ 597.00	$ 2,834.00	6	3	No	No
HCV	000016371	$ 13,608.00	8.82%	No	$ -	$ 103.00	$ 3,925.00	7	4	Yes	No
HCV	000116855	$ 9,156.00	13.11%	No	$ 43.00	$ -	$ 3,032.00	3	2	Yes	No
HCV	000014119	$ 9,524.00	12.60%	No	$ -	$ 221.00	$ 1,807.00	2	2	No	No
HCV	000091735	$ 26,478.00	4.53%	No	$ -	$ 57.00	$ 4,100.00	4	3	No	No
HCV	000096735	$ 14,515.00	8.27%	No	$ -	$ 211.00	$ 1,701.00	3	2	No	No
HCV	000012006	$ 4,872.00	24.63%	No	$ -	$ 70.00	$ 1,650.00	1	1	Yes	No
HCV	000035430	$ 12,765.00	9.40%	No	$ -	$ 512.00	$ 4,500.00	7	4	No	No

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HCV	000118165	$ 7,284.00	16.47%	No	$ -	$ 38.00	$ 2,254.00	2	2	No	No
HCV	000068301	$ 528.00	227.27%	Yes	$ -	$ 37.00	$ 1,550.00	1	0	No	No
HCV	000098379	$ 53.00	2264.15%	Yes	$ -	$ 205.00	$ 4,200.00	4	3	No	No
HCV	000145640	$ 33,688.00	3.56%	No	$ 35.00	$ -	$ 4,007.00	7	4	No	No
HCV	000114843	$ -	N/A	Yes	$ -	$ -	$ 2,100.00	2	1	Yes	No
HCV	000142584	$ -	N/A	Yes	$ -	$ 442.00	$ 1,970.00	3	2	No	No
HCV	000117529	$ 5,004.00	23.98%	No	$ -	$ 68.00	$ 2,222.00	2	1	No	No
HCV	000043346	$ 26,000.00	4.62%	No	$ 17.00	$ -	$ 3,479.00	5	3	No	No
HCV	000142173	$ -	N/A	Yes	$ -	$ -	$ 2,570.00	2	1	No	No
HCV	000094399	$ 3,000.00	40.00%	Yes	$ -	$ 296.00	$ 3,200.00	5	3	No	No
HCV	000145275	$ 11,604.00	10.34%	No	$ -	$ 75.00	$ 2,900.00	6	3	No	No
HCV	000089913	$ 4,800.00	25.00%	No	$ -	$ 173.00	$ 1,937.00	5	3	No	No
HCV	000091240	$ -	N/A	Yes	$ -	$ 360.00	$ 2,600.00	5	3	No	No
HCV	000015590	$ 11,604.00	10.34%	No	$ -	$ 142.00	$ 1,890.00	2	2	Yes	No
HCV	000094327	$ -	N/A	Yes	$ -	$ 435.00	$ 2,190.00	6	3	No	No
HCV	000145207	$ 660.00	181.82%	Yes	$ -	$ 104.00	$ 1,556.00	3	2	No	No
HCV	000120894	$ 27,303.00	4.40%	No	$ -	$ 215.00	$ 3,789.00	9	5	No	No
HCV	000119318	$ 7,200.00	16.67%	No	$ 24.00	$ -	$ 1,428.00	1	0	No	No
HCV	000145429	$ -	N/A	Yes	$ -	$ 388.00	$ 2,662.00	2	2	No	No
HCV	000089539	$ 12,912.00	9.29%	No	$ -	$ 342.00	$ 3,228.00	5	3	No	No
HCV	000074791	$ 14,376.00	8.35%	No	$ -	$ -	$ 1,800.00	2	2	Yes	No
HCV	000015853	$ 26,088.00	4.60%	No	$ -	$ 99.00	$ 3,516.00	6	4	No	No
HCV	000134912	$ 10,092.00	11.89%	No	$ -	$ 398.00	$ 2,713.00	5	3	No	No
HCV	000027943	$ 4,152.00	28.90%	No	$ 94.00	$ -	$ 1,406.00	1	0	No	Yes
HCV	000015978	$ 24,252.00	4.95%	No	$ -	$ 25.00	$ 2,840.00	5	3	Yes	No
HCV	000059427	$ 9,688.00	12.39%	No	$ -	$ 13.00	$ 2,900.00	1	2	Yes	Yes
HCV	000086661	$ -	N/A	Yes	$ -	$ 209.00	$ 2,991.00	8	5	No	No
HCV	000012504	$ 3,998.00	30.02%	Yes	$ -	$ 157.00	$ 2,806.00	4	2	No	No
HCV	000096435	$ 11,328.00	10.59%	No	$ 19.00	$ -	$ 2,131.00	3	2	No	No
HCV	000145582	$ 2,023.00	59.32%	Yes	$ -	$ 325.00	$ 3,600.00	4	3	No	No
HCV	000065515	$ 22,284.00	5.39%	No	$ -	$ 108.00	$ 3,710.00	5	3	No	No
HCV	000059620	$ 11,556.00	10.38%	No	$ 24.00	$ -	$ 2,271.00	1	2	Yes	Yes
HCV	000120224	$ 1,270.00	94.49%	Yes	$ -	$ 139.00	$ 2,900.00	3	2	Yes	No
HCV	000089352	$ 7,308.00	16.42%	No	$ 43.00	$ -	$ 1,250.00	1	0	Yes	Yes
HCV	000145788	$ 1,200.00	100.00%	Yes	$ -	$ 136.00	$ 1,700.00	1	0	Yes	No
HCV	000145785	$ 2,100.00	57.14%	Yes	$ -	$ 597.00	$ 3,684.00	4	3	No	No
HCV	000119608	$ -	N/A	Yes	$ -	$ -	$ 1,700.00	1	0	No	No
HCV	000084577	$ 5,400.00	22.22%	No	$ 37.00	$ -	$ 1,525.00	1	0	Yes	No
HCV	000062226	$ 3,060.00	39.22%	Yes	$ -	$ 308.00	$ 3,250.00	5	3	No	No
HCV	000122949	$ 29,280.00	4.10%	No	$ 65.00	$ -	$ 3,085.00	5	3	No	No
HCV	000145882	$ -	N/A	Yes	$ -	$ 626.00	$ 3,242.00	4	3	Yes	No
HCV	000145820	$ 9,156.00	13.11%	No	$ -	$ 42.00	$ 2,803.00	3	2	No	No
HCV	000059382	$ -	N/A	Yes	$ -	$ -	$ 2,080.00	1	0	No	No
HCV	000099727	$ -	N/A	Yes	$ -	$ 211.00	$ 2,063.00	2	2	No	No
HCV	000099161	$ 9,600.00	12.50%	No	$ -	$ 138.00	$ 3,800.00	4	3	No	No
HCV	000145784	$ 9,660.00	12.42%	No	$ -	$ 217.00	$ 2,620.00	4	2	No	No
HCV	000094445	$ 37,440.00	3.21%	No	$ 14.00	$ -	$ 3,586.00	9	5	No	No
HCV	000007625	$ 11,556.00	10.38%	No	$ 81.00	$ -	$ 1,746.00	1	2	Yes	Yes
HCV	000146032	$ 11,556.00	10.38%	No	$ 71.00	$ -	$ 2,729.00	2	2	Yes	Yes
HCV	000082253	$ 12,912.00	9.29%	No	$ -	$ 330.00	$ 3,800.00	5	3	No	No
HCV	000134316	$ 15,938.00	7.53%	No	$ -	$ 72.00	$ 4,200.00	7	4	No	No
HCV	000086584	$ 2,400.00	50.00%	Yes	$ -	$ 99.00	$ 1,800.00	1	0	No	No
HCV	000089356	$ 3,564.00	33.67%	Yes	$ 53.00	$ -	$ 4,280.00	5	3	No	No
HCV	000129251	$ -	N/A	Yes	$ -	$ 133.00	$ 1,069.00	1	0	Yes	No
HCV	000065389	$ 4,800.00	25.00%	No	$ -	$ 36.00	$ 1,550.00	1	0	No	No
HCV	000061904	$ -	N/A	Yes	$ -	$ -	$ 2,800.00	3	2	No	No

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Voucher Increment	Entity ID	Gross Annual Income	Minimum Rent as % of Gross Income	Rent Burdened Under Activity	Current Tenant Rent	Current Utility Reimbursement	Current Monthly HAP	Family Members	Voucher Bedroom Size	Disabled	Elderly
HCV	000118746	$ 25,740.00	4.66%	No	$ -	$ 188.00	$ 4,000.00	7	4	Yes	No
HCV	000047246	$ 11,208.00	10.71%	No	$ 70.00	$ -	$ 1,798.00	1	2	Yes	No
HCV	000059200	$ 288.00	416.67%	Yes	$ 2.00	$ -	$ 1,416.00	3	2	No	No
HCV	000084416	$ 1,381.00	86.89%	Yes	$ -	$ 614.00	$ 3,332.00	5	3	No	No
HCV	000115220	$ -	N/A	Yes	$ -	$ -	$ 1,600.00	1	0	No	No
HCV	000110069	$ -	N/A	Yes	$ -	$ -	$ 1,600.00	4	3	No	No
HCV	000047139	$ 4,872.00	24.63%	No	$ 4.00	$ -	$ 1,366.00	2	1	Yes	No
HCV	000148750	$ 2,400.00	50.00%	Yes	$ 20.00	$ -	$ 2,730.00	7	4	No	No
HCV	000105951	$ 19,628.00	6.11%	No	$ -	$ 331.00	$ 3,636.00	6	4	No	No
HCV	000067685	$ 10,968.00	10.94%	No	$ -	$ 62.00	$ 2,825.00	5	4	No	No
HCV	000059226	$ 11,604.00	10.34%	No	$ -	$ 186.00	$ 1,600.00	1	2	Yes	No
HCV	000088272	$ 7,200.00	16.67%	No	$ -	$ 293.00	$ 3,525.00	5	3	No	No
HCV	000061365	$ 7,284.00	16.47%	No	$ -	$ 29.00	$ 2,263.00	3	2	No	No
HCV	000142915	$ 11,028.00	10.88%	No	$ -	$ 389.00	$ 3,140.00	7	3	No	No
HCV	000012053	$ 35,022.00	3.43%	No	$ 93.00	$ -	$ 3,747.00	7	4	No	No
HCV	000036630	$ -	N/A	Yes	$ -	$ 769.00	$ 3,695.00	7	4	No	No
HCV	000145359	$ 11,316.00	10.60%	No	$ 22.00	$ -	$ 1,602.00	1	0	Yes	No
HCV	000127772	$ 5,837.00	20.56%	No	$ 3.00	$ -	$ 1,399.00	1	0	Yes	No
HCV	000134089	$ 1,800.00	66.67%	Yes	$ -	$ 122.00	$ 1,595.00	3	2	No	No
HCV	000142893	$ 12,059.00	9.95%	No	$ -	$ 351.00	$ 3,333.00	5	3	No	No
HCV	000015671	$ 1,800.00	66.67%	Yes	$ 15.00	$ -	$ 4,085.00	8	5	No	No
HCV	000114184	$ -	N/A	Yes	$ -	$ -	$ 4,150.00	6	4	No	No
HCV	000115301	$ 4,872.00	24.63%	No	$ -	$ 11.00	$ 1,309.00	1	0	No	No
HCV	000016208	$ 423.00	283.69%	Yes	$ -	$ 243.00	$ 1,628.00	3	2	No	No
HCV	000027790	$ 11,316.00	10.60%	No	$ 44.00	$ -	$ 1,527.00	1	0	Yes	Yes
HCV	000133071	$ 11,760.00	10.20%	No	$ -	$ 423.00	$ 4,091.00	6	4	No	No
HCV	000079524	$ 14,784.00	8.12%	No	$ -	$ 233.00	$ 1,877.00	7	4	No	No
HCV	000090885	$ 24,510.00	4.90%	No	$ -	$ 93.00	$ 3,200.00	6	3	No	No
HCV	000033314	$ 11,412.00	10.52%	No	$ -	$ 6.00	$ 3,345.00	4	3	No	No
HCV	000125287	$ 3,600.00	33.33%	Yes	$ -	$ 261.00	$ 2,100.00	2	1	No	No
HCV	000099983	$ 14,891.00	8.06%	No	$ 11.00	$ -	$ 3,489.00	5	3	No	No
HCV	000095843	$ 12,300.00	9.76%	No	$ -	$ 345.00	$ 3,062.00	5	3	No	No
HCV	000093359	$ 2,400.00	50.00%	Yes	$ -	$ 139.00	$ 1,553.00	3	2	No	No
HCV	000122237	$ 8,820.00	13.61%	No	$ -	$ 169.00	$ 3,500.00	6	4	No	No
HCV	000092853	$ 11,316.00	10.60%	No	$ -	$ 56.00	$ 2,800.00	5	3	Yes	No
HCV	000090761	$ 26,088.00	4.60%	No	$ 7.00	$ -	$ 3,222.00	5	3	No	No
HCV	000089224	$ 67.00	1791.04%	Yes	$ -	$ 174.00	$ 2,248.00	3	3	No	No
HCV	000143070	$ 42.00	2857.14%	Yes	$ 2.00	$ -	$ 1,699.00	1	0	No	No
HCV	000021102	$ 4,800.00	25.00%	No	$ -	$ 233.00	$ 2,019.00	5	3	No	No
HCV	000029519	$ 4,872.00	24.63%	No	$ 25.00	$ -	$ 2,000.00	1	1	No	No
HCV	000145471	$ 20,384.00	5.89%	No	$ -	$ 107.00	$ 2,929.00	4	3	No	No
HCV	000124113	$ 3,600.00	33.33%	Yes	$ -	$ 97.00	$ 2,975.00	3	2	No	No
HCV	000145570	$ 4,313.00	27.82%	No	$ -	$ 96.00	$ 2,000.00	3	2	No	No
HCV	000148613	$ 6,120.00	19.61%	No	$ -	$ 284.00	$ 2,744.00	4	2	No	No
HCV	000116041	$ 23,952.00	5.01%	No	$ -	$ 102.00	$ 4,100.00	8	4	No	No
HCV	000043611	$ -	N/A	Yes	$ -	$ -	$ 1,960.00	2	0	No	No
HCV	000120898	$ 9,257.00	12.96%	No	$ -	$ 213.00	$ 2,325.00	3	2	No	No
HCV	000089204	$ 12,912.00	9.29%	No	$ -	$ 38.00	$ 2,800.00	5	3	No	No
HCV	000142854	$ -	N/A	Yes	$ -	$ 646.00	$ 2,500.00	5	3	No	No
HCV	000063071	$ -	N/A	Yes	$ -	$ 672.00	$ 3,300.00	5	3	No	No
HCV	000035060	$ 1,116.00	107.53%	Yes	$ -	$ 207.00	$ 2,790.00	4	2	No	No
PBV	000122519	$ 2,400.00	50.00%	Yes	$ 48.00	$ -	$ 3,203.00	2	2	No	No
PBV	000131087	$ 840.00	142.86%	Yes	$ 7.00	$ -	$ 3,244.00	4	3	No	No
PBV	000132069	$ 720.00	166.67%	Yes	$ 6.00	$ -	$ 3,245.00	8	4	No	No
PBV	000118988	$ -	N/A	Yes	$ -	$ -	$ 3,251.00	7	4	No	No
PBV	000109871	$ -	N/A	Yes	$ -	$ -	$ 3,251.00	7	4	No	No

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PBV	000114108	$ 3,960.00	30.30%	Yes	$ 33.00	$ -	$ 3,218.00	8	5	No	No
PBV	000050121	$ -	N/A	Yes	$ -	$ -	$ 3,251.00	4	3	No	No
PBV	000114204	$ 2,088.00	57.47%	Yes	$ 52.00	$ -	$ 1,688.00	1	1	No	No
PBV	000110907	$ 240.00	500.00%	Yes	$ 6.00	$ -	$ 1,734.00	1	1	No	No
PBV	000104521	$ 2,460.00	48.78%	Yes	$ 62.00	$ -	$ 1,678.00	1	1	No	No
PBV	000114658	$ 3,180.00	37.74%	Yes	$ 27.00	$ -	$ 3,224.00	9	5	No	No
PBV	000114316	$ 3,000.00	40.00%	Yes	$ 27.00	$ -	$ 3,224.00	5	3	No	No
PBV	000112177	$ 4,764.00	25.19%	No	$ 47.00	$ -	$ 3,204.00	7	4	No	No
PBV	000086483	$ -	N/A	Yes	$ -	$ -	$ 3,251.00	6	3	No	No
PBV	000109541	$ -	N/A	Yes	$ -	$ -	$ 1,740.00	2	1	No	No
PBV	000146703	$ 3,216.00	37.31%	Yes	$ 35.00	$ -	$ 3,216.00	5	3	No	Yes
PBV	000130320	$ -	N/A	Yes	$ -	$ -	$ 3,251.00	4	3	No	No
PBV	000062406	$ 16,536.00	7.26%	No	$ -	$ -	$ -	1	0	No	Yes
PBV	000048701	$ 4,977.00	24.11%	No	$ -	$ 131.00	$ 2,350.00	1	2	No	Yes
PBV	000082260	$ 15,551.00	7.72%	No	$ 5.00	$ -	$ 844.00	4	2	No	No
PBV	000125365	$ 12,298.00	9.76%	No	$ 27.00	$ -	$ 2,323.00	5	3	No	No
PBV	000018659	$ 11,604.00	10.34%	No	$ 35.00	$ -	$ 2,315.00	2	2	Yes	No
PBV	000134638	$ 12,732.00	9.43%	No	$ -	$ 37.00	$ 3,325.00	5	3	No	No
PBV	000069623	$ 7,800.00	15.38%	No	$ -	$ 74.00	$ 2,350.00	3	2	No	No
PBV	000116662	$ 2,400.00	50.00%	Yes	$ -	$ 195.00	$ 2,350.00	2	2	No	Yes
PBV	000134812	$ 3,600.00	33.33%	Yes	$ -	$ 174.00	$ 849.00	3	2	No	No
PBV	000048940	$ 9,742.00	12.32%	No	$ -	$ 65.00	$ 2,350.00	3	2	No	Yes
PBV	000033074	$ 11,316.00	10.60%	No	$ 28.00	$ -	$ 2,322.00	1	0	Yes	Yes
PBV	000086818	$ 11,556.00	10.38%	No	$ 34.00	$ -	$ 2,316.00	1	2	Yes	Yes
PBV	000036629	$ 11,604.00	10.34%	No	$ 35.00	$ -	$ 2,315.00	1	0	Yes	Yes
PBV	000134686	$ 14,401.00	8.33%	No	$ -	$ -	$ 2,350.00	2	2	No	No
PBV	000059306	$ 11,616.00	10.33%	No	$ 36.00	$ -	$ 2,314.00	2	2	Yes	Yes
PBV	000061762	$ 4,600.00	26.09%	No	$ -	$ 161.00	$ 2,350.00	4	2	No	No
PBV	000040396	$ 11,268.00	10.65%	No	$ 27.00	$ -	$ 2,323.00	2	2	No	Yes
PBV	000028694	$ 2,988.00	40.16%	Yes	$ -	$ 180.00	$ 2,350.00	1	0	No	Yes
PBV	000062194	$ 12,768.00	9.40%	No	$ 64.00	$ -	$ 2,286.00	1	0	Yes	No
PBV	000060730	$ 8,863.00	13.54%	No	$ -	$ 33.00	$ 2,350.00	2	2	Yes	Yes
PBV	000015363	$ 6,000.00	20.00%	No	$ -	$ 81.00	$ 849.00	3	2	No	No
PBV	000079495	$ -	N/A	Yes	$ -	$ 307.00	$ 3,325.00	4	3	No	No
PBV	000107681	$ 17,891.00	6.71%	No	$ -	$ 5.00	$ 4,000.00	10	4	No	No
PBV	000134730	$ 12,399.00	9.68%	No	$ 41.00	$ -	$ 2,309.00	4	2	No	No
PBV	000062707	$ 11,328.00	10.59%	No	$ -	$ 60.00	$ 3,325.00	5	3	No	No
PBV	000018211	$ 12,055.00	9.95%	No	$ 26.00	$ -	$ 1,260.00	5	3	No	No
PBV	000062498	$ 4,872.00	24.63%	No	$ -	$ 34.00	$ 1,800.00	1	1	No	No
PBV	000037776	$ 8,490.00	14.13%	No	$ 24.00	$ -	$ 644.00	1	1	Yes	Yes
PBV	000052112	$ 6,600.00	18.18%	No	$ -	$ 157.00	$ 980.00	6	3	No	No
PBV	000108639	$ -	N/A	Yes	$ -	$ 307.00	$ 3,325.00	6	3	No	No
PBV	000042089	$ 11,604.00	10.34%	No	$ -	$ 48.00	$ 1,800.00	1	0	Yes	Yes
PBV	000079716	$ 1,254.00	95.69%	Yes	$ -	$ 106.00	$ 1,800.00	1	0	No	No
PBV	000035153	$ 7,555.00	15.88%	No	$ -	$ 56.00	$ 2,350.00	2	2	No	No
PBV	000048745	$ 4,656.00	25.77%	No	$ -	$ 145.00	$ 2,350.00	3	3	No	Yes
PBV	000039860	$ 11,599.00	10.35%	No	$ 35.00	$ -	$ 2,315.00	1	2	Yes	Yes
PBV	000022960	$ 2,124.00	56.50%	Yes	$ -	$ 288.00	$ 3,325.00	3	3	No	Yes
PBV	000062925	$ 11,556.00	10.38%	No	$ 97.00	$ -	$ 1,703.00	1	0	Yes	Yes
PBV	000082947	$ 6,612.00	18.15%	No	$ -	$ 27.00	$ 1,800.00	2	1	No	No
PBV	000063384	$ 15,932.00	7.53%	No	$ 43.00	$ -	$ 3,282.00	6	4	No	No
PBV	000086098	$ 11,337.00	10.58%	No	$ 28.00	$ -	$ 2,322.00	2	1	Yes	Yes
PBV	000062078	$ 6,276.00	19.12%	No	$ -	$ 31.00	$ 1,800.00	2	1	No	Yes
PBV	000037308	$ 11,316.00	10.60%	No	$ 91.00	$ -	$ 1,709.00	1	0	Yes	Yes
PBV	000128712	$ 10,512.00	11.42%	No	$ -	$ 275.00	$ 1,093.00	6	4	No	No
PBV	000148744	$ 11,316.00	10.60%	No	$ 28.00	$ -	$ 2,322.00	1	2	Yes	Yes

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PBV	000063829	$ 19,478.00	6.16%	No	$ -	$ 107.00	$ 1,180.00	7	4	No	No
PBV	000018814	$ 10,440.00	11.49%	No	$ 6.00	$ -	$ 2,344.00	1	2	Yes	Yes
PBV	000017479	$ 11,160.00	10.75%	No	$ 34.00	$ -	$ 2,316.00	1	0	No	No
PBV	000062922	$ 11,604.00	10.34%	No	$ 98.00	$ -	$ 1,702.00	1	1	Yes	No
PBV	000146797	$ 2,364.00	50.76%	Yes	$ -	$ 267.00	$ 1,068.00	3	3	No	No
PBV	000061165	$ 10,257.00	11.70%	No	$ -	$ 110.00	$ 3,325.00	6	3	No	No
PBV	000080814	$ 3,600.00	33.33%	Yes	$ -	$ 241.00	$ 3,325.00	5	3	No	No
PBV	000063290	$ 11,028.00	10.88%	No	$ -	$ 111.00	$ 4,000.00	6	4	No	No
PBV	000042991	$ 12,732.00	9.43%	No	$ 68.00	$ -	$ 2,282.00	1	2	Yes	No
PBV	000132200	$ 7,272.00	16.50%	No	$ -	$ 73.00	$ 2,350.00	1	2	Yes	No
PBV	000081632	$ 13,215.00	9.08%	No	$ -	$ 13.00	$ 3,325.00	4	3	No	No
PBV	000089302	$ 16,668.00	7.20%	No	$ -	$ 97.00	$ 4,600.00	8	5	No	No
PBV	000134344	$ 4,872.00	24.63%	No	$ -	$ 133.00	$ 2,350.00	2	2	Yes	No
PBV	000132138	$ 11,885.00	10.10%	No	$ 42.00	$ -	$ 2,308.00	2	2	No	No
PBV	000134436	$ 17,124.00	7.01%	No	$ 83.00	$ -	$ 2,267.00	4	2	Yes	No
PBV	000092421	$ 10,362.00	11.58%	No	$ -	$ 10.00	$ 2,350.00	3	2	No	No
Homeownership	000005719	$ 15,448.00	7.77%	No	$ -	$ 880.00	$ 535.00	1	0	Yes	Yes
Homeownership	000069756	$ 16,105.00	7.45%	No	$ -	$ 1,364.00	$ 780.00	2	2	Yes	Yes
RAD PBV	000063207	$ -	N/A	Yes	$ -	$ -	$ 1,451.00	3	2	No	No
RAD PBV	000117369	$ 3,060.00	39.22%	Yes	$ 67.00	$ -	$ 1,384.00	1	1	No	Yes
RAD PBV	000026852	$ 3,096.00	38.76%	Yes	$ 65.00	$ -	$ 1,195.00	2	2	No	No
RAD PBV	000031417	$ 1,200.00	100.00%	Yes	$ 18.00	$ -	$ 1,433.00	2	2	No	No
RAD PBV	000044186	$ 960.00	125.00%	Yes	$ 12.00	$ -	$ 1,439.00	3	2	No	No
RAD PBV	000046398	$ -	N/A	Yes	$ -	$ -	$ 1,260.00	3	2	No	No
RAD PBV	000133025	$ 2,400.00	50.00%	Yes	$ 60.00	$ -	$ 1,317.00	1	1	No	No
RAD PBV	000034525	$ -	N/A	Yes	$ -	$ -	$ 1,451.00	1	2	No	No
RAD PBV	000040881	$ 1,868.00	64.24%	Yes	$ 35.00	$ -	$ 1,225.00	3	2	No	No
RAD PBV	000133027	$ 3,600.00	33.33%	Yes	$ 78.00	$ -	$ 1,182.00	2	2	No	No
RAD PBV	000085088	$ 2,160.00	55.56%	Yes	$ 32.00	$ -	$ 1,345.00	2	2	Yes	No
RAD PBV	000104823	$ 660.00	181.82%	Yes	$ 6.00	$ -	$ 1,445.00	2	2	No	No
RAD PBV	000026616	$ -	N/A	Yes	$ -	$ -	$ 1,451.00	3	2	No	No
RAD PBV	000133045	$ 180.00	666.67%	Yes	$ 5.00	$ -	$ 1,446.00	1	0	No	No
RAD PBV	000071178	$ -	N/A	Yes	$ -	$ -	$ 1,451.00	1	2	Yes	Yes
RAD PBV	000052020	$ 2,160.00	55.56%	Yes	$ 20.00	$ -	$ 1,431.00	4	2	No	Yes
RAD PBV	000086405	$ 3,600.00	33.33%	Yes	$ 80.00	$ -	$ 1,371.00	1	2	No	Yes
RAD PBV	000038648	$ 2,772.00	43.29%	Yes	$ 69.00	$ -	$ 1,191.00	1	0	No	No
RAD PBV	000015598	$ -	N/A	Yes	$ -	$ -	$ 2,076.00	5	3	No	No
RAD PBV	000044195	$ 4,656.00	25.77%	No	$ 95.00	$ -	$ 1,165.00	2	2	No	Yes
RAD PBV	000064587	$ 4,620.00	25.97%	No	$ 58.00	$ -	$ 1,393.00	5	2	No	Yes
RAD PBV	000074671	$ 3,342.00	35.91%	Yes	$ 62.00	$ -	$ 1,389.00	4	2	No	No
RAD PBV	000047425	$ -	N/A	Yes	$ -	$ -	$ 1,451.00	3	2	No	No
RAD PBV	000133050	$ 4,658.00	25.76%	No	$ 95.00	$ -	$ 1,356.00	2	2	No	Yes
RAD PBV	000148376	$ 3,600.00	33.33%	Yes	$ 80.00	$ -	$ 1,180.00	2	2	Yes	Yes
RAD PBV	000148547	$ -	N/A	Yes	$ -	$ -	$ 1,451.00	1	0	Yes	No
RAD PBV	000044394	$ -	N/A	Yes	$ -	$ -	$ 1,260.00	2	1	No	No
RAD PBV	000139750	$ -	N/A	Yes	$ -	$ -	$ 1,451.00	3	2	No	No
RAD PBV	000048946	$ 3,144.00	38.17%	Yes	$ 43.00	$ -	$ 1,927.00	4	2	No	No
RAD PBV	000111237	$ -	N/A	Yes	$ -	$ -	$ 1,451.00	3	2	No	No
RAD PBV	000130330	$ -	N/A	Yes	$ -	$ -	$ 1,260.00	4	2	No	No
RAD PBV	000048747	$ -	N/A	Yes	$ -	$ -	$ 1,451.00	2	2	No	No
RAD PBV	000045012	$ 3,120.00	38.46%	Yes	$ 26.00	$ -	$ 1,944.00	8	3	No	No
RAD PBV	000029239	$ -	N/A	Yes	$ -	$ -	$ 1,804.00	7	3	No	No
RAD PBV	000146297	$ 1,200.00	100.00%	Yes	$ 10.00	$ -	$ 1,441.00	4	2	No	No
RAD PBV	000133059	$ -	N/A	Yes	$ -	$ -	$ 1,451.00	1	0	No	No
RAD PBV	000050705	$ 2,172.00	55.25%	Yes	$ 54.00	$ -	$ 1,397.00	2	2	No	No
RAD PBV	000145952	$ -	N/A	Yes	$ -	$ -	$ 1,804.00	6	4	No	No

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RAD PBV	000131075	$ 3,312.00	36.23%	Yes	$ 71.00	$ -	$ 1,189.00	2	2	No	No
RAD PBV	000050791	$ -	N/A	Yes	$ -	$ -	$ 1,451.00	3	2	No	No
RAD PBV	000133055	$ -	N/A	Yes	$ -	$ -	$ 1,451.00	3	2	No	No
RAD PBV	000027881	$ -	N/A	Yes	$ -	$ -	$ 1,260.00	3	2	No	No
RAD PBV	000080661	$ -	N/A	Yes	$ -	$ -	$ 1,451.00	4	2	No	No
RAD PBV	000062321	$ -	N/A	Yes	$ -	$ -	$ 1,451.00	5	2	No	No
RAD PBV	000124299	$ -	N/A	Yes	$ -	$ -	$ 1,283.00	2	1	No	No
RAD PBV	000049983	$ -	N/A	Yes	$ -	$ -	$ 2,076.00	6	3	No	No
RAD PBV	000133068	$ 4,656.00	25.77%	No	$ 95.00	$ -	$ 1,356.00	3	2	No	Yes
RAD PBV	000133070	$ -	N/A	Yes	$ -	$ -	$ 1,377.00	2	2	No	Yes
RAD PBV	000025444	$ -	N/A	Yes	$ -	$ -	$ 1,283.00	5	2	No	No
RAD PBV	000050647	$ 2,784.00	43.10%	Yes	$ 58.00	$ -	$ 1,202.00	3	2	No	No
RAD PBV	000049813	$ 2,201.00	54.52%	Yes	$ 31.00	$ -	$ 1,229.00	4	2	No	No
RAD PBV	000133069	$ -	N/A	Yes	$ -	$ -	$ 1,451.00	1	2	No	No
RAD PBV	000133046	$ -	N/A	Yes	$ -	$ -	$ 1,104.00	1	1	No	No
RAD PBV	000074725	$ 1,428.00	84.03%	Yes	$ 36.00	$ -	$ 1,068.00	1	1	No	No
RAD PBV	000142547	$ 2,400.00	50.00%	Yes	$ 60.00	$ -	$ 2,016.00	3	2	No	No
RAD PBV	000082471	$ -	N/A	Yes	$ -	$ -	$ 1,260.00	1	2	No	No
Mainstream	000127932	$ 3,600.00	33.33%	Yes	$ -	$ 189.00	$ 1,850.00	3	2	Yes	No
Mainstream	000127246	$ 1,688.00	71.09%	Yes	$ -	$ 121.00	$ 1,545.00	1	0	Yes	No
Mainstream	000079829	$ 624.00	192.31%	Yes	$ 6.00	$ -	$ 1,814.00	1	0	Yes	No
Mainstream	000127708	$ 7,284.00	16.47%	No	$ 7.00	$ -	$ 1,318.00	2	1	Yes	No
Mainstream	000099413	$ 4,872.00	24.63%	No	$ 15.00	$ -	$ 1,985.00	1	0	Yes	No
Mainstream	000129309	$ -	N/A	Yes	$ -	$ -	$ 1,470.00	1	0	Yes	No
Mainstream	000030002	$ 11,316.00	10.60%	No	$ 33.00	$ -	$ 2,177.00	2	2	Yes	No
Mainstream	000095855	$ 9,183.00	13.07%	No	$ -	$ 26.00	$ 2,700.00	4	3	Yes	No
NED	000031115	$ 41,648.00	2.88%	No	$ -	$ -	$ -	2	1	Yes	No
NED	000087592	$ -	N/A	Yes	$ -	$ -	$ 1,650.00	3	2	Yes	No
NED	000042323	$ 11,604.00	10.34%	No	$ -	$ 513.00	$ 2,450.00	4	4	Yes	Yes
NED	000059932	$ 11,604.00	10.34%	No	$ 22.00	$ -	$ 1,059.00	2	1	Yes	No
NED	000122555	$ 11,316.00	10.60%	No	$ 16.00	$ -	$ 1,679.00	3	2	Yes	No
NED	000084181	$ 19,992.00	6.00%	No	$ 94.00	$ -	$ 1,890.00	1	2	Yes	No
NED	000093327	$ 4,872.00	24.63%	No	$ -	$ 24.00	$ 1,369.00	1	0	No	No
NED	000043124	$ 11,724.00	10.24%	No	$ -	$ 164.00	$ 1,750.00	1	2	Yes	No
NED	000014465	$ 9,324.00	12.87%	No	$ 70.00	$ -	$ 1,401.00	2	1	No	Yes
NED	000100453	$ 11,100.00	10.81%	No	$ -	$ 33.00	$ 1,750.00	2	2	Yes	No
NED	000030844	$ 14,916.00	8.05%	No	$ -	$ 138.00	$ 2,800.00	5	3	Yes	No
NED	000002789	$ 11,196.00	10.72%	No	$ 88.00	$ -	$ 1,312.00	1	1	Yes	No
NED	000070961	$ 7,860.00	15.27%	No	$ 54.00	$ -	$ 1,381.00	1	0	Yes	No
NED	000013379	$ 11,316.00	10.60%	No	$ 28.00	$ -	$ 2,072.00	2	2	Yes	No
NED	000103361	$ 10,092.00	11.89%	No	$ 27.00	$ -	$ 1,148.00	1	0	Yes	No
NED	000092961	$ 10,092.00	11.89%	No	$ 27.00	$ -	$ 1,023.00	1	0	Yes	No
NED	000066184	$ 12,216.00	9.82%	No	$ 81.00	$ -	$ 794.00	1	0	Yes	No
NED	000129131	$ 3,100.00	38.71%	Yes	$ -	$ 147.00	$ 1,300.00	1	0	Yes	No
NED	000119888	$ 17,916.00	6.70%	No	$ -	$ 32.00	$ 2,550.00	7	4	Yes	No
NED	000105645	$ 11,316.00	10.60%	No	$ -	$ 1.00	$ 2,500.00	3	2	Yes	No
NED	000129459	$ 5,805.00	20.67%	No	$ -	$ 114.00	$ 2,000.00	3	2	Yes	No
NED	000128354	$ -	N/A	Yes	$ -	$ -	$ 2,080.00	1	0	Yes	No
NED	000093387	$ 5,004.00	23.98%	No	$ 4.00	$ -	$ 921.00	1	0	Yes	No
HCV Port-In	000117734	$ 10,908.00	11.00%	No	$ -	$ -	$ -	1	0	No	No
HCV Port-In	000148170	$ 1,812.00	66.23%	Yes	$ 33.00	$ -	$ 2,126.00	2	2	No	No
HCV Port-In	000145971	$ 11,316.00	10.60%	No	$ 52.00	$ -	$ 2,259.00	3	2	Yes	No
HCV Port-In	000144593	$ 6,264.00	19.16%	No	$ 25.00	$ -	$ 1,796.00	2	1	Yes	No
HCV Port-In	000146695	$ 39.00	3076.92%	Yes	$ -	$ 461.00	$ 1,908.00	2	2	No	No
HCV Port-In	000146738	$ 11,028.00	10.88%	No	$ -	$ 378.00	$ 3,322.00	4	3	No	No
HCV Port-In	000088906	$ -	N/A	Yes	$ -	$ -	$ 4,250.00	6	4	No	No

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HCV Port-In	000046717	$ 9,816.00	12.22%	No	$ 61.00	$ -	$ 2,914.00	3	2	No	Yes
HCV Port-In	000048735	$ -	N/A	Yes	$ -	$ 747.00	$ 3,851.00	6	4	No	No
HCV Port-Out	000016105	$ -	N/A	Yes	$ -	$ -	$ 805.00	4	4	Yes	No
HCV Port-Out	000006557	$ -	N/A	Yes	$ -	$ -	$ 918.00	4	3	No	No
TPV	000068660	$ -	N/A	Yes	$ -	$ -	$ 3,251.00	6	3	No	No
TPV	000107763	$ -	N/A	Yes	$ -	$ -	$ 3,251.00	5	3	No	No
TPV	000145552	$ -	N/A	Yes	$ -	$ -	$ 3,251.00	4	3	No	No
TPV	000011864	$ 2,088.00	57.47%	Yes	$ 52.00	$ -	$ 1,688.00	1	1	No	No
TPV	000007709	$ -	N/A	Yes	$ -	$ 376.00	$ 4,400.00	6	4	No	No
TPV	000129642	$ -	N/A	Yes	$ -	$ -	$ 2,990.00	3	2	No	No
TPV	000145263	$ 7,320.00	16.39%	No	$ -	$ 230.00	$ 745.00	3	2	No	No
TPV	000121384	$ 10,896.00	11.01%	No	$ 84.00	$ -	$ 1,343.00	2	1	Yes	No
HUD-VASH	000116626	$ 7,680.00	15.63%	No	$ -	$ -	$ -	1	0	Yes	No
HUD-VASH	000084570	$ -	N/A	Yes	$ -	$ -	$ 395.00	2	1	Yes	No
HUD-VASH	000061678	$ -	N/A	Yes	$ -	$ -	$ 463.00	1	0	No	Yes
HUD-VASH	000070942	$ -	N/A	Yes	$ -	$ -	$ -	1	0	Yes	Yes
HUD-VASH	000088679	$ -	N/A	Yes	$ -	$ -	$ -	3	2	Yes	No
HUD-VASH	000062531	$ -	N/A	Yes	$ -	$ -	$ 136.00	1	1	Yes	No
HUD-VASH	000146438	$ -	N/A	Yes	$ -	$ 93.00	$ 1,795.00	1	0	Yes	Yes
HUD-VASH	000115159	$ 8,592.00	13.97%	No	$ 73.00	$ -	$ 1,191.00	1	0	Yes	Yes
HUD-VASH	000118908	$ 406.00	295.57%	Yes	$ 3.00	$ -	$ 1,372.00	1	0	Yes	No
HUD-VASH	000025064	$ 11,844.00	10.13%	No	$ 41.00	$ -	$ 1,459.00	2	2	Yes	Yes
HUD-VASH	000132863	$ -	N/A	Yes	$ -	$ 156.00	$ 1,275.00	1	0	Yes	No
HUD-VASH	000143575	$ -	N/A	Yes	$ -	$ 133.00	$ 1,100.00	1	0	Yes	No
HUD-VASH	000031621	$ 4,872.00	24.63%	No	$ 62.00	$ -	$ 1,388.00	1	0	Yes	No
HUD-VASH	000085304	$ 2,055.00	58.39%	Yes	$ 41.00	$ -	$ 1,009.00	1	0	Yes	Yes
HUD-VASH	000116720	$ 5,304.00	22.62%	No	$ 1.00	$ -	$ 1,149.00	1	0	No	No
HUD-VASH	000115073	$ 2,055.00	58.39%	Yes	$ 41.00	$ -	$ 1,009.00	1	0	Yes	Yes
HUD-VASH	000090919	$ -	N/A	Yes	$ -	$ 97.00	$ 1,328.00	1	0	Yes	No
HUD-VASH	000091309	$ -	N/A	Yes	$ -	$ 97.00	$ 1,135.00	1	0	No	No
HUD-VASH	000108532	$ -	N/A	Yes	$ -	$ 132.00	$ 1,338.00	1	0	Yes	No
HUD-VASH	000116893	$ 1,320.00	90.91%	Yes	$ 33.00	$ -	$ 1,667.00	1	0	No	No
HUD-VASH	000108598	$ 2,055.00	58.39%	Yes	$ 41.00	$ -	$ 1,009.00	1	0	Yes	Yes
HUD-VASH	000108860	$ -	N/A	Yes	$ -	$ -	$ 1,500.00	3	2	Yes	No
HUD-VASH	000115295	$ -	N/A	Yes	$ -	$ -	$ 1,220.00	1	0	Yes	No
HUD-VASH	000115590	$ -	N/A	Yes	$ -	$ 156.00	$ 1,050.00	1	0	Yes	No
HUD-VASH	000116180	$ 8,782.00	13.66%	No	$ -	$ 5.00	$ 1,381.00	1	0	Yes	No
HUD-VASH	000062966	$ 6,449.00	18.61%	No	$ -	$ 5.00	$ 1,323.00	1	0	Yes	Yes
HUD-VASH	000116471	$ 3,300.00	36.36%	Yes	$ -	$ 159.00	$ 2,400.00	2	2	Yes	No
HUD-VASH	000117007	$ -	N/A	Yes	$ -	$ -	$ 1,400.00	1	0	No	No
HUD-VASH	000142911	$ -	N/A	Yes	$ -	$ -	$ 1,700.00	1	0	Yes	No
HUD-VASH	000117468	$ 15,300.00	7.84%	No	$ 90.00	$ -	$ 1,360.00	1	0	Yes	No
HUD-VASH	000117171	$ 2,106.00	56.98%	Yes	$ -	$ 254.00	$ 1,450.00	1	0	No	No
HUD-VASH	000117223	$ 14,769.00	8.13%	No	$ 76.00	$ -	$ 1,374.00	1	0	No	No
HUD-VASH	000117366	$ 4,163.00	28.83%	No	$ 94.00	$ -	$ 1,491.00	1	0	Yes	No
HUD-VASH	000145434	$ -	N/A	Yes	$ -	$ 133.00	$ 1,764.00	1	0	Yes	No
HUD-VASH	000045869	$ 11,544.00	10.40%	No	$ 82.00	$ -	$ 1,318.00	1	0	Yes	Yes
HUD-VASH	000117430	$ 2,055.00	58.39%	Yes	$ -	$ 115.00	$ 1,250.00	1	0	Yes	No
HUD-VASH	000117520	$ -	N/A	Yes	$ -	$ 147.00	$ 1,679.00	1	0	Yes	No
HUD-VASH	000117703	$ -	N/A	Yes	$ -	$ -	$ 1,058.00	1	0	Yes	Yes
HUD-VASH	000132367	$ 11,412.00	10.52%	No	$ 60.00	$ -	$ 1,290.00	1	0	Yes	Yes
HUD-VASH	000129664	$ 2,055.00	58.39%	Yes	$ 41.00	$ -	$ 1,559.00	1	0	Yes	No
HUD-VASH	000098075	$ 72.00	1666.67%	Yes	$ 1.00	$ -	$ 1,349.00	1	0	Yes	Yes
HUD-VASH	000129617	$ -	N/A	Yes	$ -	$ 215.00	$ 1,250.00	1	0	Yes	No
HUD-VASH	000132315	$ 2,055.00	58.39%	Yes	$ 41.00	$ -	$ 1,659.00	1	0	Yes	No
HUD-VASH	000115240	$ 4,656.00	25.77%	No	$ 10.00	$ -	$ 1,035.00	1	0	Yes	Yes

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HUD-VASH	000115433	$ -	N/A	Yes	$ -	$ 194.00	$ 1,506.00	1	0	No	No
HUD-VASH	000134146	$ -	N/A	Yes	$ -	$ -	$ 1,700.00	1	0	Yes	No
HUD-VASH	000146353	$ -	N/A	Yes	$ -	$ 41.00	$ 1,834.00	1	0	Yes	No
HUD-VASH	000088238	$ -	N/A	Yes	$ -	$ -	$ 1,100.00	1	0	Yes	No
HUD-VASH	000118209	$ 10,644.00	11.27%	No	$ 74.00	$ -	$ 2,136.00	2	1	No	Yes
HUD-VASH	000105485	$ 3,895.00	30.81%	Yes	$ 50.00	$ -	$ 2,694.00	6	4	No	No
HUD-VASH	000142618	$ -	N/A	Yes	$ -	$ -	$ 1,700.00	1	0	Yes	No
HUD-VASH	000134050	$ -	N/A	Yes	$ -	$ -	$ 1,400.00	1	0	Yes	No
HUD-VASH	000046549	$ 2,106.00	56.98%	Yes	$ 43.00	$ -	$ 1,257.00	1	0	No	Yes
HUD-VASH	000142811	$ 2,106.00	56.98%	Yes	$ 43.00	$ -	$ 1,524.00	1	0	Yes	No
HUD-VASH	000086787	$ -	N/A	Yes	$ -	$ 273.00	$ 1,085.00	1	0	Yes	No
HUD-VASH	000148446	$ 4,872.00	24.63%	No	$ 19.00	$ -	$ 1,931.00	1	0	Yes	No
HUD-VASH	000087341	$ -	N/A	Yes	$ -	$ 57.00	$ 1,543.00	1	0	No	No
HUD-VASH	000030052	$ -	N/A	Yes	$ -	$ 133.00	$ 1,105.00	1	0	Yes	No
HUD-VASH	000145718	$ -	N/A	Yes	$ -	$ -	$ 1,700.00	1	0	Yes	No
HUD-VASH	000146242	$ 4,872.00	24.63%	No	$ 19.00	$ -	$ 1,815.00	1	0	Yes	No
HUD-VASH	000145961	$ 5,010.00	23.95%	No	$ 23.00	$ -	$ 1,760.00	1	0	Yes	No
HUD-VASH	000123621	$ -	N/A	Yes	$ -	$ 615.00	$ 3,335.00	5	3	No	No
HUD-VASH	000146690	$ -	N/A	Yes	$ -	$ 93.00	$ 1,797.00	1	0	Yes	No
HUD-VASH	000146511	$ 3,648.00	32.89%	Yes	$ -	$ 30.00	$ 1,500.00	1	0	Yes	No
HUD-VASH	000148277	$ -	N/A	Yes	$ -	$ 133.00	$ 1,308.00	1	0	Yes	No
HUD-VASH	000146428	$ 4,062.00	29.54%	No	$ 92.00	$ -	$ 1,608.00	1	0	Yes	Yes
HUD-VASH	000126994	$ 4,656.00	25.77%	No	$ -	$ 26.00	$ 1,310.00	1	0	Yes	Yes
HUD-VASH	000148202	$ -	N/A	Yes	$ -	$ 156.00	$ 1,500.00	1	0	No	No
VASH Project-Based	000145639	$ 2,055.00	58.39%	Yes	$ 41.00	$ -	$ 1,279.00	1	0	Yes	No
VASH Project-Based	000093120	$ -	N/A	Yes	$ -	$ -	$ 1,375.00	1	0	No	No

Approved by the Executive Director
May 29, 2025

FOR ACTION

MOTION: To **(1)** Approve the Hawaii Public Housing Authority's Draft Amended Annual Public Housing Agency Plan for Fiscal Year 2026; 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 Amended Plan to the U.S. Department of Housing and Urban Development if No Substantive Changes are Required

I. FACTS

A. Public housing agencies (PHA) administering federal public housing and/or Section 8 Housing Choice Vouchers (HCV) are required to submit an Annual PHA Plan to the U.S. Department of Housing and Urban Development (HUD) to be eligible to receive administrative, operating, Capital Fund Program, and Section 8 HCV assistance funds. This requirement was established by the Quality Housing and Work Responsibility Act of 1998 and later amended by the Housing and Economic Recovery Act of 2008.

B. The 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 is considered a non-qualified PHA (with over 550 units) under HUD's criteria and must submit an Annual PHA Plan to HUD every fiscal year.

C. The HPHA's Annual PHA Plan does not apply to or govern the State public housing programs or to any other State-assisted programs administered, operated, or managed by the HPHA.

D. The Board of Directors approved the original Annual PHA Plan for FY 2026 on March 20, 2025, which was then submitted to HUD on April 7, 2025. The HPHA anticipates it will receive final approval of the original Annual PHA Plan by HUD no later than June 30, 2025.

E. A public hearing on an amended Annual PHA Plan is required under 24 C.F.R. 903.21. Public notice of the hearing must be published in newspapers of general circulation at least 45 days prior to the public hearing.

II. DISCUSSION

A. The HPHA is proposing the following amendments to the Annual PHA Plan for FY 2026:

1. Provide notice of the HPHA's request of six additional Moving to Work (MTW) waivers which affect Plan Element IV: Rent Determination and Plan Element VIII: Community Service and Self-Sufficiency Programs. These new waivers are being requested as part of a separate amendment to the MTW Supplement for FY 26, which is submitted to HUD as a separate addendum to the Annual PHA Plan. The HPHA is requesting the following waivers which will affect both federal public housing and the Section 8 voucher programs:

   i. MTW Waivers 1.e. and 1.f. to implement a $100 minimum rent for non-disabled, non-elderly families;

   ii. MTW Waivers 1.m. and 1.n. to eliminate utility reimbursements when the utility allowance exceeds a family's total tenant payment calculation; and

   iii. MTW Waivers 12.a. and 12.b. to implement a 15-hour weekly work requirement for non-elderly, non-disabled individuals receiving housing assistance.

   These waivers will be utilized to achieve two of the MTW statutory objectives:
   (1) To reduce costs and achieve greater cost effectiveness in federal expenditures; and
   (2) To incentivize low-income families to obtain employment and become economically self-sufficient.

   The HPHA believes these waivers, in combination, will help to counteract the negative work incentives inherent to each program. Additionally, all cost-savings and increases in revenues will help to sustain the financial health of the agency and allow the HPHA to serve more low-income families in need of subsidized housing.

   These changes are designed to ensure HPHA's long-term sustainability and ability to serve the more than 45,000 low-income residents who depend on our programs, while continuing to protect our most vulnerable families — particularly elderly and disabled households, who will remain fully exempt from these reforms.

The HPHA also understands the potential negative impacts these policies could have on certain tenants who are least equipped to compete in the labor force. The HPHA will work to mitigate these effects through its MTW Hardship Policies and by developing a supportive evaluation process by which the agency can accurately determine whether a particular tenant is truly work-able.

2. Provide notice that the HPHA and Hawaiian Telcom, Inc. will enter into a Right of Entry Agreement to upgrade residential broadband connections at all HPHA-managed public housing properties and community rooms. There is no cost of this upgrade service to the HPHA.

   (This proposed update to the Annual PHA Plan is not included in the Amended MTW Supplement as it does not require the use of a MTW Waiver.)

B. The HPHA will begin discussions with the Resident Advisory Board (RAB) on the proposed changes to the Amended Annual PHA Plan for FY 2026 in June 2026. Upon its review of the Annual PHA Plan, the RAB will provide the HPHA with its comments and recommendations. The HPHA will respond to all comments and recommendations received from the RAB and the public prior to final submission to HUD.

C. The HPHA is proposing the following schedule for the preparation and submission of the Amended Annual PHA Plan for FY 26 to HUD:

Action	Timeframe
Board "For Action"	May 29, 2025
Publish Hearing Notice	June 6, 2025
Meet with RAB	July 8, 2025
Public Hearing	July 21, 2025
Board "For Action", if additional changes are needed	August 21, 2025
Submit Amended PHA Plan to HUD	August 29, 2025

D. Information regarding the draft Plans and the public hearing will be sent to all RAB members, Resident Associations, and Asset Management Project offices. Notifications will also be included in the July 2025 monthly rent billing statement mailed to all public housing households.

E. Upon Board 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.

F. All attachments to the Annual PHA Plan for FY 2026 are provided as part of the Board packet. For ease of reference, all proposed amendments are highlighted.

G. Copies of the plan can be viewed by the public on the HPHA's website at https://hpha.hawaii.gov/plans-reports, or in person at any of the office addresses listed below on or around May 29, 2025:

Hawaii Public Housing Authority
1002 North School Street, Bldg. E
Honolulu, Hawaii 96817

HPHA Section 8 Office
1002 North School Street, Bldg A
Honolulu, Hawaii 96817

Puuwai Momi (AMP 30)
99-132 Kohomua Street
Aiea, Hawaii 96701

Kalihi Valley Homes (AMP 31)
2250 Kalena Drive
Honolulu, Hawaii 96819

Mayor Wright Homes (AMP 32,33)
521 N. Kukui Street
Honolulu, Hawaii 96817

Kalakaua Homes (AMP 34)
1545 Kalakaua Ave.
Honolulu, Hawaii 96826

Kalanihuia (AMP 35)
1220 Aala Street
Honolulu, Hawaii 96817

Lanakila Homes (AMP 37)
600 Wailoa Street
Hilo, Hawaii 96720

Kapaa (AMP 38)
4726 Malu Road
Kapaa, Hawaii 96746

Kahekili Terrace (AMP 39)
2015 Holowai Place
Wailuku, Hawaii 96793

Kuhio Homes (AMP 40)
1410 Ahonui Street
Honolulu, Hawaii 96819

Ka Hale Kahaluu (AMP 43)
78-6725 Makolea Street
Kailua-Kona, Hawaii 96740

Waimaha-Sunflower (AMP 44)
85-186 McArthur Street
Waianae, Hawaii 96792

Koolau Village (AMP 45)
45-1027 Kamau Place
Kaneohe, Hawaii 96744

Noelani II (AMP 46)
65-1191 Opelo Road
Kamuela, Hawaii 96743

Kauhale Nani (AMP 49)
310 North Cane Street
Wahiawa, Hawaii 96786

Palolo Valley Homes (AMP 50)
2129 Ahe Street
Honolulu, Hawaii 96816

H. After submission of the Amended PHA Plan and approval by HUD, the HPHA will need to adopt changes to the Hawaii Administrative Rule and

the Admissions and Continued Occupancy Policy for implementation of the proposed changes.

III. RECOMMENDATION

That the Board of Directors **(1)** Approve the Hawaii Public Housing Authority's Draft Amended Annual Public Housing Agency Plan for Fiscal Year 2026; 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 Plan to the U.S. Department of Housing and Urban Development if No Substantive Changes are Required

Attachment A: Draft Amended Annual PHA Plan for FY 2026

Prepared by: Nicolas Ayabe, Planner

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

Robert J. Hall
Chairperson

Annual PHA Plan *(Standard PHAs and Troubled PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

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

Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

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

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

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

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	Plan Elements.

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

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

Y	N	
☒	☐	Statement of Housing Needs and Strategy for Addressing Housing Needs
☒	☐	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions
☒	☐	Financial Resources
☒	☐	Rent Determination
☐	☒	Operation and Management
☐	☒	Grievance Procedures
☐	☒	Homeownership Programs
☐	☒	Community Service and Self-Sufficiency Programs
☐	☒	Safety and Crime Prevention
☐	☒	Pet Policy
☐	☒	Asset Management
☐	☒	Substantial Deviation
☐	☒	Significant Amendment/Modification

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

Plan Element I: Statement of Housing Needs and Strategy for Addressing Housing Needs

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

In accordance with 24 CFR 903.7(a)(1) and (2)(i), the sections below describe the housing needs of low-income and very low-income families who reside in Hawaii as well as those who are on the HPHA's public housing and HCV Program waiting lists. Additional information is provided on the specific housing needs of families who are extremely low-income (as required by 24 CFR 903.7(a)(1)(i)), elderly (as required by 24 CFR 903.7(a)(1)(ii)), disabled (as required by 24 CFR 903.7(a)(1)(iii)), and of various races and ethnic groups (as required by 24 CFR 903.7(a)(1)(iii)).

A. Jurisdictional Housing Needs

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

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

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

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

A.1. Extremely Low-Income Families

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

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

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

Source: HHPS, 2019, pg. 40.

A.2. Elderly Families

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

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

Source: HHPS, 2019, pg. 46.

[1] The 2019 HHPS defines a housing unit as affordable if it does not require a monthly mortgage or rent payment greater than 30 percent of monthly household income.
[2] National Low Income Housing Coalition, 2023 Hawaii Housing Profile
[3] HHFDC Income Schedule for 2023
[4] National Low Income Housing Coalition, 2023 Hawaii Housing Profile
[5] Number of units reflects the sum of ownership and rental units needed for each category.

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

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

A.3. Households with Individuals with Disabilities

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

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

A.4. Housing Needs by Race & Ethnicity

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

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

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

[6] Demographic, Social, Economic and Housing Characteristics for Selected Race Groups in Hawaii; 2018

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

Source: DBEDT, 2018, pg. 15.

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

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

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

B. Housing Needs by HPHA Program Waiting List

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

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

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

[7] Housing Needs of Native Hawaiians; 2017

4 Bedrooms	126	4.11%
5 Bedrooms	15	0.49%

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

As of September 23, 2024, there are **1,981 families** on the HPHA's HCV waiting list. Their housing needs are broken down as follows:

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

C. Strategies for Addressing Housing Needs

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

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

The HPHA always maximized the number of affordable public units it can offer to low-income households given its current resources. Through Capital Fund Program appropriations and asset preservation strategies, the HPHA has planned for $27 million in capital work over the five-year period of FY 23 to FY 27. Given the average age of the agency's housing inventory is over 50 years old, projects which address health and safety issues, site improvements, ADA compliance, structural repairs, and general infrastructure upgrades are prioritized. Aging properties and reductions in funding levels have made asset preservation an increasingly difficult challenge.

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

The HPHA is also seeking innovative approaches in redeveloping aging and obsolete properties through public-private partnerships. All of the agency's redevelopment projects seek to create mixed-income, mixed-use neighborhoods which make greater use of valuable State land assets through higher density. The HPHA intends to use mixed-finance strategies and federal programs like Rental Assistance Demonstration (RAD) in accomplish this goal.

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

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

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

A. Public Housing Deconcentration Policy

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

B. HCV Program Policies

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

B.1. HCV Eligibility Policies

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

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

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

B.2. HCV Selection & Admission Policies

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

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

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

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

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

B.3. HCV Occupancy Policies

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

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

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

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

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

All HCV-assisted units must meet HQS/NSPIRE standards and adhere to the prevailing county's building code.

Additional information on the HCV program's occupancy standards can be found in Chapter 5, Part II of the Administrative Plan.

C. Public Housing Program Policies

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

C.1. Public Housing Eligibility Policies

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

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

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

C.2. Public Housing Selection & Admission Policies

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

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

Single applicants who are elderly, disabled, or displaced are given preference over all other single applicants, regardless of the other single applicant's local preference.

The HPHA maintains fourteen geographical waiting lists which are community wide in scope and consist of all eligible applicants. The geographical waiting lists are grouped by county: City & County of Honolulu (4), County of Hawaii (6), County of Maui (2), and County of Kauai (2).

Once admission preferences are applied, families are selected from a waiting list by a randomly assigned lottery number.

Additional information on the public housing selection and admission process can be found in Chapter 4 of the ACOP.

C.3. Public Housing Occupancy Policies

The public housing occupancy policies are established under Sections 17-2028-5 and 17-2028-6, HAR.

The HPHA does not determine who shares a bedroom but requires that there be at least one person per bedroom. All determinations of unit size are made in a manner consistent with Fair Housing guidelines. One bedroom is generally assigned for every two family members. The HPHA considers factors such as family characteristics

(e.g., members' sex, age, relationship), number of bedrooms, size of sleeping areas, and the overall size of the unit. Consideration is also given for medical reasons and the presence of a live-in aide.

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

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

The HPHA has dwelling units designed for persons with mobility, sight, and hearing impairments. These dwelling units were designed and constructed specifically to meet the needs of persons requiring the use of wheelchairs or other accessibility modifications.

Priority for occupancy is given to families with disabled members who require the accessibility features provided in the units. No non-mobility-impaired families are offered these units until all eligible mobility impaired applicants have been considered. All non-mobility-impaired families who are offered an accessible unit must accept a transfer to a non-accessible unit at a later date if a person with a mobility impairment requires the unit.

For additional information on the public housing program's occupancy policies, please see in Chapter 5 of the ACOP.

Plan Element II: Recent Revision(s)

B. HCV Program Policies

B.2. HCV Selection & Admission Policies

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

☒ The HPHA amended Chapter 17-2031, HAR, and the Administrative Plan to establish the special preferences policy in the HCV Program. (Added in FY 25, Completed in FY 25)

B.3. HCV Occupancy Policies

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

Plan Element II: Proposed Revision(s)

B. HCV Program Policies

B.1. HCV Eligibility Policies

☐ Amend Chapter 17-2031, HAR, and the Administrative Plan to require applicants with a criminal history to include their latest conviction date or arrest date.

☐ Amend Chapter 17-2031, HAR, and the Administrative Plan to clarify that the HPHA will send all termination letters via certified mail. (Added in FY 26)

B.2. HCV Selection & Admission Policies

☐ Regarding the HCV Program's local preference for persons experiencing homelessness, amend Chapter 17-2031, HAR, and the Administrative Plan to:

- Establish the definition of "homelessness" as the lack of a fixed, regular, and adequate nighttime residence (i.e., having a primary nighttime residence that is a supervised public or private shelter providing temporary accommodations, including welfare hotels, congregate shelters, non-congregate shelters, and transitional housing, or an institution providing temporary residence for individuals intended to be institutionalized, or a public or private place not ordinarily used as a sleeping accommodation for human beings); and
- Revise the local preference to include persons who are experiencing or who have experienced homelessness within the twelve months preceding the application date, and who are in compliance with a housing or service plan as certified by (1) a case manager or other employee of a social services provider or nonprofit organization which receives federal or State funding, or (2) a State or county agency which administers social services programs. (Added in FY 25, Revised in FY 26)

☐ Amend Chapter 17-2031, HAR, and Chapter 17 of the Administrative Plan to:

- Indicate that an owner-maintained waiting list will be utilized for PBV- and/or RAD PBV-assisted units at the Towers at Kuhio Park;
- Adopt approval policies and oversight procedures for owner-maintained waiting lists for PBV projects as required under 24 C.F.R. 983.251(c)(7); and
- Incorporate any owner-submitted waiting list management policies upon approval by the HPHA. (Added in FY 26)

B.3. HCV Occupancy Policies

☐ Amend §17-2031-33, HAR, and 11-II.B. of the Administrative Plan to adopt a policy regarding adult family members who leave or are removed from a household only to request to rejoin the household at a later date. In such cases, the HPHA shall prohibit the adult from rejoining the household. If determined necessary as a reasonable accommodation, the adult may rejoin the household as a live-in aide. (Revised in FY 26)

☐ Amend Chapter 17-2031, HAR, and the Administrative Plan to prohibit all adult additions to a household except for:

- The spouse or domestic partner of an adult household member; or
- The elderly and/or disabled parent of a household member. (Added in FY 26)

☐ Amend Chapter 17-2031, HAR, and Chapter 17 of the Administrative Plan to:

- Clarify that the HPHA shall manage separate waiting lists for each PBV-assisted project;
- Specify that families on the tenant-based waiting list shall be offered the opportunity to be placed on the waiting list for PBV assistance;
- Specify that the HPHA may use the tenant-based waiting list to fill a vacant PBV-assisted dwelling unit if there are no families on the associated PBV waiting list for whom it would be appropriate to house in the vacant unit; and

- Adopt Part X of Chapter 17 of the Administrative Plan regarding the Rental Assistance Demonstration Program as its own Chapter. (Added in FY 26)

☐ Adopt a policy to shorten the length of time a family can be absent from a subsidized unit from 180 days to 60 days, allowing for specific exceptions as allowed under the 24 CFR §982.312(a).

☐ Adopt a policy to prohibit an owner from keeping a Housing Assistance Payment for the remainder of the month when a family moves out of the unit. Under this policy, Housing Assistance Payments will end the date the family vacated the unit, as determined by the HPHA. Additionally, any amount overpaid to the owner must be returned to the HPHA.

☐ Amend Chapter 17-2031, HAR, and the Administrative Plan to include various discretionary policies regarding Special Purpose Vouchers (SPV), including conversion of an SPV to a tenant-based HCV when a qualifying household member no longer needs or qualifies for the SPV. (Revised in FY 26)

☐ Amend Chapter 17-2031, HAR, and the Administrative Plan to implement Hawaii Revised Statutes §356D-13.5. Under this amendment, the HPHA would allow only the original household members at the time of voucher issuance to retain the voucher when other members of the family leave the unit. The voucher would also be automatically returned to the HPHA once all original household members are no longer in the household. The HPHA would provide an exception for families where the original parents in the household are survived by minors who were subsequently added to the household, until the youngest minor reaches the age of 21 years or reaches the age of 23 if the youngest minor is a full-time student at a business school, technical school, college, community college, or university.

☐ Amend Chapter 17-2031, HAR, and the Administrative Plan to state that when a family's composition is reduced, except for instances in which the reduction is due to fraud, misinformation, or inaccurate documentation, a voucher correction will occur at the end of the lease or the next recertification, whichever comes first. (Revised in FY 25)

C. Public Housing Program Policies

C.2. Public Housing Selection & Admission Policies

☐ Amend Chapter 17-2028, HAR, and the ACOP to align the local preference policy with Act 99, Session Laws of Hawaii 2023, which repealed the percentage requirements related to the admission of applicants with or without preferences into federal and state low-income public housing projects. (Added in FY 25)

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

☐ Amend §17-2028-39(d)(4), HAR, to eliminate as an example of "good cause" refusal of a dwelling unit offer the existence of a rental agreement that cannot be breached without causing undue financial hardship, as verified by an applicant's current landlord, and "the applicant's acceptance of the offer would result in undue hardship not related to consideration of race, color, national origin, or language and the applicant presents evidence which substantiates this to the authority's satisfaction."

C.3. Public Housing Occupancy Policies

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

☐ Adopt a policy to not renew a lease agreement if a family or family member remains non-compliant with the Community Service and Self-Sufficiency Requirements after entering into a 12-month written agreement with the Authority to cure such noncompliance. (Revised in FY 25)

☐ Create a "schedule of charges" policy by having the maintenance work-order system record the actual cost of materials and time spent by maintenance workers to charge tenants the actual cost of intentional, careless, or negligent damages beyond normal wear and tear.

Plan Element III: Financial Resources

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

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

Rooftop Lease Agreements		

Plan Element IV: Rent Determination

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

A. HCV Rent Determination Policies

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

Whenever a dwelling unit is identified by a voucher holder, the HPHA will perform a test of rent reasonableness on the unit to ensure the rent charged is reasonable and comparable to those of similar unassisted units on the marketplace.

Payment Standards Based on SAFMR
Effective January 1, 2025

Tier	ZIP Code	0BD	1BD	2BD	3BD	4BD	5BD	6BD	7BD	8BD
1	96825	$2,830	$3,080	$4,030	$5,650	$6,770	$7,786	$8,801	$9,817	$10,832
2	96734	$2,530	$2,750	$3,603	$5,050	$6,050	$6,958	$7,865	$8,773	$9,680
	96821									
	96818									
3	96706	$2,210	$2,403	$3,145	$4,405	$5,283	$6,075	$6,867	$7,660	$8,452
	96707									
	96815									
	96762									
4	96786	$2,120	$2,300	$3,015	$4,225	$5,060	$5,819	$6,578	$7,337	$8,096
	96791									
5	96759	$1,975	$2,147	$2,812	$3,942	$4,720	$5,428	$6,136	$6,844	$7,552
	96744									
	96717									
	96782									

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

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

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

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

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

B. Public Housing Rent Determination Policies

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

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

OR

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

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

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

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

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

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

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

Plan Element IV: Recent Revision(s)

A. HCV Rent Determination Policies

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

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

Plan Element IV: Proposed Revision(s)

A. HCV Rent Determination Policies

☐ Adopt policies to clarify how the HPHA will manage two assisted households who share equal custody of a minor (e.g., determining which household the minor's unearned income will be associated with, determining appropriate unit sizes, determining eligible deductions). (Revised in FY 26)

☐ Update the policy for determining the value of a checking account to be consistent with the policy for determining the value of a savings account (i.e., the HPHA will use the current account balance). The purpose of this proposal is to reduce administrative burden.

☐ Update the Administrative Plan to change the minimum rent amount from $0 to $50. The purpose of this proposal is to align the Administrative Plan with the more recently updated Chapter 17-2031 which sets the minimum rent amount at $50.

☐ Adopt a policy to hold harmless a family in an affected payment standard tier for the difference in gross rent if there is a drop in the tier's payment standard resulting in the gross rent exceeding the payment standard.

☐ Adopt discretionary and non-discretionary policies set forth under Sections 102 and 104 of the Housing Through Modernization Act of 2016 (HOTMA) by the compliance deadline to be specified by HUD. (Added in FY 25, Revised in FY 26)

☐ Amend the rent reasonableness procedures described in Chapter 8 of the Administrative Plan as follows:

- Specify that the HPHA may use market rental data collected by the RentWatch software through AffordableHousing.com when performing rent reasonableness determinations;
- Specify that the asking rent of a subject unit proposed for HCV assistance will be compared to the asking rents of comparable units in the same market area, subject to any adjustments made due to differing comparability factors (e.g., square footage, amenities, maintenance services, etc.);
- Remove the requirement that two of the unassisted, comparable units have gross rents greater than that of the subject unit;
- Remove the requirement that one of the unassisted, comparable units have a gross rent lesser than that of the subject unit;
- Specify that the HPHA will generally search for comparable units within a one-half mile radius of the subject property. If there are no comparable units within the one-half mile radius, the HPHA may select for units within a one-mile radius or greater if it determines that such units are in a neighborhood that is essentially similar;
- Specify that the asking rent of the subject unit will be considered reasonable if it is less than or equal to the average of the adjusted asking rents of the comparable units; and
- Require that the owner of the subject unit submit a request to redetermine the reasonable rent amount within ten calendar days following notification that the proposed contract rent is unreasonable. The owner may provide information on no more than three other comparable units. The owner must provide this information within five calendar days of the HPHA's request for such information or the owner's request to contest the determination. If the HPHA determines the owner-provided information is accurate, the HPHA will include the owner-provided information in its calculation of the reasonable rent amount. (Added in FY 26)

☐ Adopt streamlined income determinations for family members with a fixed source of income as described in Attachment D of Notice PIH 2016-05 (HA). (Added in FY 26)

☐ Adopt a $100 minimum rent for all non-disabled, non-elderly families. The HPHA is requesting HUD approval of MTW Waiver 1.f. as part of its Amended MTW Supplement for FY 26, which is attached as **Attachment C**. (Added in FY 26)

☐ Eliminate utility reimbursement payments when the utility allowance exceeds a family's total tenant payment calculation. The HPHA is requesting HUD approval of MTW Waiver 1.n. as part of its Amended MTW Supplement for FY 26, which is attached as **Attachment C**. (Added in FY 25)

B. Public Housing Rent Determination Policies

☐ Adopt rules to clarify how rent calculations are to be performed when a tenant enters public housing by way of a citizen sponsorship. If the tenant does not have any source of income, their rent amount will be calculated using the income of their sponsor.

☐ Adopt discretionary and non-discretionary policies set forth under Sections 102 and 104 of HOTMA by the compliance deadline to be specified by HUD. (Added in FY 25, Revised in FY 26)

☐ Adopt a $100 minimum rent for all non-disabled, non-elderly families. The HPHA is requesting HUD approval of MTW Waiver 1.e. as part of its Amended MTW Supplement for FY 26, which is attached as **Attachment C**. (Added in FY 26)

☐ Eliminate utility reimbursement payments when the utility allowance exceeds a family's total tenant payment calculation. The HPHA is requesting HUD approval of MTW Waiver 1.m. as part of its Amended MTW Supplement for FY 26, which is attached as **Attachment C**. (Added in FY 25)

Plan Element V: Operation and Management

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

A. Maintenance and Management Policies

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

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

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

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

- Part I of Chapter 356D, Hawaii Revised Statues;
- Chapter 17-2033, Hawaii Administrative Rules, "Section 8 – Housing Choice Voucher and Project-Based Voucher Program"; and

- The Administrative Plan.

B. Pest Management

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

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

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

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

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

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

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

C. Management Organization and Programs Administered

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

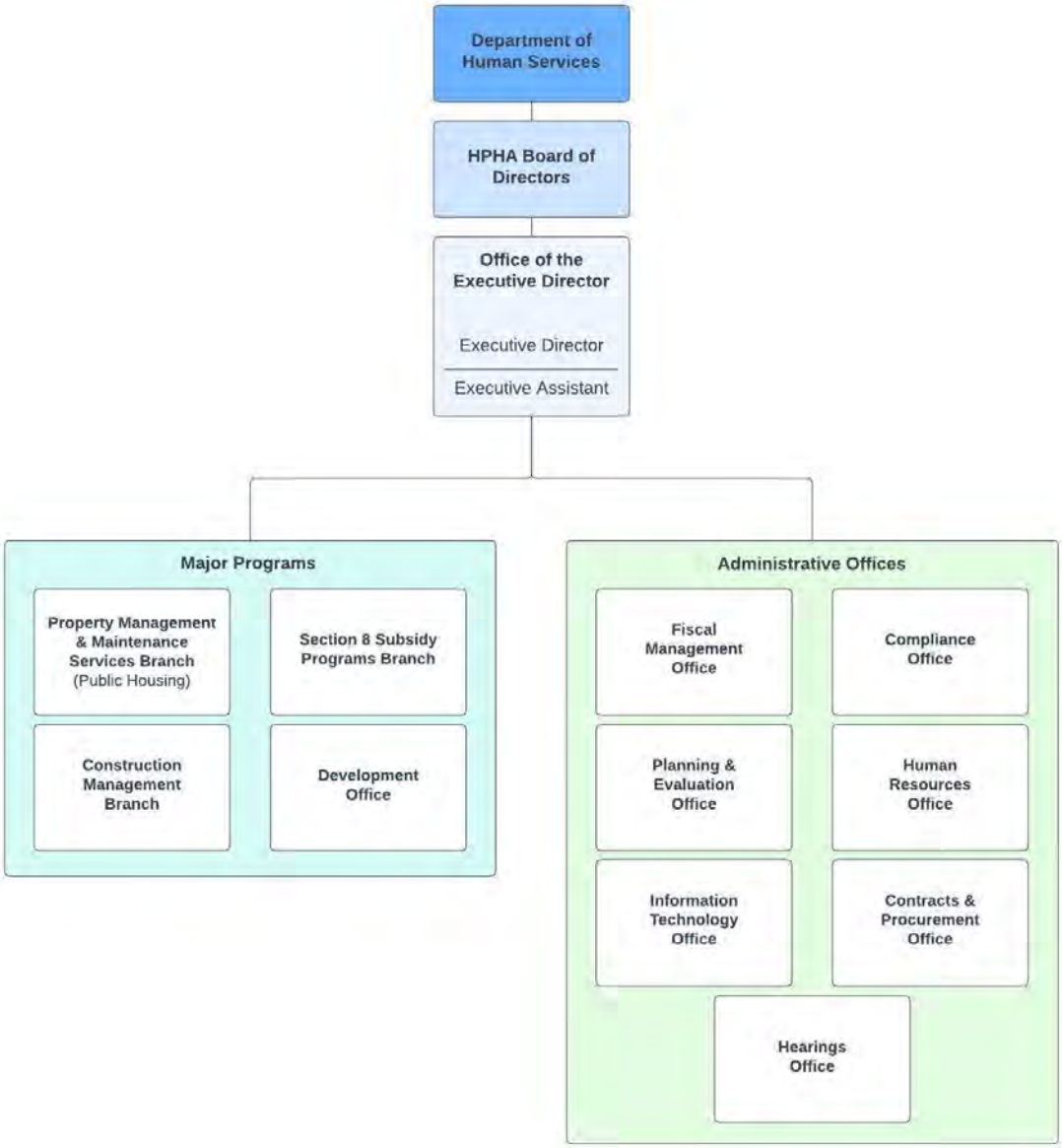
C.1. HPHA Organizational Chart

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

Property Management and Maintenance Services Branch Major Programs
• Federal Low-Income Public Housing • State Low-Income Public Housing

Section 8 Subsidy Programs Branch Major Programs

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



Plan Element V: Recent Revision(s)

N/A.

Plan Element V: Proposed Revision(s)

N/A.

Plan Element VI: Grievance Procedures

A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

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

A. Public Housing Grievance Procedures

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

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

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

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

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

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

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

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

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

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

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

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

OR

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

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

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

B. HCV Informal Review and Hearing Procedures

B.1. Informal Review Procedures

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

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

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

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

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

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

B.2. Informal Hearing Procedures

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Plan Element VI: Recent Revision(s)

N/A.

Plan Element VI:	Proposed Revision(s)

N/A.

Plan Element VII. Homeownership Programs

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

The HPHA does not operate or administer HCV homeownership programs.

Plan Element VII:	Recent Revision(s)

N/A.

Plan Element VII:	Proposed Revision(s)

N/A.

Plan Element VIII. Community Service and Self-Sufficiency Programs

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

A. Family Self-Sufficiency Program

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

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

B. Section 3 Training and Employment

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

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

- Requiring contractors to estimate Section 3 worker hours expected to be generated from initial contracts;
- Including Section 3 language in project application, set-up, and completion forms;

- Assisting contractors in their search for potential qualified Section 3 workers that can perform the duties required under their contracts; and
- Reviewing benchmarks with contractors and subcontractors to ensure that Section 3 requirements are understood.

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

C. Other Self-Sufficiency Programs & Services

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

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

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

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

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

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

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

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

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

- Actively participating in a community voluntary tenant patrol;
- Assisting grounds maintenance and community beautification projects;
- Assisting with a literacy and self-esteem program in an afterschool youth program;
- Assisting in a senior center providing elderly families with information on various services such as transportation; meals, etc.;

- Assisting in a homeless shelter kitchen; or
- Volunteering at a foodbank.

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

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

Ineligible activities include but are not limited to:

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

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

Plan Element VIII: Recent Revision(s)

N/A.

Plan Element VIII: Proposed Revision(s)

☐ Adopt a 15-hour weekly work requirement for all non-disabled, non-elderly individuals residing in public housing. The HPHA is requesting HUD approval of MTW Waiver 12.a. as part of its Amended MTW Supplement for FY 26, which is attached as **Attachment C**. (Added in FY 26)

☐ Adopt a 15-hour weekly work requirement for all non-disabled, non-elderly individuals receiving Section 8 rental assistance. The HPHA is requesting HUD approval of MTW Waiver 12.b. as part of its Amended MTW Supplement for FY 26, which is attached as **Attachment C**. (Added in FY 26)

~~N/A.~~

Plan Element IX. Safety and Crime Prevention

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

A. Need for Measures to Ensure Safety

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

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

B. Crime Prevention Activities

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

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

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

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

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

Plan Element IX: Recent Revision(s)

N/A.

Plan Element IX: Proposed Revision(s)

☐ Adopt a new chapter or amend existing chapters in the Hawaii Administrative Rules to establish an updated VAWA policy for public housing and the HCV Program. (Revised in FY 26)

Plan Element X. Pet Policy

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

A. Standard Pet Policy

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

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

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

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

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

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

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

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

B. Assistance Animal Policy

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

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

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

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

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

N/A.

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

N/A.

Plan Element XI. Asset Management

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

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

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

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

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

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

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

Plan Element XI: Recent Revision(s)

N/A.

Plan Element XI: Proposed Revision(s)

N/A.

Plan Element XII. Substantial Deviation

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

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

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

The definition of a "substantial deviation" excludes:

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

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

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

Plan Element XII: Recent Revision(s)

N/A.

Plan Element XII: Proposed Revision(s)

N/A.

Plan Element XIII. Significant Amendment/Modification

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

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

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

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

Plan Element XIII: Recent Revision(s)

N/A.

Plan Element XIII: Proposed Revision(s)

N/A.

B.2 **New Activities.**

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

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

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

New Activities: HOPE VI or Choice Neighborhoods

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

N/A.

New Activities: Mixed-Finance Modernization or Development

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

Kuhio Homes and Kuhio Low-Rises (as of October 1, 2024)

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

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

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

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

Modernization or Development Activity Summary

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

Mayor Wright Homes (as of October 1, 2024)

In 2023, Mayor Wright Homes was included in the Ka Lei Momi Project which seeks to redevelop a significant portion of the HPHA's federal public housing inventory with the goal of developing more than 10,000 new,

affordable units as part of mixed-use, mixed-income communities. The HPHA selected Highridge Costa Development Company (HCDC) as the master developer for Ka Lei Momi.

In May 2024, the HPHA's Board of Directors approved a $10M pre-development loan to HCDC for Phase I of the redevelopment of Mayor Wright Homes. Execution of the loan is pending.

HPHA and HCDC received a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration in June 2024.

The project's 201H application for the Master Plan has been approved by HHFDC. The Master Plan is currently being revised, with changes to Phases 1A and 1B being studied. The HPHA and HCDC continue to weigh the use of Faircloth-to-RAD, PBVs, TPVs, and LIHTC at the project site. For-sale units up to 120% of AMI and 501(c)(3) rentals up to 100% of AMI are also being considered.

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

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

Modernization or Development Activity Summary

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

Pu'uwai Momi (as of October 1, 2024)

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

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

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

Modernization or Development Activity Summary

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

Ka‘ahumanu Homes (as of October 1, 2024)

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

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

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

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

Modernization or Development Activity Summary

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

Kamehameha Homes (as of October 1, 2024)

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

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

Modernization or Development Activity Summary

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

Hale Laulima (as of October 1, 2024)

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

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

Modernization or Development Activity Summary

Development Name:	Hale Laulima
AMP Number:	30
Project Address:	1184 Waimano Home Road Aiea, Hawaii 96701
Project Type:	Family (General Occupancy)
Total Current Units:	36 Total Units (20 Two-Bedroom Units, 16 Three-Bedroom Units)

Repositioning Tool(s):	TBD.
Est. TPV Request:	TBD.
Est. PBV Request	TBD.

Nanakuli Homes (as of October 1, 2024)

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

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

Modernization or Development Activity Summary

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

Lanakila Homes (as of October 1, 2024)

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

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

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

Modernization or Development Activity Summary

Development Name:	Lanakila Homes
AMP Number:	37

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

Kahekili Terrace (as of October 1, 2024)

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

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

Modernization or Development Activity Summary

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

Kapa‘a (as of October 1, 2024)

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

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

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

Modernization or Development Activity Summary

Development Name:	Kapa'a
AMP Number:	38
Project Address:	4726 Malu Road Kapaa, Hawaii 96746
Project Type:	Family (General Occupancy)
Total Current Units:	36 Total Units (6 One-Bedroom Units, 8 Two-Bedroom Units, 12 Three-Bedroom Units, 10 Four-Bedroom Units)
Repositioning Tool(s):	TBD.
Est. TPV Request:	TBD.
Est. PBV Request	TBD.

New Activities: Demolition and/or Disposition

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

2023 Maui Wildfires

In August 2023, wildfires in Lahaina, Maui completely destroyed two federal public housing properties managed under AMP 39 (Project No. HI0010039). Both properties, David Malo Circle and Piilani Homes, are considered to be total physical losses. The HPHA is preparing an after-the-fact Section 18 application to initiate the demolition process. Tenant Protection Vouchers were received as an emergency housing option for residents who were displaced. The HPHA has procured a consultant to assist with the Section 18 application and the Part 58 Environmental Review (ER). The HPHA anticipates the ER will be completed by March 2025.

Demolition/Disposition Activity Summary

Development Name:	David Malo Circle
AMP Number:	39
Project Address:	Mill Street Lahaina, Hawaii 96761
Total Units:	18 Total Units (2 One-Bedroom Units, 4 Two-Bedroom Units, 10 Three-Bedroom Units, 2 Four-Bedroom Units)
Accessibility Features:	N/A

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

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

Physical Obsolescence

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

Demolition/Disposition Activity Summary

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

Development Name:	Kupuna Home O Waialua
AMP Number:	49
Project Address:	67-088 Goodale Avenue Waialua, Hawaii 96791
Total Units:	40 Total Units (24 Studios, 16 One-Bedroom Units)
Accessibility Features:	N/A
SAC Application Status:	N/A

County Easements and/or Dedications

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

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

Kalihi Valley Homes Community Center (as of October 1, 2024)

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

Other Applications for Demolition and/or Disposition

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

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

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

New Activities: Designated Housing for Elderly and Disabled Families

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

N/A.

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

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

N/A.

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

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

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

Property Name (All Family Units)	Bedroom Size						Total Units Per Property
	0	1	2	3	4	5	
Kuhio Homes & Low-Rises	0	20	32	37	77	8	174
Mayor Wright Homes	0	24	114	168	50	8	364
Pu‘uwai Momi	0	48	86	88	38	0	260
Ka‘ahumanu Homes	0	48	86	88	38	0	260
Kamehameha Homes	0	62	123	36	0	0	221
Hale Laulima	0	20	16	0	0	0	36
Nanakuli Homes	0	0	0	36	0	0	36
Lanakila Homes	0	14	66	44	20	0	144
Kahekili Terrace	0	12	22	36	12	0	82
Kapa‘a	0	6	8	12	10	0	36
‘Ele‘ele	0	2	6	10	6	0	24
Total Units	**0**	**256**	**559**	**555**	**251**	**16**	**1,637**

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

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

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

New Activities: Occupancy by Over-Income Families

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

N/A.

New Activities: Occupancy by Police Officers

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

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

The table below lists all dwelling units currently designated for occupancy by a police officer in IMS/PIC as of **October 1, 2024**:

AMP No.	Project No.	Project Name	Unit No.	Address
37	1097	Kauhale O Hanakahi	A4401	19 Pamala St Hilo, HI 96720
37	1004	Lanakila Homes I	0017B	600 Wailoa St Hilo, HI 96720
37	1028	Punahele Homes	0130R	6-B Lokahi Pl

				Haiku, HI 96708
43	1061	Ka Hale Kahaluu	0003L	78-6725 Makolea St Kailua-Kona, HI 96740
43	1070	Kealakehe	A101	74-991 Manawale`a St Kailua-Kona, HI 96740
43	1063	Nani Olu	4E	81-1011 Nani Kupuna Pl Kealakekua, HI 96750
46	1097	Ke Kumu ‘Ekolu	B2208	68-3385 Ke Kumu Pl Waikoloa, HI 96738

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

AMP No.	Project No.	Project Name	Address
30	1026	Pu‘uwai Momi	99-132 Kohomua St Aiea, HI 96701
31	1005	Kalihi Valley Homes	2250 Kalena Dr Honolulu, HI 96819
32	1003	Mayor Wright Homes	521 N Kukui St Honolulu, HI 96817
33	1099	Kamehameha Homes	1541 Haka Dr Honolulu, HI 96817
34	1012	Makua Alii	1541 Kalakaua Ave Honolulu, HI 96826
37	1004	Lanakila Homes	600 Wailoa St Hilo, HI 96720
43	1032	Kaimalino	74-5060 Kealakaa St Kailua-Kona 96740
43	1053	Hale Hookipa	81-1038 Nani Kupuna Pl Kealakekua, HI 96750
44	1057	Waimaha-Sunflower	85-186 McArthur St Waianae, HI 96792
44	1091	Kau‘iokalani	85-658 Farrington Hwy Waianae, HI 96792
45	1030	Ko‘olau Village	45-1027 Kamau Pl Kaneohe, HI 96744
49	1050	Kupuna Home O‘ Waialua	67-088 Goodale Ave Waialua, HI 96791
49	1015	Wahiawa Terrace	337 Palm St Wahiawa, HI 96786

New Activities: Project-Based Vouchers

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

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

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

New Activities: Units with Approved Vacancies for Modernization

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

All HUD-approved vacant dwelling units listed on IMS/PIC as of **October 1, 2024** are (1) currently undergoing modernization (i.e., the modernization contract has been awarded or force account work has started); or (2) vacant so that modernization work can be performed and the time period for placing the unit under construction has not yet expired.

New Activities: Other Capital Grant Programs

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

N/A.

B.3 **Progress Report.**

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

Goal 1: Increase the Availability and Accessibility of Housing Assistance

Description The HPHA will look to provide more low-income families with the housing assistance they need through the programs and services it already operates. Despite the ever-present concern of federal funding shortfalls, the HPHA must ensure it operates efficiently and cost-

effectively in order to accomplish this goal. Increasing the accessibility of affordable housing assistance includes the removal of barriers to access and ensuring equitable outcomes for vulnerable groups.

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

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

Goal 2: Improve the Quality of Existing Housing Programs

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

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

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

University of Hawaii Broadband Project

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

Water Conservation Pilot Project

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

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

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

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

	Description The HPHA aims to provide its program participants with the tools and resources they need to achieve their personal financial goals. Through an offering of support services, employment training and placement, and financial literacy education, the HPHA hopes to help low-income families and individuals break the cycle of poverty. **Objective 3.a.** Increase access to employment opportunities for program participants. **Objective 3.b.** Explore partnerships with other state/local agencies and community-based organizations to provide additional services and/or housing assistance. **Goal 4: Develop and Increase Affordable Housing Opportunities** **Description** The State of Hawaii continues to face a severe affordable housing crisis. With thousands of people struggling to remain housed, the HPHA can help to addresses this problem by expanding its housing portfolio and the amount of assistance it can provide. The HPHA will accomplish this goal by constructing new affordable units, rehabilitating obsolete properties, and applying for other funding sources. **Objective 4.a.** Increase the number of affordable housing units statewide by pursuing opportunities for public-private partnerships and mixed-finance redevelopment, where feasible. **Objective 4.b.** Explore opportunities to utilize the Rental Assistance Demonstration (RAD) Program, where feasible. **Objective 4.c.** Explore opportunities to project-base HCV assistance at the HPHA's State-aided public housing projects. **Objective 4.d.** Apply for additional tenant-based rental assistance and competitive grant funding as opportunities arise and if the administrative capacity exists.
B.4	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The HPHA's CFP 5-Year Action Plan for FY 2023 to FY 2027 was approved in EPIC on June 6, 2023. Please see **Attachment H: CFP 5-Year Action Plan for FYs 2023 to 2027**.
B.5	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ (b) If yes, please describe.

C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N

	☒ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Please see **Attachment I: RAB Comments**.
C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. Please see **Attachment J: Certification by State or Local Official**.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan. Please see **Attachment K: Civil Rights Certification**. Please see **Attachment L: Certifications of Compliance with PHA Plan and Related Regulations**.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ If yes, include Challenged Elements. Please see **Attachment M: Public Testimony**.
C.5	**Troubled PHA.** (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A ☐ ☒ ☐ (b) If yes, please describe:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination

between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Other Document and/or Certification Requirements.

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

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

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

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

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

D. Affirmatively Furthering Fair Housing (AFFH).

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

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

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

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

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

Approved by the Executive Director
May 29, 2025

FOR ACTION

MOTION: To **(1)** Approve the Right of Entry Agreement with Hawaiian Telcom to Install or Upgrade Wired Telecommunications Services as Required to Provide a Minimum of 100 Mbps Symmetrical Internet Service to all Hawaii Public Housing Authority (HPHA) Public Housing Buildings; and **(2)** Authorize the Executive Director to Execute the Right of Entry Agreement and Undertake all Actions Necessary to Implement the Right of Entry Agreement

I. FACTS

A. In 2021, former Governor David Y. Ige requested the University of Hawaii to lead the coordination and orchestration of current and anticipated Federal funding of state broadband investments. These included funds available from the Coronavirus State and Local Fiscal Recovery Funds and American Rescue Plan Act, along with (then) anticipated Infrastructure Investment and Jobs Act, and additional future programs.

B. In the Fall of 2021, the University of Hawaii released a Strategic Framework detailing the "Investment Pillars" to enhance and strengthen the broadband landscape in Hawaii.

C. The first major Federal program launched in 2022 was the US Treasury Coronavirus Capital Projects Fund (CPF). Funds were allocated to states on a formula basis to support their strategic broadband capital investments.

D. The Hawaii Public Housing Authority (HPHA) Connections Program is designed to invest in upgrading HPHA residential broadband connections to support the delivery of 100 Mbps symmetrical service to all residents in state-owned and managed public housing facilities and provide 1 Gbps service for available common-use shared rooms.

II. DISCUSSION

A. The Right of Entry Agreement (ROE) between HPHA and Hawaiian Telcom provides Hawaiian Telcom with the authority to enter HPHA public housing properties to install or upgrade broadband infrastructure using 100% fiber technology.

B. Residents will have access to reliable, high-speed broadband internet connections that will support the delivery of 100 Mbps symmetrical service to all residents in state-owned and managed public housing facilities and provide 1 Gbps service for available common-use shared rooms.

C. The common use spaces, or "community digital hubs", will leverage the availability of community digital navigators to be funded by the statewide Broadband Equity Access and Deployment (BEAD) and Digital Equity (DE) investments, to assist public housing residents in digital literacy skills development and building confidence with independent technology use for personal and professional (e.g. education, telehealth, work) use.

D. Hawaiian Telcom will collaborate with HPHA on the implementation of all phases and tasks of the HPHA Connections Program including, but not limited to, the project planning, execution, delivery, monitoring, inspection, validation, and closeout.

E. All improvements, equipment, and infrastructure for the HPHA Connections Program shall be at the expense of Hawaiian Telcom, and in the event that damages occur to the premises, building, or rooftop as a result of Hawaiian Telcom's equipment or negligence, Hawaiian Telcom will be fully responsible for all expenses involving assessment and repairs.

F. Hawaiian Telcom will select qualified contractor(s), including subcontractors, that are insured and licensed, as required by the State of Hawaii, to install necessary equipment and supportive infrastructure and cabling to deliver the broadband internet services.

G. The duration of the delivery of the 1 Gbps service for available common-use shared rooms at HPHA properties through the HPHA Connections Program will be for a period of approximately ten (10) years.

H. The HPHA's collaboration with RCUH and Hawaiian Telcom was include in a previously approved Annual PHA Plan. Updates will be included in the HPHA's Amended Annual PHA Plan.

(End of Section)

III. RECOMMENDATION

That the Board of Directors **(1)** Approve the Right of Entry Agreement with Hawaiian Telcom to Install or Upgrade Wired Telecommunications Services as Required to Provide a Minimum of 100 Mbps Symmetrical Internet Service to all Hawaii Public Housing Authority (HPHA) Public Housing Buildings; and **(2)** Authorize the Executive Director to Execute the Right of Entry Agreement and Undertake all Actions Necessary to Implement the Right of Entry Agreement

Attachment A: Draft Hawaiian Telcom Right of Entry Agreement

Prepared by: Benjamin Park, Chief Planner BP

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

Robert J. Hall
Chairperson

RIGHT-OF-ENTRY AGREEMENT
HPHA Public Housing – Hawaiian Telcom, Inc. Broadband Infrastructure Upgrade

This **RIGHT-OF-ENTRY AGREEMENT** (this "**Agreement**") is made as of JUN 18 2025, 2025 (the "**Effective Date**"), by and between **HAWAII PUBLIC HOUSING AUTHORITY** (hereinafter "**HPHA**"), a public body and a body corporate and politic, existing under the laws of the State of Hawaii, and **Hawaiian Telcom, Inc.** (hereinafter "**Hawaiian Telcom**"), a C Corporation, whose business address is as follows: 1177 Bishop Street, Suite 52, Honolulu, Hawaii 96813.

RECITALS:

A. HPHA is a public housing authority formed pursuant to Chapter 356D of Hawaii Revised Statutes ("**HRS**"). HPHA is the owner of certain public housing projects described in **Exhibit A** attached hereto, which is incorporated herein by reference (hereinafter "**HPHA Locations**");

B. On May 22, 2025, the Research Corporation of the University of Hawaii (hereinafter "**RCUH**"), a governmental agency of the State of Hawaii, whose address is 1601 East-West Road, Burns Hall 4th Floor, Honolulu, Hawaii 96848 (for the benefit of the University of Hawaii, Office of the Vice President for Information Technology) and Hawaiian Telcom entered into a certain Agreement for Services (hereinafter "Services Agreement") attached hereto as **Exhibit B**; and

C. In order for Hawaiian Telcom to carry out its obligations under the Services Agreement, HPHA and Hawaiian Telcom have agreed that Hawaiian Telcom will be permitted under this revocable temporary right of entry to access HPHA Locations described in Exhibit A.

AGREEMENT:

In consideration of the Recitals, HPHA and Hawaiian Telcom hereby agree as follows:

1. **GRANT OF LIMITED RIGHT OF ENTRY**. HPHA hereby grants to Hawaiian Telcom and Hawaiian Telcom hereby accepts from HPHA, the limited, nonexclusive right, upon the terms and conditions set forth in this Agreement, to enter upon HPHA Locations described in Exhibit A solely for the purposes of Hawaiian Telcom carrying out its obligations under the Services Agreement attached hereto as Exhibit B. Hawaiian Telcom shall not permit or conduct at HPHA Locations any activities beyond the scope of or in breach of the Scope of Work in the Services Agreement and this Agreement. All persons performing work at HPHA Locations must wear a uniform or clearly visible identification tag that provides the name of such person and the name of the company or business they are representing. Each and any entry shall be made only during regular business hours (e.g., 7:45 a.m. to 4:30 p.m., Monday through Friday, excluding State Holidays), unless specifically authorized otherwise by HPHA. All entries and work must be coordinated in advance with HPHA-designated personnel and approved by such personnel, and shall be limited to such work and activities and those portions of the property necessary to complete the agreed upon Scope of Work in the Services Agreement. Hawaiian Telcom shall provide its own utilities (water, power, toilet, etc.) as needed. Hawaiian Telcom in the exercise of

provide its own utilities (water, power, toilet, etc.) as needed. Hawaiian Telcom in the exercise of this Agreement shall use appropriate precautions and measures to minimize inconveniences to HPHA residents, HPHA employees, surrounding residents, landowners, and the public in general, including, without limitation, Hawaiian Telcom shall remove any trash and not block any accessible route at any HPHA Locations. Subject to section 356D-6.5, HRS, smoking of tobacco or any other plant material is strictly prohibited on HPHA Locations. Furthermore, pursuant to section 328J-1 and 328J-2, HRS "smoking" includes the use of an electronic smoking device and shall be prohibited in all enclosed or partially enclosed areas. Hawaiian Telcom agrees and shall adhere to these no-smoking laws while on HPHA Locations.

2. **TERM**. This Agreement shall commence on the Effective Date and continue through the earlier of December 31, 2026 or the completion of the work under the Scope of Services of Services Agreement, unless extended in the mutual consent of the parties, or sooner terminated in accordance with this Agreement (the "**Term**"). HPHA may terminate this Agreement at its sole and absolute discretion, with or without cause, upon five (5) calendar days' prior written notice to Hawaiian Telcom. Termination of this Agreement shall not release Hawaiian Telcom of or from any liability or obligations arising out of or in connection with the acts or omissions of Hawaiian Telcom during the Term.

3. **PUBLIC HOUSING OPERATIONS PRIORITY**. Hawaiian Telcom shall at all times conduct its operations in a manner that does not interfere with the residential use of the HPHA Locations. Should any interference occur, HPHA may suspend work until such interference is addressed and resolved. Hawaiian Telcom shall not communicate with the residents to avoid any miscommunication and shall politely refer the residents to their property manager for any questions.

4. **CONDITION OF PROPERTY**. Upon expiration of the Term or sooner termination of this Agreement or at HPHA's sole discretion anytime during the Term of this Agreement, Hawaiian Telcom shall, unless permitted to continue by HPHA, restore all HPHA Locations to their original condition (reasonable wear and tear excepted) upon request by HPHA by, (a) causing the removal of all equipment brought to the HPHA Locations by Hawaiian Telcom; and (b) repairing any damage to HPHA Locations caused by Hawaiian Telcom and reimbursing HPHA for any costs HPHA incurs in correcting damages caused by Hawaiian Telcom.

5. **PROHIBITED USES AND ACTIVITIES**. Except for reasonable, temporary signage addressing safety matters and work described in the Services Agreement, Hawaiian Telcom shall not erect any structure, fence, barricade, tank, signage, or make or install any improvements of any kind whatsoever except with the prior written consent of HPHA obtained in each case, which consent HPHA in its sole and arbitrary discretion may withhold, condition, or deny. HPHA hereby consents to the performance of the work described in the Services Agreement.

6. **ENTRY NOTICE.** Hawaiian Telcom shall provide five (5) business days advanced telephonic or electronic mail notice to HPHA before any Hawaiian Telcom employee or HPHA- approved agent enters any particular HPHA Location. Prior to entering any HPHA Location pursuant to this Agreement, Hawaiian Telcom shall provide HPHA with satisfactory evidence that Hawaiian Telcom is insured in accordance with the insurance requirements described in this Agreement. Hawaiian Telcom shall not obstruct ingress and egress to and from the parking areas or driveways within HPHA Locations, except as Hawaiian Telcom reasonably deems necessary

or appropriate for the performance of the scope of work. If applicable, Hawaiian Telcom shall not unreasonably impair the operations and use of HPHA Locations by the existing permittees at HPHA Locations or their respective employees, agents, or invitees. Hawaiian Telcom shall not be responsible for any wrongful acts or omissions of such third-party occupants or permittees with respect to their use and occupation of HPHA Locations.

7. **INSURANCE.** Hawaiian Telcom shall maintain insurance reasonably acceptable to HPHA in full force and effect throughout the term of this Agreement and for a period of no less than one (1) year following the completion of work, or as required by law. The policies of insurance maintained by Hawaiian Telcom shall provide the following coverage.

Coverage	Limit
General Liability Insurance (occurrence form)	$2,000,000.00 combined single limit per occurrence for bodily injury and property damage.
Automobile Insurance covering all owned, non-owned and hired automobiles.	Bodily injury liability limits of $1,000,000.00 each person and $1,000,000.00 per accident and property damage liability limits of $1,000,000.00 per accident OR combined single limit of $2,000,000.00.
Workers Compensation as required by applicable State laws.	Insurance to include Employer's Liability. Both such coverages shall apply to all employees of the Hawaiian Telcom and to all employees of subcontractors (in case any subcontractors fails to provide adequate similar protection for all his employees).

a. The State of Hawaii, the Hawaii Public Housing Authority, its elected and appointed officials, officers and employees shall be included as additional insured, except for Workers Compensation Insurance, as respects to operations performed for the State of Hawaii under this Agreement. Before the effective date of the Agreement, Hawaiian Telcom agrees to provide HPHA certificate(s) of insurance necessary to satisfy HPHA that Hawaiian Telcom is in compliance with insurance provisions of this Agreement and will keep such insurance in effect and the certificate(s) therefore on deposit with HPHA during the entire term of this Agreement. Upon request by HPHA, Hawaiian Telcom shall furnish a copy of the policy or policies.

b. Failure of Hawaiian Telcom to provide and keep in force such insurance shall be a material default under this Agreement. HPHA shall be entitled to exercise any or all of the remedies provided in this Agreement and by law for default by Hawaiian Telcom.

c. The procuring of such required policy or policies of insurance shall not be construed to limit Hawaiian Telcom's liability under this Agreement or to fulfill the indemnification provisions and requirements of this Agreement. Notwithstanding said policy or policies of insurance, Hawaiian Telcom shall be obliged for the full and total amount of any damage, injury, or loss caused by negligence or neglect connected with this Agreement.

d. Hawaiian Telcom shall immediately provide written notice to the contracting department or HPHA should any of the insurance policies evidenced on its Certificate of Insurance form be cancelled, limited in scope, or not renewed upon expiration.

e. The Hawaii Public Housing Authority is a self-insured STATE agency. Hawaiian Telcom's general liability insurance and, if applicable, the Umbrella will be primary for anyone qualifying as an additional insured, meaning that we will not seek contribution from the other insurance available to the additional insured. Hawaiian Telcom's automobile liability insurance and, if applicable, the Umbrella will be primary for claims involving vehicles owned by Hawaiian Telcom.

f. Hawaiian Telcom is self-insured for the first $1,000,000 of general liability. To satisfy the minimum coverage limits required by this Agreement, Hawaiian Telcom may use a combination of self-insurance, primary insurance policies, and follow form umbrella or excess liability policy(ies).

g. Hawaiian Telcom waives and shall cause any of its insurance carriers to waive any and all rights to recover against HPHA for any loss or damage to such waiving party (including deductible amounts) arising from any cause covered by any insurance required to be carried by such party pursuant to this paragraph or any other insurance actually carried by Hawaiian Telcom.

8. **COMPLIANCE WITH LAW**. Hawaiian Telcom, at all times during the Term, will observe and perform all laws, ordinances, rules, and regulations, now or hereafter made by any governmental authority, applicable to HPHA Locations or Hawaiian Telcom's use of HPHA Locations. Hawaiian Telcom will secure all necessary permits and governmental authorizations necessary or appropriate to Hawaiian Telcom's use of HPHA Locations and, upon request therefor, shall provide true and complete copies thereof to HPHA.

9. **INDEMNITY**. Hawaiian Telcom shall defend, indemnify, and hold harmless HPHA and the State of Hawaii, their employees, officers, agents, representatives, successors, and assigns ("**Indemnitees**") against any loss, cost, action, claim, damage, or injury arising out of the wrongful acts or omissions, including, without limitation, negligence, breach of contract, or failure to comply with any legal obligation at HPHA Locations by Hawaiian Telcom during the Term, including, but not limited to, property damage, personal injury, or wrongful death. Hawaiian Telcom's obligation to defend, indemnify, and hold harmless the Indemnitees shall survive the termination or expiration of this Agreement, notwithstanding any other provision to the contrary. Hawaiian Telcom's indemnification obligations under this paragraph shall cover any subcontractor of Hawaiian Telcom. Hawaiian Telcom shall not be responsible for, and shall not be required to indemnify any Indemnitees against, any wrongful acts or omissions of HPHA or third-party occupants or permittees with respect to their use and occupation of HPHA Locations. HPHA shall not provide any security for Hawaiian Telcom's materials and/or equipment. It is Hawaiian Telcom's sole responsibility to secure and protect its work against vandalism and its materials and equipment against theft or damage.

10. **COST OF WORK**. Hawaiian Telcom's work at HPHA Locations pursuant to the Services Agreement and this Agreement shall be done without compensation. Hawaiian Telcom shall carry any and all expenses associated with its work pursuant to the Services Agreement. HPHA shall

have no liability or obligation for any subcontractors, vendors, or third-party agreements entered into by Hawaiian Telcom.

11. **NO LIENS**. Hawaiian Telcom and HPHA will not commit or suffer any act or neglect whereby HPHA Locations or any improvements thereon shall become subject to any attachment, judgment, lien, charge or encumbrance.

12. **HAZARDOUS MATERIALS**. Hawaiian Telcom shall not cause or permit the escape, disposal or release of any hazardous materials except as permitted by law. Hawaiian Telcom shall not allow the storage or use of such materials in any manner not sanctioned by law or by the highest standards prevailing in the industry for the storage and use of such materials, nor allow to be brought onto HPHA Locations or premises any such materials. In the event of any spill or release, Hawaiian Telcom shall notify HPHA immediately and shall, at its sole cost, take all necessary actions to clean, remediate, and restore the site in accordance with applicable law.

13. **EXISTING LIENS AND EASEMENTS**. Hawaiian Telcom shall be solely responsible for any damage caused by Hawaiian Telcom to the lines, pipes, conduits, easements, and rights of way of others in, on, under, over, across, or through HPHA Locations.

14. **ASSIGNMENT**. This Agreement shall not be assigned or transferred by Hawaiian Telcom to any other party, including assignment to any affiliate or subsidiary entity, without the prior written consent of HPHA.

15. **AMENDMENTS**. No amendment, modification, waiver, renewal or extension of this Agreement or any provision hereof, nor any consent to any departure therefrom by either party shall be effective unless the same shall be in writing and signed by both parties. Any such waiver or consent shall be effective only in the specific instance and for the specific purpose for which it is given. Notice to, or demand on a party in any case shall not entitle either party to any other or further notice or demand in similar or other circumstances.

16. **BINDING EFFECT**. This Agreement shall be binding upon and inure to the benefit of Hawaiian Telcom and HPHA and their respective successors and permitted assigns.

17. **GOVERNING LAW**. The laws of the State of Hawaii shall govern the construction, validity, performance and enforcement of this Agreement.

18. **DISPUTES**. All disputes or questions arising under this Agreement shall be referred to HPHA's Executive Director for a determination and resolution of the dispute or question. HPHA's Executive Director's decision shall be final and binding on the parties herein.

19. **COUNTERPARTS**. This Agreement may be executed in two or more counterparts, each of which shall be considered an original and all of which taken together shall constitute one instrument.

[signatures on the following page]

HPHA and Hawaiian Telcom have executed this Agreement as of the Effective Date.

HAWAII PUBLIC HOUSING AUTHORITY,
a public body corporate and politic
"HPHA"

Approved as to Form:

Deputy Attorney General

By: _____
Hakim Ouansafi
Executive Director

HAWAIIAN TELCOM, INC.
"Hawaiian Telcom"

By: _____
Su Shin
President and General Manager

EXHIBIT A

Community Rooms

Community Room Location	Island	Room #	Address	City, Zip	
Hale Aloha O Puna (E)	Hawaii Island		16-189 Pili Mua St.	Keaau	96749
Hale Hau`oli (E)	Hawaii Island		45-540 Koniaka Pl.	Honokaa	96727
Hale Ho`okipa (E)	Hawaii Island		81-1038 Nani Kupuna Place	Kealakekua	96750
Kauhale O Hanakahi	Hawaii Island		19 Pamala St.	Hilo	96720
Ke Kumu `Elua	Hawaii Island		68-3367 Ke Kumu Pl.	Waikoloa	96738
Lanakila Homes I	Hawaii Island		600 Wailoa St	Hilo	96720
Lanakila Homes II	Hawaii Island		600 Wailoa St.	Hilo	96720
Lanakila Homes IIIA	Hawaii Island		600 Wailoa St.	Hilo	96720
Lanakila Homes IIIB	Hawaii Island		600 Wailoa St.	Hilo	96720
Lanakila Homes IV	Hawaii Island		600 Wailoa St.	Hilo	96720
Nani Olu (E)	Hawaii Island		81-1011 Nani Kupuna Place	Kealakekua	96750
Pahala (E)	Hawaii Island		96-1169 Kou St.	Pahala	96777
Pomaikai Homes (E)	Hawaii Island		929 Ululani St.	Hilo	96720
Hale Ho`olulu (E)	Kauai		4264 Ala Muku Pl.	Kilauea	96754
Hale Ho`onanea (E) (Port Allen)	Kauai		4401 Waialo Rd.	Eleele	96705
Hale Nana Kai O Kea (E)	Kauai		4850 Kawaihau Rd.	Kapaa	96746
Kapa`a	Kauai		4726 Malu Rd.	Kapaa	96746
Kawailehua - Federal	Kauai		5230 Paanau Rd.	Koloa	96756
Kawailehua -State	Kauai		5220 Paanau Rd.	Koloa	96756
Kahekili Terrace [a & b]	Maui		2015 Holowai Pl..	Wailuku	96793
Makani Kai Hale	Maui		35 Koapaka Ln.	Waiehu	96793
Makani Kai Hale II	Maui		35 Koapaka Ln.	Waiehu	96793
Kahale Mua - Federal	Molokai		P.O. Box 30	Maunaloa	96770
Kahale Mua - State	Molokai		Maunaloa, Molokai	Maunaloa	96770
Hale Po`ai (E)	Oahu		1001 N. School St	Honolulu	96817
Halia Hale (E)	Oahu		851 N. School St.	Honolulu	96817
Hau`iki Homes	Oahu		Meyers St.	Honolulu	96819
Ho`okipa Kahalu`u	Oahu		47-330 Ahuimanu Rd.	Kaneohe	96744
Ho`olulu (E)	Oahu		94-943 Kau'olu Pl.	Waipahu	96797
Kalanihuia (E)	Oahu		1220 Aala St.	Honolulu	96817
Kamalu (E)	Oahu		94-941 Kau'olu Pl.	Waipahu	96797
Kamehameha Homes	Oahu		1541 Haka Dr.	Honolulu	96817

Kau`iokalani	Oahu		85-658 Farrington Hwy.	Waianae	96792
Kauhale Nani	Oahu		310 North Cane St.	Wahiawa	96786
Kauhale O'hana	Oahu		41-1260 Kalanianaole Hwy.	Waimanalo	96795
Kupuna Home O'Waialua (E)	Oahu		67-088 Goodale Ave.	Waialua	96791
La`iola (E)	Oahu	A	1 Ihoiho Pl.	Wahiawa	96786
La`iola (E)	Oahu	B	15 Ihoiho Pl.	Wahiawa	96786
Makamae (E)	Oahu		21 S. Kuakini St.	Honolulu	96813
Makua Alii (E)	Oahu		1541 Kalakaua Ave.	Honolulu	96826
Nanakuli Homes	Oahu		Lualei Pl. & Farrington Hwy.	Waianae	96792
Paoakalani (E)	Oahu		1583 Kalakaua Ave.	Honolulu	96826
Pumehana (E)	Oahu		1212 Kinau St.	Honolulu	96814
Punchbowl Homes (E)	Oahu		730 Captain Cook Ave.	Honolulu	96813
Wahiawa Terrace	Oahu		337 Palm St.	Wahiawa	96786
Waimaha-Sunflower	Oahu		85-186 McArthur St.	Waianae	96792

HPHA Locations

Project	**Island**	**Units**	**Starting Unit Street**	**City**	Zip
Hale Aloha O Puna	Hawaii Island	30	16-189 Pili Mua St.	Keaau	96749
Hale Hauoli	Hawaii Island	40	45-540 Koniaka Pl	Honokaa	96727
Hale Hookipa	Hawaii Island	32	81-1038 Nani Kupuna Pl	Kealakekua	96750
Hale Olaloa	Hawaii Island	50	144 Kamana Street	Hilo	96720
Ka Hale Kahaluu	Hawaii Island	50	78-6725 Makolea St	Kailua Kona	96740
Kaimalino	Hawaii Island	40	74-5060 Kealakaa St	Kailua Kona	96740
Kauhale O'hanakahi	Hawaii Island	20	19 Pamala Place	Hilo	96720
Ke Kumu 'ekolu	Hawaii Island	20	68-3367 Kekumu Pl	Waikoloa	96738
Ke Kumu Elua	Hawaii Island	26	68-3385 Ke Kumu Pl	Waikoloa	96738
Kealakehe	Hawaii Island	48	74-991 Manawalea	Kailua Kona	96740
Lanakila Homes I	Hawaii Island	36	101 Ipuka St	Hilo	96720
Lanakila Homes II	Hawaii Island	44	60 Holomalia St	Hilo	96720
Lanakila Homes IIIA	Hawaii Island	20	33 Aheahe Street	Hilo	96720
Lanakila Homes IIIB	Hawaii Island	16	509 Kapiolani St.	Hilo	96720
Lanakila Homes IV	Hawaii Island	48	137-A HEMA ST	Hilo	96720
Lokahi	Hawaii Island	30	34 Lokahi St	Hilo	96720
Nani Olu	Hawaii Island	32	81-1011 Nani Kupuna Pl	Kealakekua	96750
Noelani I	Hawaii Island	19	65-1191 Opelo Road	Kamuela	96743
Noelani Ii	Hawaii Island	24	65-1191 Opelo Road	Kamuela	96743

Pahala	Hawaii Island	24	96-1169 Kou St	Pahala	96777
Pomaikai	Hawaii Island	20	925 Ululani St	Hilo	96720
Punahele	Hawaii Island	30	5 Lokahi Pl	Hilo	96720
Eleele	Kauai	24	340 Ahe Street	Eleele	96705
Hale Hoolulu	Kauai	12	4264 ALA MUKU PLACE	Kilauea	96754
Hale Hoonanea	Kauai	40	4401 Waialo Rd	Eleele	96705
Hale Nani Kai O Kea	Kauai	38	4850 Kawaihau Rd	Kapaa	96746
Home Nani	Kauai	14	9791 Laau Road	Waimea	96796
Hui O Hanamaulu	Kauai	46	4711 Laukona Street	Lihue	96766
Kalaheo	Kauai	8	2625 Puu Road	Kalaheo	96741
Kapaa	Kauai	36	4690 Malu Road	Kapaa	96746
Kawailehua-Federal	Kauai	25	5230 Paanau Rd	Koloa	96756
Kawailehua-State	Kauai	26	5220 Paanau Rd	Koloa	96756
Kekaha Ha'aheo	Kauai	78	8238 Iwipolena Rd	Kekaha	96752
Kahekili Terrace	Maui	82	219 N Market St	Wailuku	96793
Makani Kai Hale I	Maui	25	55 Koapaka Ln	Wailuku	96793
Makani Kai Hale Ii	Maui	4	50 Koapaka Lane	Wailuku	96793
Kahale Mua-Federal	Molokai	25	119 Maunaloa Rd	Maunaloa	96770
Kahale Mua-State	Molokai	32	119 Maunaloa Rd	Maunaloa	96770
Hale Laulima	Oahu	36	1184 Waimano Home Rd	Pearl City	96782
Hale Po'ai	Oahu	206	1001 N. School St	Honolulu	96817
Halia Hale	Oahu	41	851 N. School St	Honolulu	96817
Hauiki	Oahu	46	1564 Meyers St	Honolulu	96819
Hookipa Kahaluu	Oahu	56	47-330 Ahuimanu Rd	Kaneohe	96744
Kaahumanu Homes	Oahu	152	830 Waiakamilo Road	Honolulu	96817
Kalakaua Homes	Oahu	221	1545 Kalakaua Avenue	Honolulu	96826
Kalanihuia	Oahu	151	1220 Aala St	Honolulu	96817
Kalihi Valley Homes	Oahu	373	2141 Kalena Dr	Honolulu	96819
Kamalu-Ho'olulu	Oahu	221	94-941 Kau'olu Plc	Waipahu	96797
Kamehameha Homes	Oahu	221	1507 Haka Drive	Honolulu	96817
Kaneohe Apartments	Oahu	24	45-513 Pahia Road	Kaneohe	96744
Kau'iokalani	Oahu	50	85-658 Farrington	Waianae	96792
Kauhale Nani	Oahu	50	310 N Cane St	Wahiawa	96786
Kauhale Ohana	Oahu	25	41-1260 Kalanianaole	Waimanalo	96795
Koolau Village	Oahu	80	45-1018 Kamau Pl	Kaneohe	96744
Kuhio Homes	Oahu	134	1529 Ahonui St	Honolulu	96819

Kuhio Park Terrace	Oahu	40 1472 Linapuni St	Honolulu	96819
Kupuna Home O'waialua	Oahu	40 310 N Cane St	Wahiawa	96786
La'iola	Oahu	109 1 Ihoiho Place	Wahiawa	96786
Maili I	Oahu	20 87-181 Hila St.	Waianae	96792
Maili II	Oahu	24 87-160 Keliikipi St.	Waianae	96792
Makamae	Oahu	124 21 S Kuakini St	Honolulu	96813
Makua Alii	Oahu	211 1541 Kalakaua Ave	Honolulu	96826
Mayor Wright Homes	Oahu	364 1035 Pua Lane	Honolulu	96817
Nanakuli Homes	Oahu	36 87-1612 Farrington Hwy.	Waianae	96792
Palolo Valley Homes	Oahu	118 2116 Ahe St	Honolulu	96816
Paoakalani	Oahu	151 1583 Kalakaua Ave	Honolulu	96826
Puahala Homes	Oahu	128 1638 Ahiahi Pl	Honolulu	96817
Pumehana	Oahu	139 1212 Kinau St	Honolulu	96814
Punchbowl Homes	Oahu	156 730 Captain Cook Ave	Honolulu	96813
Puuwai Momi	Oahu	260 99-183 Kohomua St.	Aiea	96701
Salt Lake	Oahu	28 2907 Ala Ilima St	Honolulu	96818
Spencer House	Oahu	17 1035 Spencer Street	Honolulu	96822
Wahiawa Terrace	Oahu	60 331 Palm Street	Wahiawa	96786
Waimaha-Sunflower	Oahu	130 85-965 Mill St	Waianae	96792
Waimanalo Homes	Oahu	28 41-534 Humuniki St.	Waimanalo	96795
Waimanalo Homes Ii	Oahu	22 41-528 Humuniki St	Waimanalo	96795
Waipahu I	Oahu	19 94-111 Pupuole Pl.	Waipahu	96797
Waipahu Ii	Oahu	20 94-132 Pupupuhi St.	Waipahu	96797

EXHIBIT B

Agreement for Services between
Research Corporation of the University of Hawaii and Hawaiian Telcom, Inc.

AGREEMENT FOR SERVICES

This Agreement, effective the date of the last signatory below (hereinafter "Effective Date"), is entered into between the Research Corporation of the University of Hawaii (hereinafter "RCUH"), a governmental agency of the State of Hawaii, whose address is 1601 East-West Road, Burns Hall 4th Floor, Honolulu, Hawaii 96848 (for the benefit of the University of Hawaii, Office of the Vice President for Information Technology (hereinafter "OVPIT"), and Hawaiian Telcom, Inc. (hereinafter "CONTRACTOR"), a Hawaii corporation, whose business address is as follows: 1177 Bishop Street, Suite 52, Honolulu HI 96813.

RECITALS

A. All references to RCUH shall mean "RCUH for the benefit of OVPIT".

B. RCUH is in need of the services described in this Agreement and its attachments (hereinafter collectively the "Agreement") to assist the Hawaii Public Housing Authority ("HPHA").

C. RCUH desires to retain and engage CONTRACTOR to provide the services, and CONTRACTOR is agreeable to providing said services.

NOW, THEREFORE, in consideration of the promises contained in this Agreement, RCUH and CONTRACTOR agree as follows:

1. Scope of Services. CONTRACTOR shall, in a proper and satisfactory manner as determined by RCUH, provide all the services set forth in Attachment 1, which is hereby made a part of this Agreement. RCUH will be the primary contact for services provided under this Agreement, and will assign a project manager to coordinate work between CONTRACTOR, RCUH, and HPHA.

2. Time of Performance. The services required of CONTRACTOR under this Agreement shall be performed and completed in accordance with the "Time Schedule" set forth in Attachment 2, which is hereby made a part of this Agreement.

3. Compensation. Refer to terms in the "Compensation and Payment Schedule" set forth in Attachment 3, which is hereby made a part of this Agreement.

4. Standards of Conduct Declaration. The Standards of Conduct Declaration by CONTRACTOR, set forth in Attachment 4, is hereby made a part of this Agreement.

5. Other Terms and Conditions. The General Conditions and Special Conditions, if any, set forth in Attachments 5 and 6, respectively, are hereby made a part of this Agreement. In the event of a conflict between the General Conditions and Special Conditions, the Special Conditions shall control. In the event of a conflict between this Agreement and any agreement between CONTRACTOR and HPHA with respect to the Services provided herein, this Agreement shall control.

IN WITNESS WHEREOF, RCUH and CONTRACTOR have executed this Agreement effective as of the last signed date below.

CONTRACTOR

By Su Shin
Its President and General Manager
(Title)
05/21/2025
Date

RESEARCH CORPORATION OF THE UNIVERSITY OF HAWAII

By Erin H. Yoda
Procurement and Disbursing Manager
(Title)

Date 05/22/2025

Designated University Officials/Fiscal Administrators signing for RCUH pursuant to RCUH Policy 2.013, must also complete the following:
Name:
Title:
Department:

Approved and Authorized by:
PROJECT AUTHORITY

By Garret T. Yoshimi
Its Principal Investigator

Date 05/21/2025

1.1. Scope of Work

CONTRACTOR shall provide the following services under this Agreement:

1.1.1. **Residential Units**. CONTRACTOR shall upgrade Hawaii Public Housing Authority ("HPHA") residential broadband connections to support the delivery of 100 Mbps symmetrical internet service ("Symmetrical 100 Mbps") to all residents in state-owned and managed public housing facilities, listed in Attachment 1A, which is hereby made part of this Agreement ("HPHA Locations"). Such upgrade will use a 100% fiber-based wired solution, commonly referred to as Fiber to the Premises ("FTTP").

1.1.2. **Community Rooms**. CONTRACTOR shall provide 1 Gbps internet service ("1G Internet") for community rooms (45 facilities), which are listed in Attachment 1A ("Community Rooms"). 1G Internet will be deployed to the Community Rooms over a 100% fiber-based wired solution (FTTP). The above-described fiber-based distribution system installed by CONTRACTOR which will be used to provide 1G Internet to the Community Rooms and may be used to provide Symmetrical 100 Mbps to the residential units at the HPHA Locations, will be collectively referred to as the "System".

"Symmetrical 100Mbps" provides a minimum of 100 Mbps downstream and 100 Mbps upstream over FTTP and less than 100 millisecond latency. This Agreement does not provide Symmetrical 100Mbps service to residential units. Such services may be purchased pursuant to residential packages described below in Section 1.2.

"1G Internet" provides a minimum of 1000 Mbps downstream and 1000 Mbps upstream connectivity over wired facilities with less than100 millisecond latency, plus WiFi connectivity. The Community Rooms shall be provided 1G Internet for 10 years without any non-recurring or monthly recurring fees.

Internet service provided over these connections shall be identical to typical residential and commercial (for the Community Rooms) that CONTRACTOR provides across the State of Hawaii for the same tier of service.

1.2. Residential Packages

1.2.1. **Bulk rate packages.** No bulk rate packages for all HPHA Projects will be offered at execution of this Agreement. Should HPHA be able to secure funding for a bulk rate package subscription for HPHA Locations during the duration of this Agreement, it can, at its discretion, open negotiations with the CONTRACTOR to enter into a bulk rate contract using the following offer as a starting point for such negotiations: 600Mbps/600Mbps at a rate of [redacted] per unit per month, inclusive of all taxes and fees, provided that all HPHA Locations subscribe to the bulk rate package.

1.2.2. **Individual rate packages.** Individual rate packages will include, at a minimum, 100 Mbps/100 Mbps Internet speeds at a rate of [redacted] per unit per month, inclusive of all taxes and fees, and will be guaranteed for the duration of this Agreement. An integrated Internet gateway and WiFi device to provide network connectivity for the residential unit upon subscription of the service will be offered. Devices shall provide wired throughput equivalent to or better than the subscribed rate. CONTRACTOR will be able to also offer residents a variety of

speeds greater than the minimum 100Mbps/100Mbps tier at additional cost to the residents.

If a Government funded broadband subsidy program becomes available, HPHA residents will be able to participate if they meet government qualifications.

CONTRACTOR will contract services directly with the Individual residential units, which will be provided pursuant to CONTRACTOR's service terms and conditions. Individual residential unit non-recurring costs will be waived for all units in all HPHA Locations.

1.3 Proposed System

1.3.1. **Fiber Optic Cabling.** CONTRACTOR shall place and splice fiber optic cables from the street to the building using existing pathways without any disruption to ingress/egress or passage of residents. Fiber wiring will be extended to the hallways of each building where required.

CONTRACTOR may install Point of Entry ("POE") boxes outside individual units as part of the cabling installation. Upon subscription, fiber optic cabling will run from the POE to the Optical Network Terminal ("ONT") located within the resident unit.

CONTRACTOR shall retain all ownership of the System, which extends up to each unit's ONT, and be responsible for all repairs, maintenance and modifications to the System as required by service outages related to the services it provides.

Any existing infrastructure owned by HPHA, including conduits, within HPHA Locations ("Existing Facilities") is non-exclusive to the CONTRACTOR, and other providers or entities may also install their own infrastructure or utilize Existing Facilities. There is no implied "reserved" space within any Existing Facilities for the CONTRACTOR as part of this Agreement. Notwithstanding the foregoing, any existing infrastructure at HPHA Locations owned by CONTRACTOR prior to execution of this Agreement (including without limitation copper-based cables) is not affected by this Agreement and will continue to be owned by CONTRACTOR.

1.3.2. **Residential Services.** CONTRACTOR shall provide an integrated Internet gateway and WiFi device to provide network connectivity for the residential unit upon subscription to the service offered. Devices shall provide wired throughput equivalent or better than the subscribed rate.

CONTRACTOR shall schedule an installation date that is within 1-2 business days of the subscription request, once a building has been fully installed with fiber.

1.4 Timeline

1.4.1 Within twenty-three (23) calendar days after the Effective Date, full execution of a Right of Entry Agreement with HPHA as described below, and responsible points of contact for each HPHA Location who will allow access upon CONTRACTOR's request for site work, CONTRACTOR shall perform engineering, site walks and provide a wiring plan including installation lead-time for each HPHA Location.

1. Complete installation for Community Rooms 30 calendar days from wiring plan approval.
2. Complete fiber-optic installation for residential units 60 calendar days from wiring plan approval.

3. Installation lead-time can be changed if mutually agreed by both parties.

1.4.2. Upon approval of the wiring plan by HPHA, CONTRACTOR shall complete the installation of the System on a per building and make service available to HPHA residents.

1.4.3. CONTRACTOR shall not be obligated to provide services under this Agreement until HPHA executes a Right of Entry Agreement granting access to CONTRACTOR to provide services to the HPHA Locations, and which will establish each parties' rights and responsibilities with respect to the System and the services. CONTRACTOR may terminate this Agreement and Services provided hereunder without penalty in the event HPHA terminates such Right of Entry Agreement with or without cause upon three (3) calendar days' prior notice to RCUH.

CONTRACTOR, at any time, may request that the PROJECT AUTHORITY and related executive leadership be engaged to help resolve any delays in State of Hawaii government approvals required for CONTRACTOR to complete its work.

1.5. Installation

See Attachment 1A. CONTRACTOR will not charge RCUH or HPHA for its cost to install the System at the HPHA Locations. In other words, the amount charged for installing the System for all buildings in Attachment 1A is $0 (zero).

1.6. Final Locations

Final locations of Community Rooms for HPHA are identified in Attachment 1A.

1.6.1. All work under this Agreement must adhere to the Federal U.S. Housing and Urban Development construction standards and guidelines.

1.6.2. CONTRACTOR must adhere to commitments as outlined for the duration of this Agreement. Non-performance may result in the disqualification or reduced points in future RFPs except for delays attributed to RCUH, HPHA, or any other Government agency.

TIME SCHEDULE
Attachment 2

The period of performance for services under this Agreement shall begin on the Effective Date, and continue for a period of ten (10) years. CONTRACTOR shall upgrade HPHA residential broadband connections to support the delivery of Symmetrical 100 Mbps to all residents in state-owned and managed public housing facilities, listed in Attachment 1A no later than December 31, 2025. CONTRACTOR shall provide 1G Internet for Community Rooms no later than December 31, 2025.

RCUH, in conjunction with HPHA, will oversee the implementation of services at all HPHA Locations until the end of the Capital Projects Fund time period ending on December 31, 2026. CONTRACTOR will maintain ownership of the System, and will be solely responsible for maintaining the System.

COMPENSATION AND PAYMENT SCHEDULE
Attachment 3

I. Compensation and Payment

CONTRACTOR and RCUH acknowledge and agree that that this Agreement is made without any monetary exchange. The services and obligations set forth in Attachment 1 constitute sufficient consideration for this Agreement.

STANDARDS OF CONDUCT DECLARATION
Attachment 4

For purposes of this declaration:

"Controlling interest" means an interest in a business or other undertaking which is sufficient in fact to control, whether the interest is greater or less than fifty percent (50%).

"Employee" means any nominated, appointed, or elected officer or employee of the State, including members of boards, commissions, and committees, and employees under contract to the State or of the Constitutional Convention, but excluding legislators, delegates to the constitutional convention, justices and judges. References to "Employee", below, includes all State of Hawai'i employees, including RCUH and UH employees. (Hawaii Revised Statutes ("HRS") § 84-3).

On behalf of Hawaiian Telcom, Inc. (CONTRACTOR), the undersigned does declare, under penalty of perjury, as follows:

1. CONTRACTOR (☐ is) (◉ is not) a legislator, an Employee, or a business in which a legislator or Employee has a "Controlling interest". (HRS § 84-15(a)).

2. CONTRACTOR (☐ is) (◉ is not) a UH or RCUH employee. (2 C.F.R. § 200.459 Professional service costs).

3. CONTRACTOR has not been, and will not be, represented or assisted personally on matters related to this Agreement by an individual who has been an employee of RCUH or UH within the preceding two years, and who participated while so employed in the matter with which this Agreement is directly concerned. (HRS § 84-15(b)).

4. CONTRACTOR *has not* been assisted or represented by a legislator or Employee for a fee or other compensation to obtain this Agreement, and *will not* be assisted or represented by a legislator or Employee for a fee or other compensation in the performance of this Agreement, if the legislator or Employee was involved in the development or award of this Agreement. (HRS § 84-14(d)).

5. CONTRACTOR has not been, and will not be, assisted or represented by an employee of RCUH or UH for a fee or other compensation.

6. CONTRACTOR has not been, and will not be, represented on matters related to this Agreement, for a fee or other consideration by an individual who, within the past twelve (12) months, served as a legislator or Employee, and participated while a legislator or Employee on matters related to this Agreement. (HRS §§ 84-18(b) and (c)).

7. CONTRACTOR has not been, and will not be, represented by a former employee of RCUH or UH for a fee or other compensation, where that former employee served as an employee of RCUH or UH within the past twelve (12) months.

CONTRACTOR understands that the Agreement to which this document is attached is voidable on behalf of the RCUH if the Agreement was entered into in violation of any provision of Chapter 84, Hawaii Revised Statutes, commonly referred to as the Code of Ethics, including the provisions which are the source of the above declarations. Additionally, any fee, compensation, gift, or profit received by any person as a result of violating the Code of Ethics may be recovered by RCUH.

CONTRACTOR

By Su Shin

Its President and General Manager
(Title)

Date 05/21/2025

GENERAL CONDITIONS
FOR SERVICES AGREEMENTS
Attachment 5

1. Coordination of Services by the State. RCUH, or RCUH's designee, shall coordinate the services to be provided by CONTRACTOR in order to complete the scope of work as described in Attachment 1. CONTRACTOR shall maintain communications with RCUH or the RCUH designee, at various stages of CONTRACTOR's work, and submit to RCUH or the RCUH designee, for resolution, any questions which may arise regarding this Agreement, including but not limited to CONTRACTOR's performance of this Agreement. RCUH shall assign a project manager to coordinate work between CONTRACTOR, RCUH, and HPHA.

2. Relationship of Parties; Independent Contractor Status and Responsibilities, Including Tax Responsibilities.

   a. In the performance of services required under this Agreement, CONTRACTOR shall be an "independent contractor", with the authority and responsibility to control and direct the performance and details of the work and services required under this Agreement; however, RCUH shall have a general right to inspect work-in-progress to determine whether in RCUH's opinion, the services are being performed by CONTRACTOR in accordance with the provisions of this Agreement. It is understood that RCUH does not agree to use CONTRACTOR exclusively, and that CONTRACTOR is free to contract to provide services to other individuals or entities while under contract with RCUH.

   b. CONTRACTOR, and CONTRACTOR's employees and agents, shall not be considered agents or employees of RCUH for any purpose, and CONTRACTOR's employees and agents shall not be entitled to claim or receive from RCUH any vacation, sick leave, retirement, workers' compensation, unemployment insurance, or other benefits provided to RCUH employees.

   c. CONTRACTOR shall be responsible for the accuracy, completeness, and adequacy of its performance under this Agreement. Furthermore, CONTRACTOR intentionally, voluntarily, and knowingly assumes the sole and entire liability (if such liability is determined to exist) to CONTRACTOR's employees and agents, and to any individual not a party to this Agreement, for all loss, damage, or injury caused by CONTRACTOR, or CONTRACTOR's employees or agents in the course of their employment.

   d. CONTRACTOR shall be responsible for payment of all applicable federal, state and county taxes and fees which may become due and owing by CONTRACTOR by reason of this Agreement, including but not limited to (i) income taxes, (ii) employment related fees, assessments and taxes, and (iii) general excise taxes. CONTRACTOR is further responsible for obtaining all licenses, permits, and certificates that may be required by reason of this Agreement, including but not limited to a general excise tax license from the Department of Taxation, State of Hawaii.

   e. CONTRACTOR shall be responsible for securing any and all insurance coverage for CONTRACTOR and CONTRACTOR's employees and agents which is, or may be, required

by law. CONTRACTOR shall further be responsible for payment of all premiums, costs and other liabilities associated with securing said insurance coverage.

3. Personnel Requirements.

   a. CONTRACTOR shall secure, at CONTRACTOR's own expense, all personnel required to perform the services required by this Agreement.

   b. CONTRACTOR shall ensure that CONTRACTOR's employees and agents are experienced and fully qualified to engage in the activities and services required under this Agreement, and that all applicable licensing and operating requirements imposed or required under federal, state and county law, and all applicable accreditation and other standards of quality generally accepted in the field of the activities of such employees and agents, are complied with and satisfied.

4. Nondiscrimination. No person performing work under this Agreement, including any subcontractor, employee or agent of CONTRACTOR, shall engage in any discrimination that is prohibited by any applicable federal, state or county law.

5. Subcontracts and Assignments. CONTRACTOR shall not assign or subcontract any of CONTRACTOR's duties, obligations, or interests under this Agreement without the prior written consent of RCUH. Additionally, no assignment by CONTRACTOR of CONTRACTOR's right to compensation under this Agreement shall be effective unless and until the assignment is approved in writing by RCUH, and a tax clearance is submitted by the assignee. RCUH must also be notified, in writing, of all other assignment or subcontract agreements entered into by CONTRACTOR's assignees and subcontractors, prior to execution.

6. Conflict of Interest. CONTRACTOR represents that neither CONTRACTOR, nor any employee or agent of CONTRACTOR, presently has any interest (and promises that no such interest, direct or indirect, shall be acquired), which would or might conflict in any manner or degree with the performance of CONTRACTOR's services under this Agreement.

7. Modifications of Agreement. Any modification, alteration, amendment, change, or extension to any term, provision, or condition of this Agreement shall be made only by written amendment to this Agreement, signed by CONTRACTOR and RCUH. No modification, alteration, amendment, change or extension to any term, provision, or condition of this Agreement, signed by any persons, including the University of Hawaii, shall be binding on RCUH unless signed by an authorized official of RCUH.

8. Suspension of Agreement. RCUH reserves the right at any time and for any reason to suspend all or any part of the performance required by this Agreement for any reasonable period, upon written notice to CONTRACTOR. Upon receipt of said notice, CONTRACTOR shall immediately comply with said notice and suspend all such work under this Agreement at the time stated.

9. Termination of Agreement for Default.

   a. If CONTRACTOR breaches this Agreement by failing to satisfactorily fulfill in a timely or proper manner CONTRACTOR's obligations under this Agreement, or failing to perform any of

the promises, terms, or conditions of this Agreement, RCUH shall have the right to terminate this Agreement in whole or in part, by giving written notice to CONTRACTOR at least seven (7) calendar days (or any longer time as specified by RCUH in writing) before the effective date of termination. The notice shall provide CONTRACTOR with an opportunity to cure its default or take satisfactory corrective action within the seven (7) days (provided that if such breach cannot be reasonably cured within seven (7) days, then within such longer time as reasonably required provided that CONTRACTOR commences good faith efforts to cure the breach within such period). In the case of a partial termination, CONTRACTOR shall continue performance of this Agreement to the extent it is not terminated.

b. CONTRACTOR shall, within four (4) weeks of the effective date of such termination (or within four (4) weeks of the scheduled expiration of the time of performance specified in this Agreement, whichever is earlier), compile and submit in an orderly manner to RCUH an accounting of the work performed up to the effective date of termination or expiration. In such event, CONTRACTOR shall be paid for the actual cost of the services rendered, but in no event more than the total compensation payable to CONTRACTOR under this Agreement.

c. As of the date of termination provided in the notice, CONTRACTOR shall incur no further obligations in connection with the terminated performance, and CONTRACTOR shall stop performance to the extent specified. CONTRACTOR shall also terminate outstanding orders and subcontracts as they relate to the terminated performance. CONTRACTOR shall settle the liabilities and claims arising out of the termination of subcontracts and orders connected with the terminated performance, subject to RCUH's approval. RCUH may choose to direct CONTRACTOR to assign CONTRACTOR's right, title, and interest under terminated orders or subcontracts to RCUH.

d. CONTRACTOR shall not be relieved of liability to RCUH for damages sustained because of any breach by CONTRACTOR of this Agreement, including but not limited to RCUH's procurement of similar goods and services in a manner and upon terms deemed appropriate by RCUH. In such an event, RCUH may retain any amounts which may be due and owing to CONTRACTOR until such time as the exact amount of damages due to RCUH from CONTRACTOR has been determined. RCUH may also set off any damages so determined against the amounts retained.

10. Termination of Agreement for Convenience.

a. RCUH may terminate this Agreement without statement of cause at any time, in whole or in part, by giving written notice to CONTRACTOR of such termination at least thirty (30) calendar days before the effective date of such termination. In the event of a partial termination, CONTRACTOR shall continue performance of this Agreement to the extent it is not terminated.

b. Upon termination of this Agreement, CONTRACTOR shall, within four (4) weeks of the effective date of such termination, compile and submit in an orderly manner to RCUH an accounting of the work performed up to the effective date of termination. In such event, CONTRACTOR shall be paid for the actual cost of the services rendered, but in no event more than the total compensation payable to CONTRACTOR under this Agreement.

c. As of the date of termination provided in the notice, CONTRACTOR shall incur no further

obligations in connection with the terminated performance, and CONTRACTOR shall stop performance to the extent specified. CONTRACTOR shall also terminate outstanding orders and subcontracts as they relate to the terminated performance. CONTRACTOR shall settle the liabilities and claims arising out of the termination of subcontracts and orders connected with the terminated performance, subject to RCUH's approval. RCUH may choose to direct CONTRACTOR to assign CONTRACTOR's right, title, and interest under terminated orders or subcontracts to RCUH.

11. Compliance with Laws. CONTRACTOR shall comply with all federal, state, and county laws, ordinances, codes, rules, and regulations, as the same may be amended from time to time, which in any way affect CONTRACTOR's performance of this Agreement.

12. Indemnification and Defense. CONTRACTOR shall defend, indemnify, and hold harmless RCUH, the University of Hawaii, the State of Hawaii, and OVPIT, and their respective officers, employees, and agents from and against all liability, loss, damage, cost, and expense, including all attorneys' fees and costs, and all claims, suits, and demands therefore, arising out of or resulting from the negligent acts or omissions, or from the willful misconduct, of CONTRACTOR or CONTRACTOR's employees, officers, agents, or subcontractors, occurring during or in connection with the performance of CONTRACTOR's services under this Agreement. Any third-party desiring to utilize CONTRACTOR's infrastructure installed pursuant to this Agreement, shall contract directly with CONTRACTOR, with the consent of HPHA. The provisions of this paragraph shall remain in full force and effect notwithstanding the expiration or early termination of this Agreement.

13. Disputes. No dispute arising under this Agreement may be sued upon by CONTRACTOR until after CONTRACTOR's written request to RCUH to informally resolve the dispute is rejected, or until ninety (90) days after RCUH's receipt of CONTRACTOR's written request, whichever occurs first. While RCUH considers CONTRACTOR's written request, CONTRACTOR agrees to proceed diligently with the provision of services necessary to complete the scope of services described in Attachment 1.

14. Confidentiality of Material.

    a. All material given to or made available to CONTRACTOR by virtue of this Agreement, whether oral or written, and which is identified as proprietary or confidential information, will be safeguarded by CONTRACTOR and shall not be disclosed to any individual or organization without the prior written approval of RCUH.

    b. All information, data, or other material provided by CONTRACTOR to RCUH, which is identified as proprietary or confidential, shall be kept confidential to the extent permitted by law.

15. Ownership and Intellectual Property Rights.

    a. Reserved.

    b. Patentable Inventions.

        i. Rights to Patentable Inventions. The rights to patentable inventions shall be determined in

accordance with the provisions of OVPIT's Prime Award, if any. If the Prime Award is subject to the applicable regulations governing patents and inventions incorporated in 37 CFR 401, the term "subcontractor" shall be substituted for "contractor" throughout 37 CFR 401, unless the context of the clause requires otherwise. It is intended that 37 CFR 401 shall apply to CONTRACTOR in such a manner as is necessary to: (1) reflect the position of CONTRACTOR as a subcontractor to RCUH, (2) insure CONTRACTOR's rights under 37 CFR 401 and its obligations to RCUH, OVPIT, and the United States government, and (3) enable OVPIT to meet its obligations under its Prime Award. In the absence of ownership provisions in the Prime Award, or if OVPIT is supported by other funds, the ownership of patentable inventions developed pursuant to this Agreement will be determined under applicable U.S. law. If determined by RCUH to be necessary, CONTRACTOR and RCUH shall execute any and all documents necessary to establish the rights to the patentable inventions, without the need for any additional consideration.

ii. Licensing of Patentable Inventions. CONTRACTOR agrees to grant and hereby does grant to the University of Hawaii an irrevocable, royalty-free, non-transferable, non-exclusive right and license to use, make, have made, and distribute any patentable invention first conceived or reduced to practice in the performance of this Agreement.

c. Copyrights. The University of Hawaii shall have complete ownership of all copyright material (including but not limited to any computer software and its documentation and/or databases) that is developed or prepared by CONTRACTOR for RCUH pursuant to this Agreement, and all such material shall be considered "works-made-for-hire." All such material shall be delivered to RCUH upon expiration or termination of this Agreement. CONTRACTOR, however, may use thereafter any ideas and techniques that may be embodied in such works. To the extent the material is not recognized as a "work-made-for-hire" as a matter of law, CONTRACTOR hereby assigns to the University of Hawaii any and all copyrights in and to the material. If determined by RCUH or the University of Hawaii to be necessary, CONTRACTOR, the University of Hawaii, and RCUH shall execute any and all documents necessary to establish the University of Hawaii as the owner of the material, without the need for any additional consideration.

16. Publicity. CONTRACTOR shall coordinate and obtain approval from RCUH, who may engage with other government agencies, for any publicity for the services provided on HPHA property. In the event RCUH does not approve or reject a proposal for publicity or marketing within seven (7) days after receipt from CONTRACTOR, such proposal shall be deemed approved. For any publicity involving HPHA or HPHA property, CONTRACTOR must obtain approval from HPHA.

17. Payment Procedures; Final Payment. All payments under this Agreement shall be made only upon (a) submission by CONTRACTOR to RCUH of original invoices specifying the amount due and certifying that services requested under this Agreement have been performed by CONTRACTOR according to this Agreement, and (b) satisfactory performance as specified in Attachment 1 (Scope of Work).

18. Tax Clearance. Final payment under this Agreement shall be subject to Section 103-53 of the Hawaii Revised Statutes, which requires a tax clearance from the Hawaii Department of Taxation and the U.S. Internal Revenue Service, stating that all delinquent taxes, if any, levied or accrued against CONTRACTOR have been paid. A tax clearance is required on final payment for agreements of $25,000 or more. In addition to obtaining a tax clearance prior to final payment, CONTRACTOR is

required to obtain a tax clearance from the Hawaii Department of Taxation and the U.S. Internal Revenue Service prior to the execution of this Agreement, if $25,000 or more.

19. Governing Law, Jurisdiction and Venue. The validity of this Agreement and any of its terms and/or provisions, as well as the rights and duties of the parties to this Agreement, shall be governed by the laws of the State of Hawaii. Any action at law or in equity to enforce or interpret the provisions of this Agreement shall be brought in a state court of competent jurisdiction in Honolulu, Hawaii.

20. Notices. Any written notice required to be given by a party to this Agreement shall be (a) delivered personally, or (b) sent by United States first class mail, postage prepaid, to RCUH at its address, and to CONTRACTOR at its address, as indicated in this Agreement. A notice shall be deemed to have been received by the recipient three (3) days after mailing or at the time of actual receipt, whichever is earlier.

21. Severability. In the event that any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining terms of this Agreement, provided that the remaining terms and conditions of this Agreement remain legal and enforceable.

22. Waiver. The failure of RCUH to insist upon strict compliance with any term, provision or condition of this Agreement shall not constitute or be deemed to constitute a waiver or relinquishment of RCUH's right to enforce the same in accordance with this Agreement.

23. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same Agreement.

24. Federal Provisions. The applicable federal provisions will be noted on the accompanying Purchase Order.

    a. If federal funds (under a federal grant) are expended under this Agreement, CONTRACTOR shall comply with the applicable provisions of RCUH Attachment 32a (Terms and Conditions Applicable to Contracts/Subcontracts/Purchase Orders (Under Federal Grants)).

    b. If federal funds (under a federal prime contract) are expended under this Agreement, CONTRACTOR shall comply with the applicable provisions of RCUH Attachment 32b (Federal Provisions, Government Subcontract Provisions Incorporated in all Subcontracts POs (Under Federal Prime Contracts)).

    c. If federal funds (under a cost-type prime cost reimbursable contract) are expended under this Agreement, and CONTRACTOR is a commercial entity in possession of government property, CONTRACTOR shall comply with the applicable provisions of RCUH Attachment 32c (Federal Provisions Applicable When Subcontractor (Commercial Entity) is in Possession of Government Property (Under Cost-Type Prime Reimbursable Contracts)).

    d. If federal funds (under a cost-type prime cost reimbursable contract) are expended under this Agreement, and CONTRACTOR is an educational or nonprofit entity in possession of government property, CONTRACTOR shall comply with the applicable provisions of RCUH Attachment 32d (Federal Provisions Applicable When Subcontractor (Educational or Nonprofit Organization) is in Possession of Government Property (Under Cost-Type Prime

Reimbursable Contracts)).

SPECIAL CONDITIONS
Attachment 6

1. Insurance Requirements:

Contractor shall maintain Commercial General Liability insurance reasonably acceptable to RCUH in full force and effect throughout the term of this Agreement. The policy or policies of insurance maintained by the Contractor shall provide a minimum Combined Single Limit Coverage (bodily injury and property damage) in the amount of $1,000,000 per occurrence and $5,000,000 general aggregate per policy year. Insurance shall be in force the first day of the term of this Agreement.

Workers' Compensation/Employers' Liability Insurance – Contractor shall maintain workers' compensation insurance for all persons whom they employ in carrying out the work under this Agreement, in amounts sufficient to meet the Hawaii statutory limits and/or the legal requirements in all other jurisdictions where work will be performed. Contractor shall maintain the following minimums for Employers' Liability: (1) Bodily Injury by Accident, $1,000,000 (each accident); (2) Bodily Injury by Disease, $1,000,000 (policy limit); and (3) Bodily Injury by Disease, $1,000,000 (each employee).

Auto Liability Insurance – Contractor shall maintain Auto Liability Insurance covering all autos used to provide services under this Agreement, with coverage of not less than $1,000,000 for Bodily Injury (per person); not less than $1,000,000 for Bodily Injury (per accident); and not less than $1,000,000 for Property Damage (per accident). The required limit of insurance may be provided by a single policy or with a combination of primary and excess policies. Only autos with Auto Liability Insurance shall be used to provide services under this Agreement.

Each insurance policy and certificate of insurance required by this Agreement shall:

a. Provide that any insurance maintained by RCUH will apply in excess of, and not contribute with, insurance provided by the insured's policy.
b. Include RCUH, the State of Hawaii, and the University of Hawaii as additional insureds with respect to operations performed for the University of Hawaii and RCUH.
c. Waive all rights of subrogation in favor of RCUH, the State of Hawaii, and the University of Hawaii.

Clauses a and b are waived for professional liability (errors and omissions) insurance, workers' compensation, and for automobiles not owned by Contractor.

Contractor shall ensure that its subcontractors, suppliers, anyone directly or indirectly employed by any of them to perform work under this Agreement, or anyone for whose acts any of them may be liable, also obtain and comply with the above insurance requirements and limits, to cover all work performed.

Contractor is required to notify RCUH of changes to Contractor's insurance policies such that said policies no longer meet the minimum requirements above or any cancellation of insurance at least THIRTY (30) days prior to the change or cancellation.

All insurance described herein shall cover the insured for all work to be performed under this

Agreement, all work performed incidental thereto or directly or indirectly connected therewith.

Contractor agrees to deposit with RCUH, on or before the effective date of this Agreement, certificates of insurance necessary to satisfy RCUH that the insurance provisions of this Agreement have been complied with and to keep such insurance in effect and the certificates therefore on deposit with RCUH during the entire term of this Agreement.

RCUH shall retain the right at any time to review the coverage, form, and amount of the insurance required hereby. If, in the opinion of RCUH, the insurance provisions in this Agreement do not provide adequate protection for RCUH, RCUH may require Contractor to obtain insurance sufficient in coverage, form, and amount to provide adequate protection. RCUH's requirements shall be reasonable but shall be designed to assure protection from and against the kind and extent of the risks which exist at the time a change in insurance is required. RCUH shall notify Contractor in writing of changes in the insurance requirements; and if Contractor does not deposit copies of acceptable insurance policies with RCUH incorporating such changes within TEN (10) days of receipt of such notice, this Agreement shall be in default without further notice to Contractor and RCUH shall be entitled to all legal remedies.

Contractor may self-insure portions of the above-required insurance limits of liability.

The procuring of such required policy or policies of insurance shall not be construed to limit Contractor's liability hereunder nor to fulfill the indemnification provisions and requirements of this Agreement. Notwithstanding said policy or policies of insurance, Contractor shall be obligated for the full and total amount of any damage, injury, or loss arising from its acts or omissions with respect to this Agreement.

2. Limitation of Liability. To the fullest extent permitted by law, in no event will CONTRACTOR be liable for any punitive damages, loss of goodwill, loss of business, loss of or damage to data, loss of revenue or profits, unavailability or all of part of the system, other commercial or economic loss, or damages that do not directly arise out of or in connection with the use of or inability to use the goods or services provided hereunder. To the fullest extent permitted by law, the entire liability of CONTRACTOR, and RCUH's exclusive remedy, under this Agreement for any claim, loss, cost, expense or damage of any nature whatsoever, including reasonable attorneys' fees, shall not exceed an aggregate of $5,000. CONTRACTOR shall bear no liability for services provided under this purchase order in connection with life support systems or devices or public safety systems. In addition, CONTRACTOR shall have no liability or responsibility for interoperability or compatibility of the service with third-party products or systems that RCUH may utilize in connection with the service or to which RCUH may connect the service. The foregoing limitations shall not apply to any loss or damages arising out of CONTRACTOR's negligence or willful misconduct.

3. No Third Party Beneficiary. The relationship between RCUH and HPHA does not grant HPHA the rights of a third-party beneficiary under this Agreement. No third party, including HPHA, any resident at any of the HPHA Locations or any other state department or agency, shall have the right to enforce the provisions of this Agreement.

Community Rooms

Name from Community Sheet	Island	Room #	Address	City	Zip
Hale Aloha O Puna (E)	Hawaii Island		16-189 Pili Mua St.	Keaau	96749
Hale Hau`oli (E)	Hawaii Island		45-540 Koniaka Pl.	Honokaa	96727
Hale Ho`okipa (E)	Hawaii Island		81-1038 Nani Kupuna Place	Kealakekua	96750
Kauhale O Hanakahi	Hawaii Island		19 Pamala St.	Hilo	96720
Ke Kumu `Elua	Hawaii Island		68-3367 Ke Kumu Pl.	Waikoloa	96738
Lanakila Homes I	Hawaii Island		600 Wailoa St	Hilo	96720
Lanakila Homes II	Hawaii Island		600 Wailoa St.	Hilo	96720
Lanakila Homes IIIA	Hawaii Island		600 Wailoa St.	Hilo	96720
Lanakila Homes IIIB	Hawaii Island		600 Wailoa St.	Hilo	96720
Lanakila Homes IV	Hawaii Island		600 Wailoa St.	Hilo	96720
Nani Olu (E)	Hawaii Island		81-1011 Nani Kupuna Place	Kealakekua	96750
Pahala (E)	Hawaii Island		96-1169 Kou St.	Pahala	96777
Pomaikai Homes (E)	Hawaii Island		929 Ululani St.	Hilo	96720
Hale Ho`olulu (E)	Kauai		4264 Ala Muku Pl.	Kilauea	96754
Hale Ho`onanea (E) (Port Allen)	Kauai		4401 Waialo Rd.	Eleele	96705
Hale Nana Kai O Kea (E)	Kauai		4850 Kawaihau Rd.	Kapaa	96746
Kapa`a	Kauai		4726 Malu Rd.	Kapaa	96746
Kawailehua - Federal	Kauai		5230 Paanau Rd.	Koloa	96756
Kawailehua -State	Kauai		5220 Paanau Rd.	Koloa	96756
Kahekili Terrace [a & b]	Maui		2015 Holowai Pl..	Wailuku	96793
Makani Kai Hale	Maui		35 Koapaka Ln.	Waiehu	96793
Makani Kai Hale II	Maui		35 Koapaka Ln.	Waiehu	96793
Kahale Mua - Federal	Molokai		P.O. Box 30	Maunaloa	96770
Kahale Mua - State	Molokai		Maunaloa, Molokai	Maunaloa	96770
Hale Po`ai (E)	Oahu		1001 N. School St	Honolulu	96817
Halia Hale (E)	Oahu		851 N. School St.	Honolulu	96817
Hau`iki Homes	Oahu		Meyers St.	Honolulu	96819
Ho`okipa Kahalu`u	Oahu		47-330 Ahuimanu Rd.	Kaneohe	96744
Ho`olulu (E)	Oahu		94-943 Kau'olu Pl.	Waipahu	96797
Kalanihuia (E)	Oahu		1220 Aala St.	Honolulu	96817
Kamalu (E)	Oahu		94-941 Kau'olu Pl.	Waipahu	96797
Kamehameha Homes	Oahu		1541 Haka Dr.	Honolulu	96817
Kau`iokalani	Oahu		85-658 Farrington Hwy.	Waianae	96792
Kauhale Nani	Oahu		310 North Cane St.	Wahiawa	96786
Kauhale O'hana	Oahu		41-1260 Kalanianaole Hwy.	Waimanalo	96795
Kupuna Home O'Waialua (E)	Oahu		67-088 Goodale Ave.	Waialua	96791
La`iola (E)	Oahu	A	1 Ihoiho Pl.	Wahiawa	96786
La`iola (E)	Oahu	B	15 Ihoiho Pl.	Wahiawa	96786
Makamae (E)	Oahu		21 S. Kuakini St.	Honolulu	96813
Makua Alii (E)	Oahu		1541 Kalakaua Ave.	Honolulu	96826
Nanakuli Homes	Oahu		Lualei Pl. & Farrington Hwy.	Waianae	96792
Paoakalani (E)	Oahu		1583 Kalakaua Ave.	Honolulu	96826
Pumehana (E)	Oahu		1212 Kinau St.	Honolulu	96814
Punchbowl Homes (E)	Oahu		730 Captain Cook Ave.	Honolulu	96813
Wahiawa Terrace	Oahu		337 Palm St.	Wahiawa	96786
Waimaha-Sunflower	Oahu		85-186 McArthur St.	Waianae	96792

HPHA Locations

Project	Island	Units	Starting Unit Street	City	Zip
Hale Aloha O Puna	Hawaii Island	30	16-189 Pili Mua St.	Keaau	96749
Hale Hauoli	Hawaii Island	40	45-540 Koniaka Pl	Honokaa	96727
Hale Hookipa	Hawaii Island	32	81-1038 Nani Kupuna Pl	Kealakekua	96750
Hale Olaloa	Hawaii Island	50	144 Kamana Street	Hilo	96720
Ka Hale Kahaluu	Hawaii Island	50	78-6725 Makolea St	Kailua Kona	96740
Kaimalino	Hawaii Island	40	74-5060 Kealakaa St	Kailua Kona	96740
Kauhale O'hanakahi	Hawaii Island	20	19 Pamala Place	Hilo	96720
Ke Kumu 'ekolu	Hawaii Island	20	68-3367 Kekumu Pl	Waikoloa	96738
Ke Kumu Elua	Hawaii Island	26	68-3385 Ke Kumu Pl	Waikoloa	96738
Kealakehe	Hawaii Island	48	74-991 Manawalea	Kailua Kona	96740
Lanakila Homes I	Hawaii Island	36	101 Ipuka St	Hilo	96720
Lanakila Homes II	Hawaii Island	44	60 Holomalia St	Hilo	96720
Lanakila Homes IIIA	Hawaii Island	20	33 Aheahe Street	Hilo	96720
Lanakila Homes IIIB	Hawaii Island	16	509 Kapiolani St.	Hilo	96720
Lanakila Homes IV	Hawaii Island	48	137-A HEMA ST	Hilo	96720
Lanakila Homes-Community Center	Hawaii Island	0	600 Wailoa Street	Hilo	96720
Lokahi	Hawaii Island	30	34 Lokahi St	Hilo	96720
Nani Olu	Hawaii Island	32	81-1011 Nani Kupuna Pl	Kealakekua	96750
Noelani I	Hawaii Island	19	65-1191 Opelo Road	Kamuela	96743
Noelani Ii	Hawaii Island	24	65-1191 Opelo Road	Kamuela	96743
Pahala	Hawaii Island	24	96-1169 Kou St	Pahala	96777
Pomaikai	Hawaii Island	20	925 Ululani St	Hilo	96720
Punahele	Hawaii Island	30	5 Lokahi Pl	Hilo	96720
Eleele	Kauai	24	340 Ahe Street	Eleele	96705
Hale Hoolulu	Kauai	12	4264 ALA MUKU PLACE	Kilauea	96754
Hale Hoonanea	Kauai	40	4401 Waialo Rd	Eleele	96705
Hale Nani Kai O Kea	Kauai	38	4850 Kawaihau Rd	Kapaa	96746
Home Nani	Kauai	14	9791 Laau Road	Waimea	96796
Hui O Hanamaulu	Kauai	46	4711 Laukona Street	Lihue	96766
Kalaheo	Kauai	8	2625 Puu Road	Kalaheo	96741
Kapaa	Kauai	36	4690 Malu Road	Kapaa	96746
Kawailehua-Federal	Kauai	25	5230 Paanau Rd	Koloa	96756
Kawailehua-State	Kauai	26	5220 Paanau Rd	Koloa	96756
Kekaha Ha'aheo	Kauai	78	8238 Iwipolena Rd	Kekaha	96752
Kahekili Terrace	Maui	82	219 N Market St	Wailuku	96793
Makani Kai Hale I	Maui	25	55 Koapaka Ln	Wailuku	96793
Makani Kai Hale Ii	Maui	4	50 Koapaka Lane	Wailuku	96793
Kahale Mua-Federal	Molokai	25	119 Maunaloa Rd	Maunaloa	96770
Kahale Mua-State	Molokai	32	119 Maunaloa Rd	Maunaloa	96770
Hale Laulima	Oahu	36	1184 Waimano Home Rd	Pearl City	96782
Hale Po'ai	Oahu	206	1001 N. School St	Honolulu	96817
Halia Hale	Oahu	41	851 N. School St	Honolulu	96817
Hauiki	Oahu	46	1564 Meyers St	Honolulu	96819
Hookipa Kahaluu	Oahu	56	47-330 Ahuimanu Rd	Kaneohe	96744
Kaahumanu Homes	Oahu	152	830 Waiakamilo Road	Honolulu	96817
Kalakaua Homes	Oahu	221	1545 Kalakaua Avenue	Honolulu	96826
Kalanihuia	Oahu	151	1220 Aala St	Honolulu	96817
Kalihi Valley Homes	Oahu	373	2141 Kalena Dr	Honolulu	96819
Kamalu-Ho'olulu	Oahu	221	94-941 Kau'olu Plc	Waipahu	96797
Kamehameha Homes	Oahu	221	1507 Haka Drive	Honolulu	96817
Kaneohe Apartments	Oahu	24	45-513 Pahia Road	Kaneohe	96744

Kau'iokalani	Oahu	50	85-658 Farrington	Waianae	96792
Kauhale Nani	Oahu	50	310 N Cane St	Wahiawa	96786
Kauhale Ohana	Oahu	25	41-1260 Kalanianaole	Waimanalo	96795
Koolau Village	Oahu	80	45-1018 Kamau Pl	Kaneohe	96744
Kuhio Homes	Oahu	134	1529 Ahonui St	Honolulu	96819
Kuhio Park Terrace	Oahu	40	1472 Linapuni St	Honolulu	96819
Kupuna Home O'waialua	Oahu	40	310 N Cane St	Wahiawa	96786
La'iola	Oahu	109	1 Ihoiho Place	Wahiawa	96786
Maili I	Oahu	20	87-181 Hila St.	Waianae	96792
Maili II	Oahu	24	87-160 Keliikipi St.	Waianae	96792
Makamae	Oahu	124	21 S Kuakini St	Honolulu	96813
Makua Alii	Oahu	211	1541 Kalakaua Ave	Honolulu	96826
Mayor Wright Homes	Oahu	364	1035 Pua Lane	Honolulu	96817
Nanakuli Homes	Oahu	36	87-1612 Farrington Hwy.	Waianae	96792
Palolo Valley Homes	Oahu	118	2116 Ahe St	Honolulu	96816
Paoakalani	Oahu	151	1583 Kalakaua Ave	Honolulu	96826
Puahala Homes	Oahu	128	1638 Ahiahi Pl	Honolulu	96817
Pumehana	Oahu	139	1212 Kinau St	Honolulu	96814
Punchbowl Homes	Oahu	156	730 Captain Cook Ave	Honolulu	96813
Puuwai Momi	Oahu	260	99-183 Kohomua St.	Aiea	96701
Salt Lake	Oahu	28	2907 Ala Ilima St	Honolulu	96818
Spencer House	Oahu	17	1035 Spencer Street	Honolulu	96822
Wahiawa Terrace	Oahu	60	331 Palm Street	Wahiawa	96786
Waimaha-Sunflower	Oahu	130	85-965 Mill St	Waianae	96792
Waimanalo Homes	Oahu	28	41-534 Humuniki St.	Waimanalo	96795
Waimanalo Homes Ii	Oahu	22	41-528 Humuniki St	Waimanalo	96795
Waipahu I	Oahu	19	94-111 Pupuole Pl.	Waipahu	96797
Waipahu Ii	Oahu	20	94-132 Pupupuhi St.	Waipahu	96797

Approved by the Executive Director
May 29, 2025

FOR ACTION

MOTION: To: **1)** Approve the Amendment of the Unit Mix for Mayor Wright Homes Redevelopment (TMK No. 1-7-029:003) Phase 1B ("MWH 1B"), Unit Count; and **2)** Authorize the Executive Director to Approve Future Variations in Unit Counts Across the Different Phases of the Mayor Wright Homes Master Plan, Provided That the Total Number of Units Remains at 2,448

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

I. FACTS

A. On June 28, 2023, the HPHA and HCDC Hawaii Development, LLC (HCDC) entered into a Master Development Agreement (MDA) for the revitalization and redevelopment of Mayor Wright Homes. Under the MDA, HCDC was granted certain development rights to provide residential units, commercial space, and related site improvements and amenities. The redevelopment of the Property would be implemented over the course of four (4) development phases. During each phase, HCDC, or a special-purpose entity that it controls or which is under common control, may enter into a long-term ground lease with the HPHA for construction and operation of rental projects.

B. The HPHA and Developer have agreed on a plan of development for the first development phase (First Phase) on a portion of the Property (Premises) which will consist of approximately 911-units in approximately three (3) separate buildings, together with accompanying recreational amenities and ancillary use.

C. On May 16, 2024, the Board of Directors approve the Pre-Development Budget and HPHA Funding Relating to Multi-Phase and Phase 1 Work for the Mayor Wright Homes Redevelopment. The project schedule and progress report presented showed MWH 1B to be planned for 354 units.

II. DISCUSSION

A. HCDC has submitted a formal request to revise the unit mix from 354 units to approximately 247 units based on schematic design refinements that increased the total number of bedrooms and improving financial competitiveness. The detailed breakdown of the proposed unit mix amendment for MWH 1B as follows:

Bedroom Type	Original	Proposed
0BD-1BA	65	25
1BD-1BA	180	64
2BD-2BA	95	87
3BD-2BA	14	67
4BD-2BA	0	4
Total No. of Units:	354	247
Total Bedroom Count:	477	480

B. As a result of the proposed Phase 1 B unit reduction, the Master Plan unit delivery schedule has been conceptually updated as follows:

PHASE	ORIGINAL	PROPOSED
1A	309	308
1B	354	247
1C	253	253
SUBTOTAL PHASE I	916	808
2D	175	200
2E	168	200
2F	152	229
SUBTOTAL PHASE II	495	629
3G	201	221
3H	352	256
SUBTOTAL PHASE III	553	477
4I	126	182
4J	358	352
SUBTOTAL PHASE IV	484	534
TOTAL	2448	2448

C. The proposed amendment enhances the project's eligibility and scoring potential for key state financing mechanisms, including the Rental Housing Revolving Fund (RHRF) Tier 2 and Hula Mae Multifamily Bonds (HMMF). Specific benefits include:

1. Lower per-bedroom and per-square-foot bond ask
2. Reduced percentage of the state's HMMF bond cap utilized
3. Decreased total and per-bedroom RHRF request
4. Improved RHRF repayment schedule

Additionally, the proposed unit mix aligns with HPHA's goals to support moderate-income households (80–100% AMI) and advance the mixed-income strategy alongside Mayor Wright Homes Phase 1A.

D. This amendment does not compromise the overall vision of the MWH redevelopment. Financial models, proformas, and comparative scoring tables for both the 354-unit and 247-unit schemes have been provided and support the approval request.

E. Funding sources, interest rates, and other development conditions may change during implementation. In order to react efficiently to changing conditions, the HPHA should have flexibility to adjust unit counts as needed, provided the total remains at 2,448 units. Changes to the total unit count would require Board approval.

III. RECOMMENDATION

That the Board of Directors: **1)** Approve the Amendment of the Unit Mix for Mayor Wright Homes Redevelopment (TMK No. 1-7-029:003) Phase 1B ("MWH 1B"), Unit Count; and **2)** Authorize the Executive Director to Approve Future Variations in Unit Counts Across the Different Phases of the Mayor Wright Homes Master Plan, Provided That the Total Number of Units Remains at 2,448

Attachment A: HCDC Request to Amend the Unit Mix of Mayor Wright Homes Phase 1B and Exhibits.

Prepared by: Andrew Tang, Housing Development Specialist

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

Robert J. Hall
Chairperson

April 29, 2025

Hakim Ouansafi, Executive Director
The State of Hawaii, Hawai'i Public Housing Authority
1002 North School Street
Honolulu, HI 96817

RE: Request to Amend the Unit Mix of Mayor Wright Homes Phase 1B

Aloha e Mr. Ouansafi,

This letter serves as a formal request to amend the originally approved unit mix of Mayor Wright Homes Phase 1B ("MWH 1B" or "Project") from 354 units to approximately 248 units (final unit count and mix may change slightly, subject to final schematic design). Below, please find a detailed breakdown of the proposed unit mix amendment for MWH 1B:

Bedroom Type	Approved Unit Mix	*Amended Unit Mix (Proposed)*
0BD-1BA	65	***25***
1BD-1BA	180	***64***
2BD-2BA	95	***87***
3BD-2BA	14	***67***
4BD-2BA	0	***4***
TOTAL:	354	***247***

The amended unit mix above puts the Project in a more competitive position for financing applications, both for Rental Housing Revolving Fund ("RHRF") Tier 2 or Hula Mae Multifamily Private Activity Bonds ("HMMF Bonds"), because it: I.) has a smaller HMMF Bond request per bedroom and per square foot; II.) requests a lower percentage of the State of Hawai'i's available HMMF Bond cap; III.) has a lower total RHRF request; IV.) has a more efficient RHRF request per bedroom and per square foot; and V.) has a faster RHRF repayment schedule. The amended unit mix also has more total bedrooms than the original unit mix, meaning more people will likely be housed under the amended unit mix.

Attached to this letter, please find the underlying financial modeling that supports the request to amend the unit mix of MWH 1B from 354 units to 247 units, along with a table comparing key scoring items for HMMF and RHRF financing.

Highridge Costa Development Company ("HCDC") acknowledges that the Hawaii Public Housing Authority prefers that MWH 1B house moderate-income households making 80% to 100% of the Area Median Income as a means to work to deconcentrate poverty and create a more mixed income community when combined with

(424) 258-2800 | www.hcosta.com
330 W. Victoria St. Gardena, CA 90248
900 For Mall St., Ste. 1140, HI 96813

Mayor Wright Homes Phase 1A LIHTC development. HCDC is committed to applying for RHRF Tier 2 financing before it considers applying for HMMF Bonds and 4% Low-Income Housing Tax Credits ("LIHTC") if the State of Hawaii offers the opportunity to submit for RHRF Tier 2 financing. If the Project is developed as a HMMF and LIHTC financed community, HCDC will explore options to include 80% AMI units at MWH 1B.

HCDC also acknowledges the HPHA's concern to meet the current master plan unit count of 2,448 homes. Several of the future phases have the ability to be expanded in size and corresponding unit count to provide addition units to meet the approved unit count of 2,448. Below, please find a conceptual reallocation of units across future phases to meet the approved master plan unit count:

MASTER PLAN RENTAL UNIT DELIVERY SCHEDULE

PHASE	FUNDING	0-BDR	1-BDR	2-BDR	3-BDR	4-BDR	5-BDR	TOTAL
1A	**LIHTC**	36	139	90	28	10	5	308
1B	**501(c)3**	25	64	87	67	4	0	247
1C	**FOR-SALE**	37	133	70	13	0	0	253
SUBTOTAL PHASE I		**61**	**203**	**177**	**95**	**14**	**5**	***808***
2D	**LIHTC**	32	70	60	30	8	0	200
2E	**LIHTC**	30	70	60	30	9	1	200
2F	**LIHTC**	40	80	70	35	3	1	229
SUBTOTAL PHASE II		**102**	**220**	**190**	**95**	**20**	**2**	***629***
3G	**LIHTC**	36	90	60	30	5	0	221
3H	**501(c)3**	50	120	60	20	5	1	256
SUBTOTAL PHASE III		**86**	**210**	**120**	**50**	**10**	**1**	***477***
4I	**LIHTC**	25	70	56	30	1	0	182
4J	**501(c)3**	82	165	80	20	5	0	352
SUBTOTAL PHASE IV		**107**	**235**	**136**	**50**	**6**	**0**	***534***
TOTAL		***356***	***868***	***623***	***290***	***50***	***8***	***2448***

Should you have any questions, please contact Sam Arico at (310) 561-2689 or sam.arico@hcosta.com.

Mahalo,

Moe Mohanna
President
Highridge Costa Development Company, LLC

(424) 258-2800 | www.hcosta.com
330 W. Victoria St. Gardena, CA 90248
900 For Mall St., Ste. 1140, HI 96813

MWH 1B - 501(c)3
UNIT MIX ANALYSIS

EXHIBIT A

	354-Unit RHRF 2	247-Unit RHRF 2	354-Unit LIHTC	247-Unit LIHTC
BLDG 1B Units	354	247	354	247
0 BD	65	25	65	25
1 BD	180	64	180	64
2 BD	95	87	95	87
3 BD	14	67	14	67
4 BD	-	4	-	4
BLDG 1B Bedrooms	**412**	**455**	**412**	**455**
BLDG 1B Parking/Unit	395	395	395	395
BLDG 1B Parking Ratio	1.12	1.60	1.12	1.60
BLDG 1A Unit	308	308	308	308
BLDG 1A Bedroom	505	505	505	505
BLDG 1A Parking	394	356	394	356
BLDG 1A Parking Ratio	1.28	1.16	1.28	1.16
Combined Ratio/Unit	1.19	1.35	1.19	1.35
Bond Ask	-	-	120,520,025	101,644,793
State of Hawaii Bond Cap	189,000,000	189,000,000	189,000,000	189,000,000
Percentage of Bond Cap	**0%**	**0%**	**64%**	**54%**
Bond Ask/Unit	-	-	340,452	411,517
Bond Ask/Bedroom	-	-	292,524	223,395
Bond Ask/SF	-	-	219	228
RHRF	170,000,000	122,000,000	82,000,000	63,000,000
RHRF/Unit	**480,226**	**493,927**	**231,638**	**255,061**
RHRF/Bedroom	**412,621**	**268,132**	**199,029**	**138,462**
RHRF/SF	**309**	**274**	**149**	**141**
Repayment Year	+75	67	37	35

Approved by Executive Director
May 29, 2025

FOR ACTION

MOTION: To Approve Resolution No. 25-02 Authorizing the Executive Director or His Designee to Prepare, Execute, and Submit Demolition and Disposition Applications (HUD Forms 52860 and 52860-A) to the U.S. Department of Housing and Urban Development's (HUD) Special Applications Center for the Mayor Wright Homes Redevelopment, Phases 1A and 1B located in Honolulu, Hawaii, (TMK No. 1-7-029:003), Subject to Review by the Department of the Attorney General

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

I. FACTS

A. Mayor Wright Homes (MWH), located at 649 N Vineyard Blvd, Honolulu, HI, is a 14.8451-acre public housing site consisting of 363 public housing units, one non-dwelling structure, and one non-dwelling unit , built in the 1950s and determined to be physically obsolete.

B. HPHA entered into a Master Development Agreement (MDA) with Highridge Costa Development Company (HCDC) on June 28, 2023, to redevelop the MWH site in four phases with a total of 2,448 residential units, including one-for-one replacement of public housing units and additional mixed-income units.

C. Demolition & Disposition Process: HPHA is required to submit HUD Forms 52860 and 52860-A to the HUD Special Applications Center under Section 18 of the U.S. Housing Act and 24 CFR 970.17(c) for approval to demolish and dispose of public housing units. (See Attachment A)

II. DISCUSSION

A. HPHA seeks Board authorization for the Executive Director, or designee, to prepare and submit all necessary HUD demolition and disposition applications, certifications, and supporting materials in connection with Phases 1A and 1B.

B. Phases 1A and 1B: Phase 1A of the redevelopment involves the demolition/disposition of eight buildings totaling seventy-six (76) existing units. Phase 1A will involve a disposition of land via ground lease; Phase 1B will include demolition. Phase 1A will consist of a disposition application and Phase 1B will consist of a demolition application (combined with 1A), as set out in the attached map (See Attachment B). The proposed redevelopment of Phase 1A will result in approximately three hundred and six (306) units for households at or below 80% of AMI and two (2) exempt managements units. The proposed redevelopment of Phase 1B will result in approximately two hundred forty-five (245) affordable housing units for households at or below 120% of AMI, depending on Rental Housing Revolving Fund Tier 2 financing availability, and two (2) exempt management units. The proposed redevelopment of Phase 1A and 1B will result in total approximately five hundred fifty-five (555) units, including four (4) exempt management units.

C. Approval will enable HPHA and HCDC to proceed with site clearance, relocation, and redevelopment activities necessary to transform the MWH site into a modern, mixed-income, affordable housing community.

D. Funding & Ownership Structure: Phase 1A will be financed with Low-Income Housing Tax Credits (LIHTC) and other non-HUD sources. A special-purpose entity affiliated with HCDC will hold a ground lease for Phase 1A and act as project sponsor.

E. HPHA is requesting an exemption to the offer of sale (to residents) requirement under 970.9(b)(3)(ii): "Public Housing Authority (PHA) seeks disposition to develop facility to benefit low-income families." The exemption is part of the 52860-A form and will be signed by the Executive Director. (See Attachment C)

F. The applications support HPHA's goals to increase affordable housing supply, improve quality of life for current and future residents, and maximize public-private financing strategies for housing development.

G. HPHA has consulted with local officials including the Mayor of Honolulu, who supports the redevelopment plan. A Physical Needs Assessment confirmed the site's eligibility for SAC's physical obsolescence criteria.

H. Relocation & Replacement: HCDC and HPHA are finalizing the selection of the relocation consultant. The consultant is expected to initiate resident outreach, and tenant interviews to coordinate relocation services. It is anticipated that Tenant Protection Vouchers will be offered to affected

households. The redevelopment will include 62 units under HUD's Restore-Rebuild (formerly Faircloth-to-RAD) program.

III. RECOMMENDATION

That the Board of Directors Approve Resolution No. 25-02 Authorizing the Executive Director or His Designee to Prepare, Execute, and Submit Demolition and Disposition Applications (HUD Forms 52860 and 52860-A) to the U.S. Department of Housing and Urban Development's (HUD) Special Applications Center for the Mayor Wright Homes Redevelopment, Phases 1A and 1B located in Honolulu, Hawaii, (TMK No. 1-7-029:003), Subject to Review by the Department of the Attorney General

Attachment A: HPHA Board Resolution Authorizing the Submission of Demolition and Disposition Applications to the United States Department of Housing and Urban Development's Special Applications Center for the Mayor Wright Homes Redevelopment, Phase 1A and 1B

Attachment B: Map of Mayor Wright Housing Phase 1A Disposition Area and Phase 1A/B Demolition Area

Attachment C: Phase 1A Offer of Sale to Resident Organization

Prepared by: Andrew Tang, Housing Development Specialist

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

Robert J. Hall
Chairperson

RESOLUTION NO. 25-02

RESOLUTION AUTHORIZING THE SUBMISSION OF DEMOLITION AND DISPOSITION APPLICATIONS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S SPECIAL APPLICATIONS CENTER FOR THE MAYOR WRIGHT HOMES REDEVELOPMENT, PHASES 1A AND 1B

Whereas, the Board of Directors (the "Board") of the Hawaii Public Housing Authority ("HPHA") has entered into an agreement with its partner developer, Highridge Costa Development Company ("HCDC") to facilitate redevelopment of the Mayor Wright Homes ("MW Homes") property located at or about 606 N. Kukui Street, Honolulu, HI 96817 (TMK No. 1-7-029:003) (the "Property"); and

Whereas, MW Homes is a 14.8451 acre public housing development located in the urban core of the City and County of Honolulu, consisting of three hundred and sixty-three (363) dwelling units, one (1) non-dwelling unit, and one (1) non-dwelling structure serving as an administrative building, maintenance shop, and community hall, each of these structures having been built around the early 1950's; and

Whereas, HPHA wishes to dispose of the existing public housing units via ground leases for the purpose of redevelopment, and an affiliated limited liability company of HCDC will then demolish and redevelop the entire site on a one-for-one basis with similarly highly subsidized units along with up to two thousand and eighty-four (2,084) additional units resulting in approximately two thousand four hundred and forty-eight (2,448) new units within ten (10) buildings to be deployed in four phases; and

Whereas, the Property for MW Homes will be divided through a combination of subdivision and Condominium Property Regime (CPR) processes that will reflect ground lease areas associated with each phase of the redevelopment; and

Whereas, the ground lease will be based on terms from the Amended and Restated Master Development Agreement entered into with HPHA and HCDC for redevelopment of the MW Homes property; and

Whereas, MW Homes is currently subject to a Declaration of Trust between the U.S. Department of Housing and Urban Development ("HUD") and HPHA; and

Whereas, the project will be completed in four phases, where Phases 1A and 1B (subphases of Phase 1) of the MW Homes project will involve the demolition and/or disposition of eight (8) residential buildings comprised of seventy-six (76) units; and

Whereas, Phase 1A will consist of a disposition application and Phase 1B will consist of a demolition application (combined with 1A), as set out in accordance with the attached map; the Phase 1A site will be redeveloped to include up to three hundred and six (306) affordable housing units serving families earning no more than 80% of the Area Median Income and two (2) exempt management units; the Phase 1B site will be redeveloped to include two hundred and

forty-five (245) affordable housing units serving families earning potentially no more than 120% of the Area Median Income and two (2) exempt management units; and

Whereas, approximately seventy-six (76) Tenant Protection Vouchers will be provided for MW Homes in order to replace the seventy-six (76) public housing units that will be demolished and/or disposed of on the premises; and

Whereas, HCDC, in coordination with HPHA, has applied to the Hawaii Housing Finance & Development Corporation for Low Income Housing Tax Credits ("LIHTC") for Phase 1A the MW Homes project, and a tax credit investor to be named later will contribute equity to the project in return for a limited partnership interest; and

Whereas, as part of the financing structure necessary for the use of LIHTC, KLM Mayor Wright 1A, a Hawaii limited partnership ("Partnership") managed by HCDC, was created to own the MW Homes Phase 1A property after disposition from HPHA; and

Whereas, the demolition costs for MW Homes will be financed, in part, with LIHTC equity and other non-HUD funds; and

Whereas, the property in MW Homes Phases 1A and 1B was determined to meet HUD's Special Applications Center ("SAC") Section 18 physical obsolescence justification criteria as determined by a Physical Needs Assessment conducted on the property; and

Whereas, the Board is being asked to approve, in concept, the disposition via ground lease and eventual demolition plans of Phases 1A and 1B of the MW Homes property in an effort to improve overall community livability through the submittal of the HUD Section 18 applications, specifically HUD Forms 52860 and 52860-A; and

Whereas, HCDC and HPHA also intend to utilize HUD's Restore-Rebuild program (formerly known as Faircloth-to-RAD) to develop approximately sixty-two (62) units at the redeveloped MW Homes Phase 1A property, thereby providing these units rental subsidy through HUD's Rental Assistance Demonstration program; and

Whereas, HCDC, in coordination with HPHA and its relocation consultants, held meetings with MW Homes residents to receive input relating to HPHA's disposition and HCDC's demolition; and

Whereas, the potential units to be identified as relocation resources will be decent, safe, and sanitary with rents no higher than those permitted by the Uniform Relocation Assistance and Real Property Acquisition Policies Act ("URA"); and

Whereas, consultation regarding the proposed disposition and demolition has occurred with local government representatives, specifically Mayor Rick Blangiardi of the City & County of Honolulu, who supports the redevelopment; and

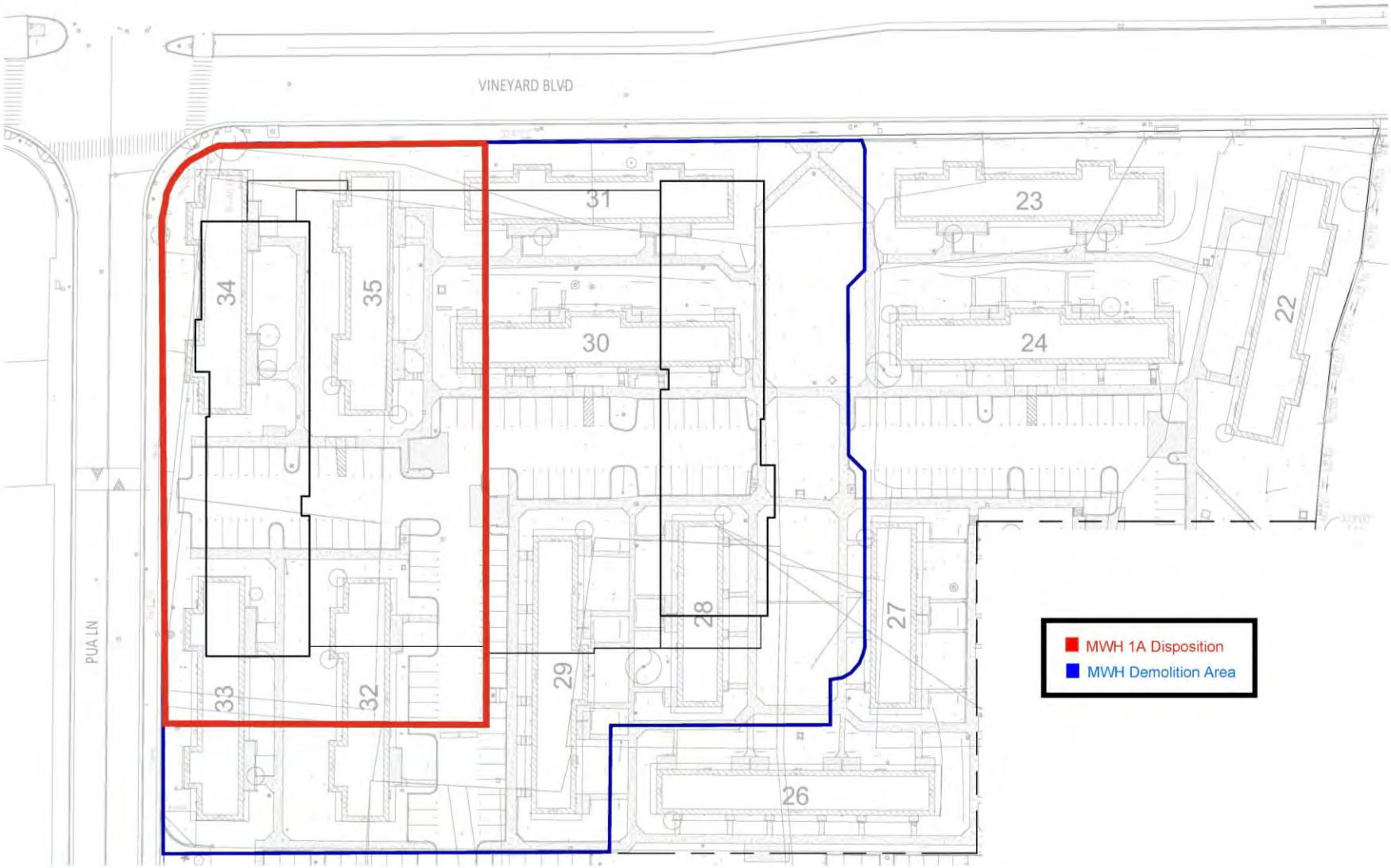
Whereas, HPHA desires to assist HCDC with the development, financing, and operation of MW Homes and in furtherance thereof, seeks approval for the submission of HUD SAC Section 18 Demolition and Disposition Applications under 24 CFR 970.17 (c).

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, including but not limited to HUD Section 18 Disposition and Demolition applications (HUD Forms 52860 and 52860-A), in connection with Phases 1A and 1B of the Mayor Wright Homes project on this 29th day of May, 2025; 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

ATTACHMENT B



lowney arch

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PHASE 1A-1B BOUNDARY AREA
MAYOR WRIGHT HOMES - 08/14/2024

A1.0

ATTACHMENT C

Phase 1A Offer of Sale to Resident Organization

The Hawaii Public Housing Authority (HPHA) is requesting an exception to the offer of sale to the resident requirement under *970.9(b)(3)(ii): PHA seeks disposition to develop a facility to benefit low-income families*.

HPHA's objectives of the proposed Mayor Wright Homes project are to:

1. Continue to serve very low-income populations in the community.
2. Increase the supply of affordable housing.
3. Maintain HPHA ownership or control of the property.
4. Improve the physical and financial condition of the property.
5. Partner to optimize public and private resources on behalf of the property and its residents.

The Mayor Wright Homes Phase 1A project will replace 8 residential buildings comprised of 76 units of public housing with approximately 308 units of affordable housing targeted towards families earning no more than 80% AMI. (Phase 1A is being submitted in conjunction with a demo application of the 8 residential buildings since the new construction site encompasses 6 of the 8 structures. The demo application encompasses the entire PNA report area.)

The Mayor Wright Phase 1A redevelopment meets the commensurate public benefit requirements in accordance with 24 CFR 970.19 and PIH Notice 2024-40 as the disposition action for the 8 residential buildings will result in the redevelopment of units using Low Income Housing Tax Credits. Additionally, HPHA intends to utilize HUD's Restore-Rebuild program for approximately 62 units at the Mayor Wright Homes Phase 1A property, thereby providing these units subsidy through the Rental Assistance Demonstration and ensuring their long-term use as affordable housing.

HPHA and the development team will advertise contracting and job opportunities related to redevelopment efforts to public housing residents, including those at Mayor Wright Homes. Advertisements will give residents instructions on how to respond to bids or apply for employment positions.

Therefore, after the project's new construction, the development will continue to be used for affordable housing, adding additional affordable housing units beyond what is currently available at the site. The 75-year ground lease on the site will require that all units post-development serve residents at or below 80% Area Median Income (AMI), and additionally, a certain number of units will be restricted to residents earning below 60% AMI, per a LIHTC Land Use Restriction Agreement (LURA).

Certified by:

_____ (Signature)
Hakim Ouansafi
Executive Director
Hawaii Public Housing Authority

Approved by the Executive Director
May 29, 2025

FOR ACTION

MOTION: To **(1)** Approve the First Amendment to the Master Planning and Predevelopment Agreement for Ka Lei Momi Redevelopment ("MPPA") Between the Hawaii Public Housing Authority ("HPHA") and HCDC Hawaii Development LLC ("Master Developer" or "HCDC"); and **(2)** Authorize the Executive Director to Negotiate, Execute, and Implement the Amendment to the MPAA for the Redevelopment of Additional Housing Units at the Alternate Portfolio Site(s), Subject to Approval as to Form by the Department of the Attorney General

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

I. FACTS

A. On January 23, 2023, HPHA issued "RFQ DEV-2023-03 Project: Ka Lei Momi ("KLM") Request for Qualifications for Master Developer" (the "RFQ"). The RFQ sought proposals from a single development entity that could implement redevelopment activities at several identified HPHA owned properties.

B. The HPHA determined that the HCDC Hawaii Development LLC proposal best met the needs of the HPHA. The HPHA selected the Developer to serve as the Master Developer for the revitalization of the KLM redevelopment sites and entered into the Ka Lei Momi MPPA dated as of June 28, 2023.

C. The MPPA for the Ka Lei Momi Redevelopment identified Targeted Portfolio Sites and Alternate Portfolio Sites and agreed to provide for a period of assessment, master planning, and predevelopment work to ascertain the suitability of those sites for housing construction and to evaluate and plan development options.

D. The MPPA expires on July 1, 2025, and the Parties now desire to extend the Agreement to evaluate the Alternate Portfolio Sites to meet the 10,000 additional affordable housing units required in the RFQ.

II. DISCUSSION

A. The MPPA provides for a period of assessment, master planning, and predevelopment work to ascertain the suitability of the Targeted Portfolio Sites and the Alternate Portfolio Sites[1], as applicable, for the planned housing construction, to assess the current conditions and development options for each Targeted Portfolio Site, and to plan the approach for the development of each site. It would also allow the Master Developer to determine if at least 10,000 units, in addition to required replacement units, can be constructed at the Targeted Portfolio Sites.

B. To date, nine (9) sites have been master planned resulting in a projected 9,316 new units, which is short of the required 10,000 new units. See Attachment A for Master Planned Unit Counts.

C. Both HPHA and HCDC desire to extend the MPPA to allow additional time to analyze the Alternate Portfolio Sites to achieve the required 10,000 new units. See Attachment B for a list of Targeted Portfolio Sites and Alternate Sites.

D. The First Amendment extends the MPPA to the earlier of (1) completion of all activities under the Agreement or (2) December 31, 2025. See Attachment C: First Amendment to Master Planning and Predevelopment Agreement for Ka Lei Momi Redevelopment

(End Section)

[1] The original 9 sites are identified as the Targeted Portfolio Sites. The other 7 alternative sites are identified as Alternate Sites.

III. RECOMMENDATION

That the Board of Directors **(1)** Approve the First Amendment to the Master Planning and Predevelopment Agreement for Ka Lei Momi Redevelopment ("MPPA") Between the Hawaii Public Housing Authority ("HPHA") and HCDC Hawaii Development LLC ("Master Developer" or "HCDC"); and **(2)** Authorize the Executive Director to Negotiate, Execute, and Implement the Amendment to the MPAA for the Redevelopment of Additional Housing Units at the Alternate Portfolio Site(s), Subject to Approval as to Form by the Department of the Attorney General

Attachment A: Master Planned Unit Counts
Attachment B: Targeted Portfolio Sites and Alternate Sites
Attachment C: First Amendment to Master Planning and Predevelopment Agreement for Ka Lei Momi Redevelopment

Prepared by: Brian M. Davidson, Housing Development Specialist

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

Robert J. Hall
Chairperson

Attachment A

Master Plan Unit Counts

Initial KLM massing studies project a total of approximately 10,503 units across the targeted sites within the KLM portfolio. However, when accounting for the replacement of 1,187 existing units, the net number of new units produced is only 9,316 (a 684-unit shortfall). As a result, additional sites must be included in the KLM portfolio to bridge the gap and meet the 10,000-unit goal.

No.	Property	Location	Existing Units	Master Plan Unit count	New Units
1	Mayor Wright Homes	Honolulu, Oahu	364	2,448	2,084
2	Kapaa Homes	Kapaa, Kauai	36	124	88
3	Lanakila Homes	Hilo Hawaii	0	258	258
4	Kaahumanu Homes	Honolulu, Oahu	152	1,550	1,398
5	Hale Laulima	Pearl City, Oahu	36	75	669
6	Puuwai Momi	Aiea, Oahu	260	2,168	1,908
7	Kahekili Terrace	Wailuku Maui	82	200	118
8	Kamehameha Homes	Honolulu, Oahu	221	2,950	2,729
9	Nanakuli Homes	Waianae, Oahu	36	100	64
TOTAL			1,187	10,503	9,316

Attachment B

List of Alternate Sites Under the Ka Lei Momi Redevelopment

To address the projected shortfall, HCDC proposes the inclusion of four alternative sites: Kekaha Haaheo in Kauai, Hale Nana Kai O Kea in Kauai, Lokahi in Hawaii, and Hale Olaloa in Hawaii. These sites were selected based on their likeliness of passing the obsolescence review and their potential unit yield under a redevelopment scenario. Using a preliminary density assumption of 28 units per acre (comparable to Kapaa and Lanakila Homes), the four additional sites could contribute approximately 940 net new units to the KLM portfolio. When added to the 9,316 net new units from existing targeted sites, the revised total reaches an estimated 10,109 units.

No.	Site	Location	TMK	Acreage	Existing Units	Prelim. Obsolescence Review	Approx. Potential Units
1	Kekaha Haaheo	Kekaha, Kauai	(4) 4-6-014:105	9.3	29	n/a	260
2	Hale Nana Kai O Kea	Kapaa, Kauai	(4) 4-6-014:105	3.5	38	Pass	100
3	Lokahi	Hilo, Hawaii	(3) 2-4-052:020	14.4	30	n/a	400
4	Hale Olaloa	Hilo, Hawaii	(3) 2-4-056:021	6.5	50	n/a	180
5	Koolau Village	Kaneohe, Oahu	(1) 4-5-023:008	14	80	Fail	Tbd
6	Palolo Valley Homes	Honolulu, Oahu	(1) 3-4-007:015, 017	6.6	118	50%Pass/ 50% Fail	Tbd
7	Kauiokalani	Waianae, Oahu	(1) 8-5-028:045	4	50	Fail	tbd
Total Existing Units					147		
Estimated New Units from Alternate Sites							940
Less Existing Units for Alternate Sites 1-4							-147
Total Estimated Units from Ka Lei Momi Primary Target Sites							9,316
Projected Units from Primary Target Sites + Alternate Sites							**10,109**

FIRST AMENDMENT TO
KA LEI MOMI MASTER PLANNING AND PREDEVELOPMENT AGREEMENT FOR KA LEI MOMI REDEVELOPMENT

This AMENDMENT TO KA LEI MOMI MASTER PLANNING AND PREDEVELOPMENT AGREEMENT (the "**First Amendment**") is made as of _____ ___, 2025 (the "**Effective Date**") by and between the **HAWAII PUBLIC HOUSING AUTHORITY**, a public body, corporate and politic, organized under the laws of the State of Hawaii (together with any successor in interest the "**Authority**" or the "**HPHA**") and **HCDC HAWAII DEVELOPMENT LLC**, a Hawaii limited liability company (the "**Master Developer**" and together with the Authority, the "**Parties**").

RECITALS

WHEREAS, the Parties entered into the Ka Lei Momi Master Planning and Predevelopment Agreement for the Ka Lei Momi Redevelopment dated as of June 28, 2023 (the "**MPPA**") pursuant to which the Parties identified Targeted Portfolio Sites and Alternate Portfolio Sites and agreed to provide for a period of assessment, master planning, and predevelopment work to ascertain the suitability of those sites for the housing construction and to evaluate and plan development options ("**Planning and Predevelopment Work**");

WHEREAS, in advance of the July 1, 2025 expiration of the Term of the MPPA, the Parties have determined that it would be beneficial to amend the MPPA to allow additional time to complete the Planning and Predevelopment Work;

NOW THEREFORE, in consideration of the mutual covenants and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Recitals**. The recitals set forth above are true and correct and are incorporated herein by this reference.

2. **Defined Terms**. Capitalized terms used in this First Amendment and not otherwise defined shall have the meaning set forth in the MPPA.

3. **Revised Ka Lei Momi Master Plan Refinement Schedule**. The schedule attached as Exhibit O of the MPPA is hereby deleted and replaced with the Ka Lei Momi Master Plan Refinement Schedule attached hereto at Exhibit A.

4. **Extension of Term**. Section 7.1 of the MPPA is hereby amended to read:

   Term. This Agreement shall commence upon the Effective Date and, unless sooner terminated in accordance with the provisions herein, shall terminate upon the earlier of (i) the completion of all activities under this Agreement and (ii) December 31, 2025 (the "**Term**"). Both Parties acknowledge that planning activities for the completion of the Ka Lei Momi Master Plan may take longer than the Term described above; therefore, the Parties agree to reasonably consider extending the Term to enter into an MDA or DDA, as the case may be, for any Targeted Portfolio Site identified in the Ka Lei Momi Master Plan. This Agreement shall terminate as to each Targeted Portfolio Site and/or Alternate Site upon the execution of an MDA for that Targeted Portfolio Site or Alternate Site, or

for which a Determination of Inadequacy was made. Notwithstanding anything else in this Agreement, this Agreement, including the exclusivity provision, shall not terminate and shall continue to be in effect, for any Targeted Portfolio Site that has not been terminated pursuant to a Determination of Infeasibility but for which an MDA (or DDA) may not yet, for whatever reason, be entered into. This Agreement does not apply to properties that have an MDA (or DDA) in place or to phases closed pursuant to an MDA (or DDA) and phase-specific closing documents except as to the Parties agreement to share costs provided for in Section 4.1(b).

5. **Binding Effect**. Except as provided herein, each and every term and condition contained in the MPPA shall remain in full force and effect.

6. **Counterparts**. This First Amendment may be executed in any number of counterparts or counterpart signature pages (by facsimile transmission or otherwise), each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute but one and the same instrument.

[Signature pages follow.]

IN WITNESS WHEREOF, the HPHA and Borrower have each duly executed, or caused to be duly executed, this First Amendment as of the date first written above.

AUTHORITY:

HAWAII PUBLIC HOUSING AUTHORITY,
a public body, corporate and politic

By: _____
Name: Hakim Ouansafi
Title: Executive Director

APPROVED AS TO FORM:

_____
Linda L.W. Chow
Deputy Attorney General

[Signatures continue on following page.]

MASTER DEVELOPER:

HCDC HAWAII DEVELOPMENT LLC,
a Hawaii limited liability company

By: Highridge Costa Development Company, LLC,
a Delaware limited liability company
its Manager

By: _____
Name: Michael A. Costa
Title: Chief Executive Office

By: _____
Name: Mohannad H. Mohanna
Title: President

EXHIBIT A

KA LEI MOMI MASTER PLAN REFINEMENT SCHEDULE

EXHIBIT A

Task Name	Start	Finish	Notes
KA LEI MOMI DEVELOPMENT ASSESSMENT ACTIVITIES SCHEDULE	**Mon 5/22/23**	**Wed 11/12/25**	
Agreements	**Mon 5/22/23**	**Thu 6/29/23**	
Negotiate MPA/MDA	Mon 5/22/23	Wed 6/28/23	**COMPLETED**
Execute MPA/MDA	Thu 6/29/23	Thu 6/29/23	**COMPLETED**
Outreach	**Thu 6/29/23**	**Fri 7/12/24**	
Preliminary Planning	**Thu 6/29/23**	**Tue 7/18/23**	
Develop Initial Outreach Plan and Priority	Thu 6/29/23	Tue 7/18/23	**COMPLETED**
Community Meetings	**Tue 1/16/24**	**Fri 7/12/24**	
Develop Detailed Outreach Plan and Priority	Tue 1/16/24	Fri 7/12/24	**COMPLETED**
Finalize Section 106 Native Hawaiian Outreach Participation	Tue 1/16/24	Fri 7/12/24	
Procurement	**Fri 6/30/23**	**Fri 8/11/23**	
Engage and Contract Initial Master Planning Consultants	Fri 6/30/23	Fri 8/11/23	**COMPLETED**
Existing Conditions Due Diligence	**Thu 6/29/23**	**Fri 8/11/23**	
Establish Master Fact Sheet	Thu 6/29/23	Fri 8/11/23	**COMPLETED**
Preliminary Budget and Schedule	**Mon 8/14/23**	**Mon 9/11/23**	
Finalize Development Assessment Activities Budget	Mon 8/14/23	Mon 9/11/23	**COMPLETED**
Finalize Development Assessment Activities Schedule	Mon 8/14/23	Mon 9/11/23	**COMPLETED**
MPA Assessment Report	**Mon 8/14/23**	**Wed 11/12/25**	
Puuwai Momi	**Mon 8/14/23**	**Fri 10/31/25**	
Site Due Diligence	**Mon 8/14/23**	**Tue 10/10/23**	**COMPLETED**
Civil Utility and Infrastructure Capacity Assessment	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Title Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Entitlement Review	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Preliminary Environmental Review Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Preliminary Geotechnical Review Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Massing Study	**Mon 8/14/23**	**Wed 11/8/23**	
Submit Draft Massing Study	Mon 8/14/23	Wed 11/8/23	**COMPLETED**
Summary Financing Plan	**Mon 8/14/23**	**Fri 12/15/23**	
Obsolescence Desk Review	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Market Study	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Preliminary Proforma	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Enter Into Site Specific MDA	**Mon 8/14/23**	**Fri 8/29/25**	
Kaahumanu Homes	**Mon 8/14/23**	**Fri 5/30/25**	
Site Due Diligence	**Mon 8/14/23**	**Tue 10/10/23**	**COMPLETED**
Civil Utility and Infrastructure Capacity Assessment	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Title Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Entitlement Review	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Preliminary Environmental Review Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Preliminary Geotechnical Review Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Massing Study	**Mon 8/14/23**	**Wed 11/8/23**	
Submit Draft Massing Study	Mon 8/14/23	Wed 11/8/23	**COMPLETED**
Summary Financing Plans	**Mon 8/14/23**	**Fri 12/15/23**	
Obsolescence Desk Review	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Market Study	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Preliminary Proforma	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Enter Into Site Specific MDA	**Fri 11/01/24**	**Fri 5/30/25**	
Kamehameha Homes	**Mon 8/14/23**	**Fri 10/31/25**	
Site Due Diligence	**Mon 8/14/23**	**Tue 10/10/23**	**COMPLETED**
Civil Utility and Infrastructure Capacity Assessment	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Title Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Entitlement Review	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Preliminary Environmental Review Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Preliminary Geotechnical Review Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Massing Study	**Mon 8/14/23**	**Wed 11/8/23**	
Submit Draft Massing Study	Mon 8/14/23	Wed 11/8/23	**COMPLETED**
Summary Financing Plan	**Mon 8/14/23**	**Fri 12/15/23**	
Obsolescence Desk Review	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Market Study	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Preliminary Proforma	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Enter Into Site Specific MDA	**Mon 8/14/23**	**Fri 8/29/25**	

Hale Laulima	**Mon 8/14/23**	**Fri 10/31/25**	
Site Due Diligence	**Mon 8/14/23**	**Tue 10/10/23**	**COMPLETED**
Civil Utility and Infrastructure Capacity Assessment	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Title Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Entitlement Review	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Preliminary Environmental Review Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Preliminary Geotechnical Review Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Massing Study	**Mon 8/14/23**	**Wed 11/8/23**	
Submit Draft Massing Study	Mon 8/14/23	Wed 11/8/23	**COMPLETED**
Summary Financing Plan	**Mon 8/14/23**	**Fri 12/15/23**	
Obsolescence Desk Review	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Market Study	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Preliminary Proforma	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Enter Into Site Specific MDA	**Mon 8/14/23**	**Fri 8/29/25**	
Lanakila Homes	**Mon 8/14/23**	**Wed 5/14/25**	
Site Due Diligence	**Mon 8/14/23**	**Tue 10/10/23**	**COMPLETED**
Civil Utility and Infrastructure Capacity Assessment	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Title Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Entitlement Review	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Preliminary Environmental Review Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Preliminary Geotechnical Review Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Massing Study	**Mon 8/14/23**	**Wed 11/8/23**	
Submit Draft Massing Study	Mon 8/14/23	Wed 11/8/23	**COMPLETED**
Summary Financing Plan	**Mon 8/14/23**	**Fri 12/15/23**	
Obsolescence Desk Review	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Market Study	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Preliminary Proforma	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Enter Into Site Specific MDA	**Fri 11/01/24**	**Wed 5/14/25**	**COMPLETED**
Kapa'a	**Mon 8/14/23**	**Mon 02/24/25**	
Site Due Diligence	**Mon 8/14/23**	**Tue 10/10/23**	**COMPLETED**
Civil Utility and Infrastructure Capacity Assessment	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Title Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Entitlement Review	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Preliminary Environmental Review Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Preliminary Geotechnical Review Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Massing Study	**Mon 8/14/23**	**Wed 11/8/23**	
Submit Draft Massing Study	Mon 8/14/23	Wed 11/8/23	**COMPLETED**
Summary Financing Plan	**Mon 8/14/23**	**Fri 12/15/23**	
Obsolescence Desk Review	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Market Study	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Preliminary Proforma	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Enter Into Site Specific MDA	**Mon 8/14/23**	**Tue 10/10/23**	**N/A**
Enter Into DDA	Mon 8/14/23	Mon 02/24/25	**COMPLETED**
Nanakuli Homes	**Mon 8/14/23**	**Fri 10/31/25**	
Site Due Diligence	**Mon 8/14/23**	**Thu 11/30/23**	
Civil Utility and Infrastructure Capacity Assessment	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Title Report	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Entitlement Review	Mon 8/14/23	Tue 10/10/23	**COMPLETED**
Preliminary Environmental Review Report	Mon 8/14/23	Fri 9/29/23	**COMPLETED**
Preliminary Geotechnical Review Report	Mon 8/14/23	Thu 11/30/23	**COMPLETED**
Massing Study	**Mon 8/14/23**	**Wed 11/8/23**	
Submit Draft Massing Study	Mon 8/14/23	Fri 8/30/24	**COMPLETED**
Summary Financing Plan	**Mon 8/14/23**	**Fri 12/15/23**	
Obsolescence Desk Review	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Market Study	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Preliminary Proforma	Mon 8/14/23	Fri 12/15/23	**COMPLETED**
Enter Into Site Specific MDA	**Mon 8/14/23**	**Fri 8/29/25**	

Kahekili Terrace	**Thu 5/1/25**	**Mon 12/22/25**	
Site Due Diligence	Mon 5/5/25	**Fri 10/14/25**	
Civil Utility and Infrastructure Capacity Assessment	Mon 5/5/25	Tue 9/30/25	
Title Report	Tue 7/1/25	Fri 8/22/25	
Entitlement Review	Mon 8/14/23	Tue 10/10/23	**N/A**
Preliminary Environmental Review Report	Mon 5/5/25	Fri 8/29/25	
Preliminary Geotechnical Review Report	Mon 5/5/25	Fri 8/29/25	
Massing Study	**Mon 5/5/25**	**Fri 7/25/25**	
Submit Draft Massing Study	Mon 5/5/25	Fri 7/25/25	
Summary Financing Plan	**Mon 5/5/25**	**Fri 8/29/25**	
Obsolescence Desk Review	Mon 5/5/25	Fri 8/29/25	
Market Study	Mon 5/5/25	Fri 8/29/25	
Preliminary Proforma	Mon 5/5/25	Fri 8/29/25	
Enter Into Site Specific MDA	**Mon 10/13/25**	**Mon 12/22/25**	
Hale Nana Kai O Kea	**Thu 5/1/25**	**Mon 12/22/25**	
Site Due Diligence	Mon 5/5/25	**Fri 10/31/25**	
Civil Utility and Infrastructure Capacity Assessment	Mon 5/5/25	Tue 9/30/25	
Title Report	Tue 7/1/25	Fri 8/22/25	
Entitlement Review	Mon 8/14/23	Tue 10/10/23	**N/A**
Preliminary Environmental Review Report	Mon 5/5/25	Fri 8/29/25	
Preliminary Geotechnical Review Report	Mon 5/5/25	Fri 8/29/25	
Massing Study	**Mon 5/5/25**	**Fri 7/25/25**	
Submit Draft Massing Study	Mon 5/5/25	Fri 7/25/25	
Summary Financing Plan	**Mon 5/5/25**	**Fri 8/29/25**	
Obsolescence Desk Review	Mon 5/5/25	Fri 8/29/25	
Market Study	Mon 5/5/25	Fri 8/29/25	
Preliminary Proforma	Mon 5/5/25	Fri 8/29/25	
Enter Into Site Specific MDA	**Mon 10/13/25**	**Mon 12/22/25**	
Kehaha Haaheo	**Thu 5/1/25**	**Mon 12/22/25**	
Site Due Diligence	Mon 5/5/25	**Fri 10/31/25**	
Civil Utility and Infrastructure Capacity Assessment	Mon 5/5/25	Tue 9/30/25	
Title Report	Tue 7/1/25	Fri 8/22/25	
Entitlement Review	Mon 8/14/23	Tue 10/10/23	**N/A**
Preliminary Environmental Review Report	Mon 5/5/25	Fri 8/29/25	
Preliminary Geotechnical Review Report	Mon 5/5/25	Fri 8/29/25	
Massing Study	**Mon 5/5/25**	**Fri 7/25/25**	
Submit Draft Massing Study	Mon 5/5/25	Fri 7/25/25	
Summary Financing Plan	**Mon 5/5/25**	**Fri 8/29/25**	
Obsolescence Desk Review	Mon 5/5/25	Fri 8/29/25	
Market Study	Mon 5/5/25	Fri 8/29/25	
Preliminary Proforma	Mon 5/5/25	Fri 8/29/25	
Enter Into Site Specific MDA	**Mon 10/13/25**	**Mon 12/22/25**	
Lokahi	**Thu 5/1/25**	**Mon 12/22/25**	
Site Due Diligence	Mon 5/5/25	**Fri 10/31/25**	
Civil Utility and Infrastructure Capacity Assessment	Mon 5/5/25	Tue 9/30/25	
Title Report	Tue 7/1/25	Fri 8/22/25	
Entitlement Review	Mon 8/14/23	Tue 10/10/23	**N/A**
Preliminary Environmental Review Report	Mon 5/5/25	Fri 8/29/25	
Preliminary Geotechnical Review Report	Mon 5/5/25	Fri 8/29/25	
Massing Study	**Mon 5/5/25**	**Fri 7/25/25**	
Submit Draft Massing Study	Mon 5/5/25	Fri 7/25/25	
Summary Financing Plan	**Mon 5/5/25**	**Fri 8/29/25**	
Obsolescence Desk Review	Mon 5/5/25	Fri 8/29/25	
Market Study	Mon 5/5/25	Fri 8/29/25	
Preliminary Proforma	Mon 5/5/25	Fri 8/29/25	
Enter Into Site Specific MDA	**Mon 10/13/25**	**Mon 12/22/25**	

Hale Olaloa	**Thu 5/1/25**	**Mon 12/22/25**	
Site Due Diligence	Mon 5/5/25	**Fri 10/31/25**	
Civil Utility and Infrastructure Capacity Assessment	Mon 5/5/25	Tue 9/30/25	
Title Report	Tue 7/1/25	Fri 8/22/25	
Entitlement Review	Mon 8/14/23	Tue 10/10/23	**N/A**
Preliminary Environmental Review Report	Mon 5/5/25	Fri 8/29/25	
Preliminary Geotechnical Review Report	Mon 5/5/25	Fri 8/29/25	
Massing Study	**Mon 5/5/25**	**Fri 7/25/25**	
Submit Draft Massing Study	Mon 5/5/25	Fri 7/25/25	
Summary Financing Plan	**Mon 5/5/25**	**Fri 8/29/25**	
Obsolescence Desk Review	Mon 5/5/25	Fri 8/29/25	
Market Study	Mon 5/5/25	Fri 8/29/25	
Preliminary Proforma	Mon 5/5/25	Fri 8/29/25	
Enter Into Site Specific MDA	**Mon 10/13/25**	**Mon 12/22/25**	
Ka Lei Momi Assessment Report Summary	**Fri 12/15/23**	**Mon 1/15/24**	
Summary Financing Plan	Fri 12/15/23	Fri 12/15/23	**COMPLETED**
Master Timeline	Mon 12/18/23	Fri 12/29/23	**COMPLETED**
Prioritize Sites	Tue 12/26/23	Mon 1/15/24	**COMPLETED**

Executive Director's Report
Hawaii Public Housing Authority
April 2025

I. Planning and Evaluation

A. 2025 Legislative Session Activities

- "Adjournment Sine Die" is May 2, 2025, and is the last day of the 2025 Legislative Session, which indicates a suspension of business of the Legislature.

- HB 300, HD1, SD1, CD1, RELATING TO THE STATE BUDGET: Appropriates funds for the operating and capital improvement budget of the Executive Branch for fiscal years 2025-2026 and 2026-2027.

- Highlights of the HPHA's Biennium Budget includes the following:

  - $56,000,000 for Mayor Wright Homes redevelopment;
  - $12,000,000 for Ka Lei Momi predevelopment;
  - $10,000,000 to rehabilitate, remodel, renovate, and repair public housing units for both years;
  - 1 Permanent Hearings Administrator;
  - 1 Permanent Grievance Officer;
  - 1 Temporary Housing Development Specialist;
  - 1 Permanent Public Housing Specialist;
  - $250,000 for the State Rent Supplement Program per year; and
  - $250,000 for the Landlord Incentive Program per year.

Below are the Senate Bills (SB) and House Bills (HB) that passed out of the Legislature:

1. SB 576, SD1, HD2, CD1, RELATING TO FINANCIAL ADMINISTRATION: Amends the required contents of legislative reports to be submitted by the Hawaii Public Housing Authority and Hawaii Housing Finance and Development Corporation. Amends the scope of moneys to be deposited into and the allowable uses of moneys expended from the Public Housing Special Fund.

2. SB 602, RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY: Includes any parcels owned by the Hawaii Public Housing Authority as areas that may be closed to the public. Specifies required signage.

3. SB 1413, SD1, HD2, CD1, RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY: Authorizes the Hawaii Public Housing Authority (HPHA) to sell, donate, or otherwise dispose of property abandoned or seized in federal public housing projects. Requires the HPHA to notify the known owner of the abandoned or seized property. Establishes procedures for persons entitled to the abandoned or seized property.

4. HB 422, HD1, SD2, CD1, RELATING TO SCHOOL IMPACT FEES: Repeals the construction cost component of school impact fees. Exempts government housing developments, affordable housing units and projects, and Hawaiian homelands housing from school impact fees. Requires the School Facilities Authority to adopt rules governing fee collection. Increases the minimum number of units in a development to trigger land dedication provisions of the land component impact fee. Requires a report to the Legislature on program efficacy. Sunsets 7/1/2029.

5. HB 703, HD1, SD1, CD1, RELATING TO KUPUNA HOUSING: Extends the sunset date for the State Rent Supplement Program for Kupuna to 6/30/2028.

6. HB 1093, HD1, SD1, CD1, RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY: Clarifies the Hawaii Public Housing Authority's powers relating to housing projects.

II. Fiscal Management

A. Variance Report for March 2025

1. Revenue for March 2025

- CFP Grant Income: $1,874,783 over budget due to drawdowns from HUD's Capital Fund Program (CFP) for non-capitalized expenses, reported as operating income. Non-capitalized amounts were not initially budgeted, as these amounts are difficult to predict.

- State CIP Fund: $13,315 over budget due to expenditures on capital projects below the $100,000 capitalization threshold, recognized as operating income. These non-capitalized amounts were not initially budgeted due to their unpredictability.

- Grant Income: $1,240,000 above budget due to additional funds allotment to cover the temporary hazard pay.

- Other Income: $242,086 below budget, primarily due to lower-than-expected front-line service fees from the Multi-Skilled Workers Pilot Program (MSWPP) and other COCC branches. Revenue from these services fell short of projections.

2. Expenses for March 2025

- Administrative: $332,720 below budget, driven by:
  - $583,284 lower HPHA administrative payroll expenses,
  - $23,282 lower private management company's administrative payroll expenses,
  - $32,665 higher audit fees,
  - $28,509 higher front-line service fees charged by Applications, Hearings and Compliance offices,
  - $55,927 lower legal service expenses,
  - $8,481 lower travel expenses,
  - $29,437 higher management agent fees,
  - $141,908 higher other professional fees,
  - $3,477 lower office supplies expenses,
  - $109,212 higher in miscellaneous costs (training, computer software, automobile, etc.)

- Management Fees: $1,470,302 over budget due to the federal capital fund management fees being paid to COCC in advance of the budgeted schedule.

- Tenant Services: $20,171 below budget due to:
  - $821 less in relocation costs incurred.
  - $6,048 unspent budget for tenant participation.
  - $13,302 lower costs across other tenant services.

- Utilities: $146,642 under budget due to overall costs being lower than anticipated.
  - Electricity: $73,017 under budget
  - Gas: $16,979 under budget
  - Water and Sewer: $56,646 under budget
- Insurance Expense: $45,946 over budget due to higher-than-expected general liability premiums, including auto liability, paid for the AMPs managed by the private management company.

- Bad Debt Expense: $71,522 below budget due to month-end reconciliations, tenant account adjustments, and updates to the allowance for doubtful accounts to address uncollected rent and fees.

- General Expenses: $220,553 over budget, primarily due to the following:
  - Undistributed P-card Purchase Balance: $157,291 increase. P-card purchases are interim charges recorded until allocated to specific projects or programs.
  - HAP Back Payments: $51,407 over budget due to adjustments for prior-period housing assistance payments not covered by current-year funding.
  - Port-Out Voucher Fees: $10,910 for administrative fees related to Section 8 tenants relocating to other public housing agencies.
  - Miscellaneous General Expenses: $945 above budget.

3. Year-to-Date Revenue

- CFP Grant Income: $4,050,003 over budget, due to HUD CFP expenditures not being capitalized and therefore recorded as operating income.

- COCC Fee Income: $1,233,251 above budget due to federal capital fund management fees being paid to COCC one year ahead of the budgeted schedule.

- State CIP Fund: $71,238 above budget due to CIP expenditures recorded as income for non-capitalized expenses.

- Grant Income: $5,382,637 over budget due to state fund allotments received for extraordinary vacant unit repairs and temporary hazard pay, which is excluded from the regular operating budget.

- Other Income: $2,615,691 below budget, primarily due to underperformance in the MSWPP and COCC branches against revenue targets.

4. Year-to-Date Expenses

- Administrative: $3,313,992 below budget due to savings in payroll, front-line service fees, travel, and office supplies expenses, with slight increases in legal services, consultant/other professional fees, and management agent fees.

- Management Fees: $2,770,102 over budget due to both timing difference between the budgeted and actual drawdown of CFP management fees, and advance payments made ahead of the budgeted schedule.

- Tenant Services: $152,241 below budget due to unspent funds in relocation, tenant participation and other tenant services.

- Protective Services: $324,758 below budget due to lower outsourced security service expenses and unspent equipment purchases.

- Insurance Expense: $251,900 over budget, primarily due to higher general liability premiums (including auto liability) for the AMPs managed by the private management company.

- Bad Debt Expense: $460,462 above budget due to ongoing reconciliations, tenant account adjustments, and updates to the allowance for doubtful accounts.

- General Expenses: $9,043,643 above budget, impacted by:
  - $7,455,126 loss on the disposal of David Malo and Piilani housing projects (AMP 39) due to wildfire disaster.
  - Undistributed P-card purchase balance: $782,592.
  - Port-Out Voucher Fees: $76,382 for administrative fees related to Section 8 tenant relocation.
  - HAP Back Payments: $703,628 for prior-year obligations not covered by current-year HAP funding.
  - Other General Expenses: $25,915 over budget across various categories.

This variance analysis highlights HPHA's adherence to budgeted expectations, with adjustments due to unexpected expenses and timing differences in revenue. The report emphasizes the careful management of resources in alignment with HUD and state requirements.

B. FY22 to FY25 Operating Budgets for RAD-PBV Project at Kuhio Park Terrace

In accordance with HUD’s Rental Assistance Demonstration (RAD) – Final Implementation Notice, Revision 4, the owner of the RAD-PBV project at Kuhio Park Terrace is required to submit the operating budget for the Covered Project to the Hawaii Public Housing Authority (HPHA) Board annually. The Board must confirm that the Project Owner is making the required deposits into the Reserve for Replacement account as outlined in the RAD Conversion Commitment (RCC) and assess the overall financial health of the Covered Project.

The operating budgets for Fiscal Years 2022 through 2025 reflect that the amounts designated for deposit into the Reserve for Replacement account are consistent with the requirements set forth in the RCC.

HAWAII PUBLIC HOUSING AUTHORITY
Agency Total
Actual vs Budget Comparison
For the Month of March 2025, and the 9 Months ended March 31, 2025
(Amounts in Full Dollars)

Month of March 2025					Year To Date ended March 31, 2025						
Actual	Budget	Variance Amount	Variance %		Actual	Budget	Variance Amount	Variance %	Prior Year	Variance Amount	Variance %
				REVENUES							
2,393,869	2,274,970	118,899	5%	Dwelling Rental Income	21,427,997	20,664,676	763,320	4%	20,792,263	635,734	3%
12,263,153	12,509,756	(246,603)	-2%	HUD Operating Grants	115,847,735	112,587,802	3,259,933	3%	110,048,516	5,799,219	5%
5,453,783	3,579,000	1,874,783	52%	CFP Grant Income	7,629,003	3,579,000	4,050,003	>100%	1,499,173	6,129,830	>100%
1,990,994	2,028,894	(37,900)	-2%	COCC Fee Income	7,497,455	6,264,205	1,233,251	20%	6,048,137	1,449,318	24%
13,315	-	13,315	100%	State CIP Fund	71,238	-	71,238	100%	213,210	(141,971)	-67%
1,240,000	-	1,240,000	100%	Grant Income	11,619,467	6,236,830	5,382,637	86%	14,956,434	(3,336,967)	-22%
404,033	646,119	(242,086)	-37%	Other Income	3,091,694	5,707,386	(2,615,691)	-46%	2,887,650	204,044	7%
$ 23,759,147	**21,038,738**	**2,720,408**	**13%**	**Total Revenues**	**$ 167,184,589**	**155,039,898**	**12,144,691**	**8%**	**156,445,383**	**10,739,206**	**7%**
				EXPENSES							
2,183,538	2,516,258	(332,720)	-13%	Administrative	19,373,293	22,687,285	(3,313,992)	-15%	17,433,037	1,940,257	11%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
1,926,131	455,829	1,470,302	>100%	Management Fees	6,903,543	4,133,441	2,770,102	67%	5,437,822	1,465,721	27%
64,862	69,356	(4,494)	-6%	Bookkeeping Fees	593,912	627,112	(33,200)	-5%	610,315	(16,403)	-3%
9,747,734	9,310,688	437,046	5%	Housing Assistance Payments	86,023,712	83,796,191	2,227,521	3%	82,343,078	3,680,635	4%
2,219	22,390	(20,171)	-90%	Tenant Services	68,772	221,013	(152,241)	-69%	396,456	(327,684)	-83%
1,136,684	1,283,326	(146,642)	-11%	Utilities	10,815,691	11,549,937	(734,245)	-6%	10,649,700	165,992	2%
2,574,621	2,721,020	(146,399)	-5%	Maintenance	22,748,756	24,756,126	(2,007,370)	-8%	22,195,208	553,548	2%
371,921	376,436	(4,516)	-1%	Protective Services	3,073,170	3,397,928	(324,758)	-10%	2,918,724	154,445	5%
144,072	98,126	45,946	47%	Insurance	1,135,030	883,130	251,900	29%	884,133	250,896	28%
1,992,095	1,992,095	-	0%	Depreciation Expense	18,599,645	18,599,645	-	0%	17,232,279	1,367,366	8%
17,076	88,598	(71,522)	-81%	Bad Debt Expense	1,257,844	797,382	460,462	58%	1,894,099	(636,255)	-34%
232,924	12,370	220,553	>100%	General Expenses	9,154,977	111,334	9,043,643	>100%	746,859	8,408,118	>100%
20,393,876	**18,946,492**	**1,447,384**	**8%**	**Total Expenses**	**179,748,346**	**171,560,524**	**8,187,822**	**-5%**	**162,741,710**	**17,006,636**	**10%**
$ 3,365,271	**2,092,247**	**1,273,024**	**61%**	**Net Income(Loss)**	**$ (12,563,757)**	**(16,520,626)**	**3,956,869**	**24%**	**(6,296,327)**	**(6,267,430)**	**-100%**
				CASH BASIS							
3,365,271	**2,092,247**	**1,273,024**	61%	Net Income(loss) per Above	**(12,563,757)**	**(16,520,626)**	**3,956,869**	**24%**	**(6,296,327)**	**(6,267,430)**	**-100%**
				Add back non cash items:							
1,992,095	-	1,992,095	n/a	Depreciation Expense	18,599,645	-	18,599,645	n/a	17,232,279	1,367,366	8%
17,076	88,598	(71,522)	-81%	Bad Debt Expense	1,257,844	797,382	460,462	58%	1,894,099	(636,255)	-34%
$ 5,374,442	**2,180,845**	**3,193,597**	**>100%**	**TOTAL CASH BASIS**	**$ 7,293,732**	**(15,723,244)**	**23,016,976**	**>100%**	**12,830,051**	**(5,536,319)**	**-43%**

HAWAII PUBLIC HOUSING AUTHORITY

Consolidated Balance Sheet

Agency Total

As of March 31, 2025 and March 31, 2024

	As of March 31, 2025	As of March 31, 2024	Increase (Decrease)
ASSETS:			
Cash	216,357,814	201,270,172	15,087,642
Accounts receivable (net of allowance)	2,336,306	1,759,587	576,720
Accrued Interest	269,384	343,430	(74,046)
Prepaid Expenses	309,732	300,074	9,658
Inventories	753,222	744,178	9,044
Total Current Assets	**220,026,458**	**204,417,441**	**15,609,017**
Property, Plant & Equipment:			
Land	25,518,054	25,518,054	-
Buildings	823,985,995	805,784,162	18,201,833
Furniture & Equipment	8,849,218	8,846,284	2,933
Motor vehicles	5,429,726	5,429,726	-
Construction in Progress	49,327,414	66,777,097	(17,449,683)
Less: Accumulated Depreciation	(576,209,856)	(556,664,099)	(19,545,758)
Notes, Loans & Mortgage Receivable-Non Current	9,919,446	7,452,009	2,467,436
Other Long Term Assets	-	-	-
Deferred Outflows of Resources	8,889,882	6,999,222	1,890,660
Total Assets & Deferred Outflow of Resources	**$ 575,736,336**	**$ 574,559,896**	**$ 1,176,439**
LIABILITIES AND NET POSITION			
Accounts Payable	8,734,703	9,595,265	(860,562)
Accrued Salaries & Wages	2,286,285	987,550	1,298,735
Tenant Security Deposits	1,622,828	1,615,524	7,305
Other Liabilities & Deferred Income	9,220,976	711,538	8,509,437
Total Current Liabilities	**21,864,792**	**12,909,877**	**8,954,915**
Net Pension Liability	40,659,919	37,965,808	2,694,111
Net OPEB Liability	33,182,220	33,424,214	(241,994)
Other Long Term Liabilities	2,138,720	2,031,962	106,758
Deferred Inflows of Resources	6,698,590	9,984,253	(3,285,663)
Net Assets			
Investment in capital assets	336,900,550	355,691,224	(18,790,674)
Restricted Net Assets	247,664	1,537,373	(1,289,709)
Unrestricted Net Assets	146,607,637	127,311,511	19,296,126
Net Income Year to Date	(12,563,757)	(6,296,327)	(6,267,430)
Total Net Assets	**471,192,094**	**478,243,782**	**(7,051,688)**
Total Liabilities, Deferred Inflow of Resources & Net Position	**$ 575,736,336**	**574,559,896**	**1,176,439**

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program
Actual vs Budget Comparison
For the Month of March 2025, and the 9 Months ended March 31, 2025
(Amounts in Full Dollars)

Month of March 2025					Year To Date ended March 31, 2025						
Actual	Budget	Variance Amount	Variance %		Actual	Budget	Variance Amount	Variance %	Prior Year	Variance Amount	Variance %
				REVENUES							
2,021,036	1,910,365	110,671	6%	Dwelling Rental Income	17,918,546	17,389,283	529,263	3%	17,502,463	416,082	2%
2,355,260	2,717,625	(362,365)	-13%	HUD Operating Grants	26,005,289	24,458,625	1,546,664	6%	23,073,239	2,932,050	13%
5,453,783	3,579,000	1,874,783	52%	CFP Grant Income	7,092,512	3,579,000	3,513,512	98%	1,499,173	5,593,339	>100%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
13,315	-	13,315	100%	State CIP Fund	71,238	-	71,238	100%	191,291	(120,053)	-63%
1,430,801	-	1,430,801	100%	Grant Income	2,169,668	2,468,721	(299,053)	-12%	5,013,859	(2,844,191)	-57%
59,787	57,448	2,339	4%	Other Income	517,987	502,530	15,457	3%	603,952	(85,964)	-14%
$ 11,333,982	**8,264,438**	**3,069,544**	**37%**	**Total Revenues**	**53,775,240**	**48,398,159**	**5,377,081**	**11%**	**47,883,978**	**5,891,263**	**12%**
				EXPENSES							
802,141	932,128	(129,987)	-14%	Administrative	7,412,702	8,402,780	(990,078)	-12%	6,905,603	507,099	7%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
1,802,659	316,705	1,485,954	>100%	Management Fees	5,733,553	2,882,919	2,850,634	99%	4,175,981	1,557,572	37%
32,430	34,115	(1,685)	-5%	Bookkeeping Fees	296,590	310,095	(13,505)	-4%	300,293	(3,702)	-1%
352	477	(125)	-26%	Housing Assistance Payments	2,566	4,293	(1,727)	-40%	6,273	(3,707)	-59%
2,219	19,569	(17,350)	-89%	Tenant Services	53,372	194,627	(141,255)	-73%	326,200	(272,827)	-84%
941,342	1,044,506	(103,164)	-10%	Utilities	8,946,128	9,400,554	(454,426)	-5%	8,730,029	216,099	2%
1,990,539	2,189,398	(198,859)	-9%	Maintenance	18,322,855	19,969,574	(1,646,719)	-8%	17,913,328	409,528	2%
358,647	359,487	(840)	0%	Protective Services	2,941,801	3,245,383	(303,582)	-9%	2,780,182	161,619	6%
109,711	78,760	30,951	39%	Insurance	879,014	708,840	170,174	24%	709,189	169,825	24%
1,648,890	-	1,648,890	100%	Depreciation Expense	15,539,743	-	15,539,743	100%	14,146,210	1,393,533	10%
11,603	82,587	(70,984)	-86%	Bad Debt Expense	1,149,199	743,283	405,916	55%	1,772,056	(622,857)	-35%
149,897	113	149,784	>100%	General Expenses	8,242,147	1,017	8,241,130	>100%	418,918	7,823,228	>100%
7,850,429	**5,057,845**	**2,792,584**	**55%**	**Total Expenses**	**69,519,671**	**45,863,365**	**23,656,306**	**-52%**	**58,184,261**	**11,335,410**	**19%**
$ 3,483,553	**3,206,593**	**276,960**	**9%**	**Net Income(Loss)**	**(15,744,431)**	**2,534,794**	**(18,279,225)**	**<-100%**	**(10,300,284)**	**(5,444,147)**	**-53%**
				CASH BASIS:							
3,483,553	**3,206,593**	**276,960**	9%	Net Income(loss) per Above	**(15,744,431)**	**2,534,794**	**(18,279,225)**	**<-100%**	**(10,300,284)**	**(5,444,147)**	**-53%**
				Add back non cash items:							
1,648,890	-	1,648,890	100%	Depreciation Expense	15,539,743	-	15,539,743	100%	14,146,210	1,393,533	10%
11,603	82,587	(70,984)	-86%	Bad Debt Expense	1,149,199	743,283	405,916	55%	1,772,056	(622,857)	-35%
$ 5,144,046	**3,289,180**	**1,854,866**	**56%**		**944,511**	**3,278,077**	**(2,333,566)**	**-71%**	**5,617,983**	**(4,673,471)**	**-83%**

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program

Actual vs Budget Comparison

For the Month of March 2025, and the 9 Months ended March 31, 2025
(Amounts in Full Dollars)

Month of March 2025				ACCRUAL BASIS	Year To Date ended March 31, 2025						
Actual	Budget	Variance			Actual	Budget	Variance		Prior Year	Variance	
		Amount	%				Amount	%		Amount	%
				REVENUES							
1,098,573	1,501,819	(403,246)	-27%	Asset Management Project - 30	5,697,404	4,808,945	888,459	18%	3,505,632	2,191,772	63%
905,370	452,244	453,126	>100%	Asset Management Project - 31	5,596,120	4,314,377	1,281,743	30%	4,753,565	842,555	18%
882,184	791,836	90,348	11%	Asset Management Project - 32	1,562,913	4,580,187	(3,017,274)	-66%	6,158,614	(4,595,702)	-75%
760,954	568,753	192,201	34%	Asset Management Project - 33	4,291,631	3,614,544	677,087	19%	3,195,494	1,096,137	34%
1,331,663	529,743	801,920	>100%	Asset Management Project - 34	6,842,495	5,108,361	1,734,134	34%	5,551,946	1,290,549	23%
1,539,970	917,407	622,563	68%	Asset Management Project - 35	6,641,080	5,635,573	1,005,507	18%	5,103,731	1,537,349	30%
904,690	277,608	627,082	>100%	Asset Management Project - 37	3,322,812	2,514,597	808,215	32%	2,563,952	758,860	30%
1,099,428	288,269	811,159	>100%	Asset Management Project - 38	3,855,872	2,706,129	1,149,743	42%	4,652,533	(796,661)	-17%
532,693	706,886	(174,193)	-25%	Asset Management Project - 39	2,754,911	2,078,381	676,530	33%	1,931,230	823,681	43%
236,964	856,894	(619,930)	-72%	Asset Management Project - 40	2,415,556	2,794,058	(378,502)	-14%	2,214,318	201,239	9%
1,194,582	197,901	996,681	>100%	Asset Management Project - 43	2,846,231	1,811,580	1,034,651	57%	1,864,144	982,086	53%
235,864	248,199	(12,335)	-5%	Asset Management Project - 44	2,319,311	2,261,703	57,608	3%	2,445,844	(126,533)	-5%
226,187	218,280	7,907	4%	Asset Management Project - 45	2,383,959	2,017,893	366,066	18%	2,131,054	252,905	12%
86,826	202,528	(115,702)	-57%	Asset Management Project - 46	884,761	1,000,155	(115,394)	-12%	869,087	15,674	2%
163,073	369,926	(206,853)	-56%	Asset Management Project - 49	1,617,670	1,906,424	(288,754)	-15%	1,461,404	156,266	11%
134,961	136,145	(1,184)	-1%	Asset Management Project - 50	3,032,876	1,245,252	1,787,624	>100%	1,200,530	1,832,346	>100%
-	-	-	0%	Asset Management Project - 52	-	-	-	0%	-	-	0%
$ 11,333,982	**8,264,438**	**3,069,544**	**37%**	**Total Revenues**	**$ 56,065,602**	**48,398,159**	**7,667,443**	**16%**	**49,603,078**	**6,462,524**	**13%**
				NET INCOME(LOSS)							
617,996	1,009,088	(391,092)	-39%	Asset Management Project - 30	(90,799)	354,428	(445,227)	<-100%	(846,895)	756,096	89%
329,215	(23,774)	352,989	>100%	Asset Management Project - 31	(832,495)	70,888	(903,383)	<-100%	(1,482,390)	649,895	44%
403,937	311,719	92,218	30%	Asset Management Project - 32	(2,909,602)	145,317	(3,054,919)	<-100%	215,443	(3,125,046)	<-100%
331,155	193,219	137,936	71%	Asset Management Project - 33	149,000	126,274	22,726	18%	(353,192)	502,192	>100%
695,227	(26,809)	722,036	>100%	Asset Management Project - 34	702,026	91,175	610,851	>100%	(150,845)	852,871	>100%
505,608	314,918	190,690	61%	Asset Management Project - 35	(1,280,059)	178,321	(1,458,380)	<-100%	(1,091,238)	(188,821)	-17%
461,753	15,072	446,681	>100%	Asset Management Project - 37	(937,117)	40,559	(977,676)	<-100%	(1,731,639)	794,523	46%
244,506	(13,975)	258,481	>100%	Asset Management Project - 38	(551,710)	82,865	(634,575)	<-100%	(17,026)	(534,684)	<-100%
242,757	495,112	(252,356)	-51%	Asset Management Project - 39	(7,680,294)	241,359	(7,921,653)	<-100%	(692,059)	(6,988,235)	<-100%
8,126	583,548	(575,422)	-99%	Asset Management Project - 40	(133,552)	291,256	(424,808)	<-100%	(287,875)	154,323	54%
(124,871)	17,117	(141,988)	<-100%	Asset Management Project - 43	(159,912)	156,905	(316,817)	<-100%	(329,102)	169,190	51%
(42,923)	28,574	(71,497)	<-100%	Asset Management Project - 44	(289,948)	266,250	(556,198)	<-100%	(220,618)	(69,331)	-31%
(514)	16,643	(17,157)	<-100%	Asset Management Project - 45	239,385	179,950	59,435	33%	68,169	171,216	>100%
(64,322)	100,480	(164,802)	<-100%	Asset Management Project - 46	(574,234)	74,541	(648,775)	<-100%	(597,023)	22,789	4%
(71,223)	167,756	(238,979)	<-100%	Asset Management Project - 49	(247,835)	79,133	(326,968)	<-100%	(400,046)	152,212	38%
(52,873)	17,905	(70,778)	<-100%	Asset Management Project - 50	1,143,077	155,573	987,504	>100%	(664,847)	1,807,924	>100%
-	-	-	0%	Asset Management Project - 52	-	-	-	0%	-	-	0%
$ 3,483,553	**3,206,593**	**276,960**	**9%**	**Total Net Income(Loss)**	**$ (13,454,070)**	**2,534,794**	**(15,988,864)**	**<-100%**	**(8,581,183)**	**(4,872,886)**	**-57%**

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program
Actual vs Budget Comparison
For the Month of March 2025, and the 9 Months ended March 31, 2025
(Amounts in Full Dollars)

Month of March 2025				CASH BASIS	Year To Date ended March 31, 2025						
Actual	Budget	Variance			Actual	Budget	Variance		Prior Year	Variance	
		Amount	%				Amount	%		Amount	%
				REVENUES							
1,098,573	1,501,819	(403,246)	-27%	Asset Management Project - 30	5,697,404	4,808,945	888,459	18%	3,505,632	2,191,772	63%
905,370	452,244	453,126	>100%	Asset Management Project - 31	5,596,120	4,314,377	1,281,743	30%	4,753,565	842,555	18%
882,184	791,836	90,348	11%	Asset Management Project - 32	1,562,913	4,580,187	(3,017,274)	-66%	6,158,614	(4,595,702)	-75%
760,954	568,753	192,201	34%	Asset Management Project - 33	4,291,631	3,614,544	677,087	19%	3,195,494	1,096,137	34%
1,331,663	529,743	801,920	>100%	Asset Management Project - 34	6,842,495	5,108,361	1,734,134	34%	5,551,946	1,290,549	23%
1,539,970	917,407	622,563	68%	Asset Management Project - 35	6,641,080	5,635,573	1,005,507	18%	5,103,731	1,537,349	30%
904,690	277,608	627,082	>100%	Asset Management Project - 37	3,322,812	2,514,597	808,215	32%	2,563,952	758,860	30%
1,099,428	288,269	811,159	>100%	Asset Management Project - 38	3,855,872	2,706,129	1,149,743	42%	4,652,533	(796,661)	-17%
532,693	706,886	(174,193)	-25%	Asset Management Project - 39	2,754,911	2,078,381	676,530	33%	1,931,230	823,681	43%
236,964	856,894	(619,930)	-72%	Asset Management Project - 40	2,415,556	2,794,058	(378,502)	-14%	2,214,318	201,239	9%
1,194,582	197,901	996,681	>100%	Asset Management Project - 43	2,846,231	1,811,580	1,034,651	57%	1,864,144	982,086	53%
235,864	248,199	(12,335)	-5%	Asset Management Project - 44	2,319,311	2,261,703	57,608	3%	2,445,844	(126,533)	-5%
226,187	218,280	7,907	4%	Asset Management Project - 45	2,383,959	2,017,893	366,066	18%	2,131,054	252,905	12%
86,826	202,528	(115,702)	-57%	Asset Management Project - 46	884,761	1,000,155	(115,394)	-12%	869,087	15,674	2%
163,073	369,926	(206,853)	-56%	Asset Management Project - 49	1,617,670	1,906,424	(288,754)	-15%	1,461,404	156,266	11%
134,961	136,145	(1,184)	-1%	Asset Management Project - 50	3,032,876	1,245,252	1,787,624	>100%	1,200,530	1,832,346	>100%
-	-	-	0%	Asset Management Project - 52	-	-	-	0%	-	-	0%
$ 11,333,982	**8,264,438**	**3,069,544**	**37%**	**Total Revenues**	**$ 56,065,602**	**48,398,159**	**7,667,443**	**16%**	**49,603,078**	**6,462,524**	**13%**
				NET INCOME(LOSS)							
711,087	1,022,597	(311,510)	-30%	Asset Management Project - 30	919,266	476,009	443,257	93%	219,510	699,757	>100%
536,210	(7,107)	543,317	>100%	Asset Management Project - 31	1,281,340	220,891	1,060,449	>100%	630,540	650,800	>100%
462,828	313,719	149,109	48%	Asset Management Project - 32	(2,336,023)	163,317	(2,499,340)	<-100%	765,786	(3,101,808)	<-100%
435,893	195,219	240,674	>100%	Asset Management Project - 33	1,095,292	144,274	951,018	>100%	621,889	473,403	76%
827,679	(22,643)	850,322	>100%	Asset Management Project - 34	1,892,331	128,669	1,763,662	>100%	802,015	1,090,316	>100%
710,681	319,118	391,563	>100%	Asset Management Project - 35	1,222,886	216,121	1,006,765	>100%	110,733	1,112,152	>100%
653,939	18,823	635,116	>100%	Asset Management Project - 37	991,320	74,318	917,002	>100%	334,407	656,913	>100%
399,341	(13,975)	413,316	>100%	Asset Management Project - 38	792,152	82,865	709,287	>100%	1,439,656	(647,504)	-45%
316,270	503,446	(187,176)	-37%	Asset Management Project - 39	(6,745,160)	316,365	(7,061,525)	<-100%	336,923	(7,082,083)	<-100%
22,919	590,625	(567,706)	-96%	Asset Management Project - 40	87,170	354,949	(267,780)	-75%	(31,732)	118,902	>100%
(60,913)	25,152	(86,065)	<-100%	Asset Management Project - 43	301,759	229,220	72,539	32%	296,762	4,997	2%
33,080	30,073	3,007	10%	Asset Management Project - 44	573,378	279,741	293,637	>100%	721,632	(148,254)	-21%
60,089	19,142	40,947	>100%	Asset Management Project - 45	866,850	202,441	664,409	>100%	709,706	157,144	22%
8,788	101,730	(92,942)	-91%	Asset Management Project - 46	85,836	85,791	45	0%	92,229	(6,393)	-7%
(5,768)	170,256	(176,024)	<-100%	Asset Management Project - 49	243,897	101,633	142,264	>100%	72,149	171,748	>100%
31,923	23,005	8,918	39%	Asset Management Project - 50	1,962,578	201,473	1,761,105	>100%	214,879	1,747,699	>100%
-	-	-	0%	Asset Management Project - 52	-	-	-	0%	-	-	0%
$ 5,144,046	**3,289,180**	**1,854,866**	**56%**	**Total Net Income(Loss)**	**$ 3,234,873**	**3,278,077**	**(43,204)**	**-1%**	**7,337,083**	**(4,102,211)**	**-56%**

HAWAII PUBLIC HOUSING AUTHORITY
Housing Assistance Voucher Programs
Actual vs Budget Comparison
For the Month of March 2025, and the 9 Months ended March 31, 2025
(Amounts in Full Dollars)

Month of March 2025					Year To Date ended March 31, 2025						
Actual	Budget	Variance			Actual	Budget	Variance		Prior Year	Variance	
		Amount	%				Amount	%		Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
5,459,387	5,601,114	(141,727)	-3%	HUD Operating Grants	50,647,750	50,410,025	237,725	0%	49,869,637	778,113	2%
0	-	0	100%	CFP Grant Income	536,491	-	536,491	100%	0	536,491	>100%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	State CIP Fund	-	-	-	0%	-	-	0%
430,000	-	430,000	100%	Grant Income	430,000	-	430,000	100%	-	430,000	100%
54,518	1,960	52,558	>100%	Other Income	307,663	17,642	290,021	>100%	43,527	264,136	>100%
$ 5,943,905	**5,603,074**	**340,831**	**6%**	**Total Revenues**	**51,921,903**	**50,427,666**	**1,494,237**	**3%**	**49,913,164**	**2,008,740**	**4%**
				EXPENSES							
341,024	205,807	135,217	66%	Administrative	2,153,901	1,887,770	266,131	14%	1,643,618	510,283	31%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
89,276	102,131	(12,855)	-13%	Management Fees	865,363	919,181	(53,818)	-6%	959,400	(94,037)	-10%
25,818	28,140	(2,322)	-8%	Bookkeeping Fees	240,179	253,260	(13,081)	-5%	253,163	(12,984)	-5%
5,278,936	5,083,275	195,662	4%	Housing Assistance Payments	47,404,178	45,749,471	1,654,706	4%	45,731,386	1,672,792	4%
-	127	(127)	-100%	Tenant Services	204	1,139	(935)	-82%	56,430	(56,226)	-100%
2,766	3,887	(1,121)	-29%	Utilities	29,683	34,985	(5,302)	-15%	29,803	(119)	0%
989	991	(1)	0%	Maintenance	10,022	8,865	1,157	13%	16,898	(6,877)	-41%
448	827	(380)	-46%	Protective Services	5,490	7,447	(1,957)	-26%	6,760	(1,270)	-19%
966	1,437	(471)	-33%	Insurance	8,698	12,936	(4,238)	-33%	12,936	(4,238)	-33%
4,309	-	4,309	100%	Depreciation Expense	40,677	-	40,677	100%	43,047	(2,370)	-6%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
55,386	12,143	43,243	>100%	General Expenses	836,915	109,283	727,633	>100%	286,802	550,113	>100%
5,799,919	**5,438,764**	**361,155**	**7%**	**Total Expenses**	**51,595,309**	**48,984,336**	**2,610,972**	**-5%**	**49,040,242**	**2,555,067**	**5%**
$ 143,986	**164,310**	**(20,323)**	**-12%**	**Net Income(Loss)**	**326,595**	**1,443,330**	**(1,116,735)**	**-77%**	**872,922**	**(546,327)**	**-63%**
				CASH BASIS:							
143,986	**164,310**	**(20,323)**	-12%	Net Income(loss) per Above	**326,595**	**1,443,330**	**(1,116,735)**	**-77%**	**872,922**	**(546,327)**	**-63%**
				Add back non cash items:							
4,309	-	4,309	100%	Depreciation Expense	40,677	-	40,677	100%	43,047	(2,370)	-6%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 148,295	**164,310**	**(16,014)**	**-10%**		**367,272**	**1,443,330**	**(1,076,058)**	**-75%**	**915,969**	**(548,697)**	**-60%**

HAWAII PUBLIC HOUSING AUTHORITY

State Low Rent

Actual vs Budget Comparison

For the Month of March 2025, and the 9 Months ended March 31, 2025

(Amounts in Full Dollars)

Month of March 2025						Year To Date ended March 31, 2025						
Actual	Budget	Variance			Actual	Budget	Variance		Prior Year	Variance	
		Amount	%	%			Amount	%		Amount	%
				REVENUES							
115,112	120,494	(5,382)	-4%	Dwelling Rental Income	1,068,046	1,078,396	(10,350)	-1%	1,064,870	3,176	0%
-	-	-	0%	HUD Operating Grants	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	State CIP Fund	-	-	-	0%	7,306	(7,306)	-100%
417,991	-	417,991	100%	Grant Income	1,421,752	1,676,076	(254,324)	-15%	628,117	793,635	>100%
6,180	2,514	3,666	>100%	Other Income	56,615	22,626	33,989	>100%	72,737	(16,123)	-22%
$ 539,283	**123,008**	**416,275**	**>100%**	**Total Revenues**	**2,546,413**	**2,777,098**	**(230,685)**	**-8%**	**1,773,030**	**773,382**	**44%**
				EXPENSES							
35,371	54,997	(19,626)	-36%	Administrative	400,960	494,822	(93,862)	-19%	386,571	14,389	4%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
19,146	20,023	(877)	-4%	Management Fees	169,395	178,611	(9,216)	-5%	174,729	(5,334)	-3%
2,153	1,981	172	9%	Bookkeeping Fees	17,037	17,677	(640)	-4%	17,280	(243)	-1%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	833	(833)	-100%	Tenant Services	169	8,497	(8,328)	-98%	4,400	(4,231)	-96%
60,190	72,779	(12,589)	-17%	Utilities	611,681	655,011	(43,330)	-7%	580,866	30,815	5%
207,208	147,806	59,402	40%	Maintenance	1,197,492	1,317,353	(119,861)	-9%	971,354	226,138	23%
9,728	12,782	(3,054)	-24%	Protective Services	98,125	115,038	(16,913)	-15%	97,383	742	1%
5,312	4,624	688	15%	Insurance	44,731	41,616	3,115	7%	41,700	3,031	7%
108,470	-	108,470	100%	Depreciation Expense	958,374	-	958,374	100%	957,046	1,328	0%
6,072	6,011	61	1%	Bad Debt Expense	108,426	54,099	54,327	>100%	114,322	(5,897)	-5%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
453,651	**321,836**	**131,815**	**41%**	**Total Expenses**	**3,606,390**	**2,882,724**	**723,666**	**-25%**	**3,345,651**	**260,739**	**8%**
$ 85,632	**(198,828)**	**284,460**	**>100%**	**Net Income(Loss)**	**(1,059,977)**	**(105,626)**	**(954,351)**	**<-100%**	**(1,572,620)**	**512,644**	**33%**
				CASH BASIS:							
85,632	**(198,828)**	**284,460**	>100%	Net Income(loss) per Above	**(1,059,977)**	**(105,626)**	**(954,351)**	**<-100%**	**(1,572,620)**	**512,644**	**33%**
				Add back non cash items:							
108,470	-	108,470	100%	Depreciation Expense	958,374	-	958,374	100%	957,046	1,328	0%
6,072	6,011	61	1%	Bad Debt Expense	108,426	54,099	54,327	>100%	114,322	(5,897)	-5%
$ 200,173	**(192,817)**	**392,990**	**>100%**		**6,823**	**(51,527)**	**58,350**	**>100%**	**(501,252)**	**508,075**	**>100%**

HAWAII PUBLIC HOUSING AUTHORITY
State Elderly Program
Actual vs Budget Comparison
For the Month of March 2025, and the 9 Months ended March 31, 2025
(Amounts in Full Dollars)

Month of March 2025					Year To Date ended March 31, 2025						
Actual	Budget	Variance			Actual	Budget	Variance		Prior Year	Variance	
		Amount	%				Amount	%		Amount	%
				REVENUES							
202,549	190,155	12,394	7%	Dwelling Rental Income	1,785,420	1,711,395	74,025	4%	1,704,331	81,089	5%
-	-	-	0%	HUD Operating Grants	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	State CIP Fund	-	-	-	0%	14,612	(14,612)	-100%
-	-	-	0%	Grant Income	200,000	22,464	177,536	>100%	1,051,167	(851,167)	-81%
11,211	6,683	4,528	68%	Other Income	77,199	60,147	17,052	28%	129,578	(52,379)	-40%
$ 213,760	**196,838**	**16,922**	**9%**	**Total Revenues**	**2,062,619**	**1,794,006**	**268,613**	**15%**	**2,899,688**	**(837,069)**	**-29%**
				EXPENSES							
62,722	63,184	(462)	-1%	Administrative	571,795	579,996	(8,201)	-1%	581,827	(10,032)	-2%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
14,516	15,695	(1,179)	-8%	Management Fees	130,468	141,255	(10,787)	-8%	122,609	7,859	6%
4,126	4,321	(195)	-5%	Bookkeeping Fees	37,121	38,889	(1,768)	-5%	36,383	738	2%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	977	(977)	-100%	Tenant Services	2,340	8,793	(6,453)	-73%	7,008	(4,668)	-67%
111,331	133,030	(21,699)	-16%	Utilities	1,020,030	1,197,270	(177,240)	-15%	1,080,097	(60,066)	-6%
125,936	111,162	14,774	13%	Maintenance	911,613	1,002,858	(91,245)	-9%	909,803	1,811	0%
961	234	727	>100%	Protective Services	2,131	2,106	25	1%	6,995	(4,864)	-70%
22,021	7,563	14,458	>100%	Insurance	146,772	68,067	78,705	>100%	68,177	78,594	>100%
151,432	-	151,432	100%	Depreciation Expense	1,362,870	-	1,362,870	100%	1,362,870	-	0%
(599)	-	(599)	-100%	Bad Debt Expense	219	-	219	100%	7,720	(7,501)	-97%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
492,446	**336,166**	**156,280**	**46%**	**Total Expenses**	**4,185,359**	**3,039,234**	**1,146,125**	**-38%**	**4,183,488**	**1,871**	**0%**
$ (278,686)	**(139,328)**	**(139,358)**	**<-100%**	**Net Income(Loss)**	**(2,122,741)**	**(1,245,228)**	**(877,513)**	**-70%**	**(1,283,800)**	**(838,940)**	**-65%**
				CASH BASIS:							
(278,686)	**(139,328)**	**(139,358)**	<-100%	Net Income(loss) per Above	**(2,122,741)**	**(1,245,228)**	**(877,513)**	**-70%**	**(1,283,800)**	**(838,940)**	**-65%**
				Add back non cash items:							
151,432	-	151,432	100%	Depreciation Expense	1,362,870	-	1,362,870	100%	1,362,870	-	0%
(599)	-	(599)	-100%	Bad Debt Expense	219	-	219	100%	7,720	(7,501)	-97%
$ (127,853)	**(139,328)**	**11,475**	**8%**		**(759,651)**	**(1,245,228)**	**485,577**	**39%**	**86,790**	**(846,441)**	**<-100%**

HAWAII PUBLIC HOUSING AUTHORITY
State Rent Supplement Program
Actual vs Budget Comparison
For the Month of March 2025, and the 9 Months ended March 31, 2025

(Amounts in Full Dollars)

Month of March 2025						Year To Date ended March 31, 2025						
Actual	Budget	Variance			Actual	Budget	Variance		Prior Year	Variance	
		Amount	%				Amount	%		Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	0%	HUD Operating Grants	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	State CIP Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	1,614,101	1,727,858	(113,757)	-7%	5,050,641	(3,436,540)	-68%
-	15	(15)	-100%	Other Income	80	132	(52)	-40%	179	(99)	-55%
$ -	**15**	**(15)**	**-100%**	**Total Revenues**	**1,614,181**	**1,727,990**	**(113,810)**	**-7%**	**5,050,820**	**(3,436,639)**	**-68%**
				EXPENSES							
(2,393)	7,089	(9,482)	<-100%	Administrative	126,082	73,570	52,512	71%	67,943	58,139	86%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
534	1,275	(741)	-58%	Management Fees	4,764	11,475	(6,711)	-58%	5,103	(339)	-7%
335	799	(464)	-58%	Bookkeeping Fees	2,985	7,191	(4,206)	-58%	3,198	(212)	-7%
81,094	181,475	(100,381)	-55%	Housing Assistance Payments	750,397	1,633,275	(882,878)	-54%	754,261	(3,864)	-1%
-	7	(7)	-100%	Tenant Services	68	61	7	11%	68	-	0%
118	144	(27)	-18%	Utilities	1,264	1,299	(35)	-3%	1,106	159	14%
42	35	8	22%	Maintenance	415	312	103	33%	594	(179)	-30%
18	36	(17)	-48%	Protective Services	230	321	(91)	-28%	273	(43)	-16%
194	54	140	>100%	Insurance	1,744	486	1,258	>100%	486	1,258	>100%
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
79,942	**190,914**	**(110,971)**	**-58%**	**Total Expenses**	**887,950**	**1,727,990**	**(840,040)**	**49%**	**833,031**	**54,919**	**7%**
$ (79,942)	**(190,899)**	**110,957**	**58%**	**Net Income(Loss)**	**726,231**	**-**	**726,231**	**100%**	**4,217,789**	**(3,491,558)**	**-83%**
				CASH BASIS:							
(79,942)	**(190,899)**	**110,957**	58%	Net Income(loss) per Above	**726,231**	**-**	**726,231**	**100%**	**4,217,789**	**(3,491,558)**	**-83%**
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ (79,942)	**(190,899)**	**110,957**	**58%**		**726,231**	**-**	**726,231**	**100%**	**4,217,789**	**(3,491,558)**	**-83%**

HAWAII PUBLIC HOUSING AUTHORITY
Section 8 Contract Administration
Actual vs Budget Comparison
For the Month of March 2025, and the 9 Months ended March 31, 2025
(Amounts in Full Dollars)

Month of March 2025					Year To Date ended March 31, 2025						
Actual	Budget	Variance			Actual	Budget	Variance		Prior Year	Variance	
		Amount	%				Amount	%		Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
4,448,506	4,191,017	257,490	6%	HUD Operating Grants	39,191,746	37,719,152	1,472,594	4%	37,105,640	2,086,106	6%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	State CIP Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
47	41	6	15%	Other Income	392	366	26	7%	362	30	8%
$ 4,448,553	**4,191,058**	**257,496**	**6%**	**Total Revenues**	**39,192,138**	**37,719,518**	**1,472,620**	**4%**	**37,106,002**	**2,086,136**	**6%**
				EXPENSES							
119,000	88,606	30,394	34%	Administrative	1,060,356	840,340	220,015	26%	829,812	230,543	28%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
4,300,455	4,045,461	254,994	6%	Housing Assistance Payments	37,779,675	36,409,152	1,370,523	4%	35,851,158	1,928,517	5%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
1,266	1,037	229	22%	Insurance	11,393	9,336	2,057	22%	9,336	2,057	22%
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
4,420,721	**4,135,105**	**285,616**	**7%**	**Total Expenses**	**38,851,424**	**37,258,828**	**1,592,596**	**-4%**	**36,690,307**	**2,161,117**	**6%**
$ 27,832	**55,953**	**(28,120)**	**-50%**	**Net Income(Loss)**	**340,714**	**460,690**	**(119,976)**	**-26%**	**415,695**	**(74,981)**	**-18%**
				CASH BASIS:							
27,832	**55,953**	**(28,120)**	-50%	Net Income(loss) per Above	**340,714**	**460,690**	**(119,976)**	**-26%**	**415,695**	**(74,981)**	**-18%**
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 27,832	**55,953**	**(28,120)**	**-50%**		**340,714**	**460,690**	**(119,976)**	**-26%**	**415,695**	**(74,981)**	**-18%**

HAWAII PUBLIC HOUSING AUTHORITY

Central Office Cost Center

Actual vs Budget Comparison

For the Month of March 2025, and the 9 Months ended March 31, 2025

(Amounts in Full Dollars)

Month of March 2025					Year To Date ended March 31, 2025						
Actual	Budget	Variance			Actual	Budget	Variance		Prior Year	Variance	
		Amount	%				Amount	%		Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	0%	HUD Operating Grants	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
1,990,994	2,028,894	(37,900)	-2%	COCC Fee Income	7,497,455	6,264,205	1,233,251	20%	6,048,137	1,449,318	24%
-	-	-	0%	State CIP Fund	-	-	-	0%	-	-	0%
63,644	-	63,644	100%	Grant Income	(5,469,000)	341,710	(5,810,710)	<-100%	238,796	(5,707,796)	<-100%
257,211	577,454	(320,243)	-55%	Other Income	2,008,128	5,103,905	(3,095,777)	-61%	1,916,791	91,338	5%
$ 2,311,849	**2,606,348**	**(294,499)**	**-11%**	**Total Revenues**	**4,036,584**	**11,709,820**	**(7,673,236)**	**-66%**	**8,203,724**	**(4,167,140)**	**-51%**
				EXPENSES							
797,892	1,140,582	(342,690)	-30%	Administrative	7,407,558	10,187,036	(2,779,478)	-27%	6,774,550	633,007	9%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	877	(877)	-100%	Tenant Services	12,619	7,896	4,723	60%	2,351	10,267	>100%
8,872	14,286	(5,414)	-38%	Utilities	93,413	128,572	(35,159)	-27%	111,508	(18,095)	-16%
238,535	259,991	(21,456)	-8%	Maintenance	2,195,695	2,340,567	(144,872)	-6%	2,303,714	(108,019)	-5%
2,118	3,070	(952)	-31%	Protective Services	25,393	27,632	(2,239)	-8%	27,132	(1,739)	-6%
3,146	3,108	38	1%	Insurance	28,315	27,970	345	1%	27,910	405	1%
12,384	-	12,384	100%	Depreciation Expense	113,221	-	113,221	100%	135,463	(22,242)	-16%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
27,641	115	27,526	>100%	General Expenses	75,915	1,034	74,881	>100%	41,139	34,777	85%
1,090,588	**1,422,030**	**(331,442)**	**-23%**	**Total Expenses**	**9,952,128**	**12,720,708**	**(2,768,579)**	**22%**	**9,423,768**	**528,361**	**6%**
$ 1,221,260	**1,184,318**	**36,942**	**3%**	**Net Income(Loss)**	**(5,915,545)**	**(1,010,888)**	**(4,904,657)**	**<-100%**	**(1,220,044)**	**(4,695,501)**	**<-100%**
				CASH BASIS:							
1,221,260	**1,184,318**	**36,942**	3%	Net Income(loss) per Above	**(5,915,545)**	**(1,010,888)**	**(4,904,657)**	**<-100%**	**(1,220,044)**	**(4,695,501)**	**<-100%**
				Add back non cash items:							
12,384	-	12,384	100%	Depreciation Expense	113,221	-	113,221	100%	135,463	(22,242)	-16%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 1,233,644	**1,184,318**	**49,326**	**4%**		**(5,802,324)**	**(1,010,888)**	**(4,791,436)**	**<-100%**	**(1,084,581)**	**(4,717,743)**	**<-100%**

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2022 Budget
	RENT INCOME	
512000	APARTMENT RENT - TENANT	6,784,032
512001	APARTMENT RENT- TENANT ACC ONLY	-
512099	APARTMENT RENT- ACC UTILITY REIMB	-
512100	SUBSIDY REVENUE	4,075,656
514000	COMMERCIAL RENTS	169,429
518000	OPERATING SUBSIDY - ACC	-
	Total RENT INCOME	**11,029,117**
	VACANCIES	
522000	VACANCIES - TENANT	(542,984)
523000	VACANCY CLAIMS	-
528000	SUPER APT	(15,900)
	Total VACANCIES	**(558,884)**
	SERVICES INCOME	
531000	COIN OPERATIONS	225,020
532200	TV RECEIPTS - COMCAST	11,800
	Total SERVICES INCOME	**236,820**
	FINANCIAL INCOME	
541200	INT INC - RESERVES	1,500
	Total FINANCIAL INCOME	**1,500**
	OTHER INCOME	
591000	SECURITY DEPOST FORFEITURE	-
592100	MISCELLANEOUS INCOME	-
592500	LATE CHARGES	30,000
593000	RETURNED CHECKS CHARGES	600
593300	UTILITY INCOME	36,000
593600	LEGAL INCOME	12,000
593800	CLEANING FEE	2,400
593900	DAMAGES	15,000
598000	BALANCE DUE ADJUSTMENTS	-

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2022 Budget
598100	RECOVERY OF BAD DEBTS	-
598200	RENT CONCESSIONS	-
598400	RENT DISCOUNT	-
	Total OTHER INCOME	**96,000**
	TOTAL INCOME	**10,804,553**
	TOTAL CORPORATE EXPENSES	
	PAYROLL & BENEFITS	
631000	OFFICE PAYROLL	322,898
633000	SITE MANAGER`S PAYROLL EXPENSE	221,062
643000	MAINTENANCE PAYROLL	422,703
671100	PAYROLL TAXES	83,416
672100	HEALTH INSURANCE	174,000
672200	WORKERS COMP INSURANCE	29,344
672500	EMPLOYEE BENEFITS	18,500
	Total PAYROLL & BENEFITS	**1,271,923**
	RENTING EXPENSES	
621000	ADVERTISING	5,000
622500	CREDIT REPORTS	4,500
624500	INSPECTION FEES	16,700
625000	COLLECTION EXP	-
625500	EVICTION EXPENSE	30,000
	Total RENTING EXPENSES	**56,200**
	ADMINISTRATIVE EXPENSES	
631100	OFFICE EXPENSE	32,000
631101	OFFICE SUPPLIES	-
631103	OFFICE EQUIPMENT PURCHASE	-
631104	OFFICE- TEMP HELP	-
631105	POSTAGE & COURIER EXPENSE	1,800
631108	MEMBERSHIP DUES EXPENSE	-
631111	BANK CHARGES	3,100
631112	COPIER MAINTENANCE EXPENSE	-

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2022 Budget
631113	OFFICE EQUIP REPAIRS	-
631500	OFFICE EQUIPMENT EXPENSE	4,800
631501	OFFICE EQUIPMENT RENTAL EXP	-
631502	OFFICE/COMPUTER - SERVICES	17,151
631504	SOFTWARE COSTS	-
632000	MANAGEMENT FEES	380,089
632500	ANSWERING SERVICE	1,140
634000	LEGAL EXPENSE	5,400
634100	MISC. EXPENSE	-
634200	TAX CREDIT MONITORING FEE	13,875
635000	AUDIT EXPENSE	15,000
635100	BOOKKEEPING FEES	37,096
635300	TAX CREDIT COMPL FEE EXP	18,781
635400	SOFTWARE LICENSE EXPENSE	31,030
636000	TELEPHONE	13,800
636003	TELEPHONE - SERVICES	-
636500	CABLE TV / INTERNET EXPENSE	3,000
637000	BAD DEBT EXPENSE	40,000
637600	SOCIAL SERVICE SUPPLIES	1,500
637601	SOCIAL SERVICE - 3rd Party Supplies	8,479
637604	SOCIAL SERVICE EXPENSE - 3rd Party	219,498
638400	TRAINING EXPENSE	11,000
638401	TRAINING EXPENSE - STAFF	-
638402	TRAINING EXPENSE - STAFF TUITION	-
638500	TRAVEL EXPENSE	10,000
639000	MISC ADMINISTRATIVE EXPENSE	3,000
	Total ADMINISTRATIVE EXPENSES	**871,539**
	UTILITIES EXPENSE	
645000	ELECTRICITY	758,300
645100	WATER	448,500
645200	GAS	491,300
645300	SEWER	700,000
645500	UTILITY PROCESSING	325

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2022 Budget
	Total UTILITIES EXPENSE	**2,398,425**
	OPERATING & MAINTENANCE EXPENSE	
641900	UNIFORMS EXPENSE	1,100
643025	MAINTENANCE - TEMP LABOR	-
643100	JANITOR SUPPLIES	21,000
646000	EXTERMINATING	46,000
646001	EXTERMINATING - ACC UNITS	-
646002	EXTERMINATING - NON-ACC UNITS	-
646100	EXTERMINATING SUPPLIES	-
647000	GARBAGE & RUBBISH REMOVAL	310,000
647002	TRASH REMOVAL - SERVICE	-
647100	FIRE SERVICE FEE / REPAIRS	600
648500	PARKING LOT-GARAGE EXPENSE	150,000
649000	MISC OPERATING EXPENSE	-
650500	PROTECTION/SECURITY COSTS	600,000
650502	PROTECTION SERVICES - MATERIALS	-
650503	PROTECTION - ALARM MONITORING	2,016
650505	ENHANCED SECURITY COSTS	50,000
652000	GROUNDS- DO NOT BUDGET	-
652001	GROUNDS - Supplies	5,000
652002	GROUNDS - Contract	56,000
653000	EXTERIOR REPAIRS AND PAINTING	12,000
653003	EXT REPAIRS - STRUCTURAL	350,000
653005	EXT REPAIRS - FENCING	-
653009	EXT REPAIRS - ROOFING	-
653500	CLEANING EXPENSE	-
653502	CLEANING CONTRACT	-
654100	REPAIRS - APPLIANCES	12,000
654200	REPAIRS - CARPET & FLOORS	4,800
654300	REPAIRS - CARPENTRY	60,000
654302	REPAIRS - BUILDING	-
654304	REPAIRS - WINDOW REPLACEMENT	-
654307	REPAIRS - HARDWARE	-
654308	REPAIRS - LOCKS	-
654309	REPAIRS - CARPENTRY(EXTRAORD)	-
654310	REPAIRS - GLAZING	-
654400	REPAIRS - ELECTRICAL	74,500

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2022 Budget
654402	REPAIRS - ELECTRICAL CONTRACT	50,000
654500	REPAIRS - ELEVATOR	295,000
654600	REPAIRS - PLUMBING	126,000
654609	REPAIRS - PLUMBING (EXTRAORD.)	-
654700	REP - PROP DAMAGE/CLAIMS	-
654800	SERVICE CONTRACTS	89,972
655000	REPAIRS CONTRACT	-
655100	REPAIRS - HVAC	6,000
655109	REPAIRS - HVAC (EXTRAORDINARY)	-
656000	DECORATING EXPENSE	28,840
656001	DECORATING - Painting Supplies	4,500
656004	DECORATING - Cycle Painting	-
656009	DECORATING - Painting (Extraordinary)	-
656051	DECORATING EXPENSE - ACC UNITS	-
657500	MAINT EQUIPMENT RENTAL EXPENSE	1,020
658000	MAIN EQUIPMENT REPAIR	1,800
658500	SMALL TOOLS EXPENSE	4,400
659000	MISC MAINTENANCE EXPENSE	3,500
	Total OPERATING & MAINTENANCE EXPENSE	**2,366,048**
	INTEREST EXPENSE	
681600	SERVICE CHARGE	82,340
682000	1ST MORTGAGE INTEREST	1,448,402
683500	OWNERS ADMINISTRATIVE EXPENSE	367,184
684000	LETTER OF CREDIT EXPENSE	-
	Total INTEREST EXPENSE	**1,897,926**
	TAXES & INSURANCE	
671000	TAXES - REAL ESTATE	600
671500	TAXES - OTHER	13,000
672000	INSURANCE EXPENSE	731,678
672300	LITIGATION SETTLEMENT	-
	Total TAXES & INSURANCE	**745,278**
	Total TAXES & INSURANCE	
721101	Kitchen Appliances	102,560
721102	Flooring: Carpet & Tile	-

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2022 Budget
721103	Cabinets/Countertops	-
721105	Water Heaters / Boilers	28,000
721106	HVAC Equipment	-
721107	Elevator	-
721111	System Upgrades	-
721112	Doors & Windows	-
721113	Driveway/Parking Lot	-
711114	Grounds	-
721116	Playground/Pool	-
721199	OTHER	-
	Total EQUIPMENT PURCHASES	**130,560**
	OTHER EXPENSES	
687500	TRUSTEE FEES	2,500
687600	ISSURER FEES	40,437
720900	MISC ENTITY EXPENSE	-
	Total OTHER EXPENSES	**42,937**
	TOTAL CORPORATE EXPENSES	**9,780,836**
	NET PROFIT OR LOSS	**1,023,717**
790000	MORT ESC - TAX INS DEPOSITS	-
790200	PROPERTY INSURANCE ESC DEP	716,616
790201	PROPERTY INS ESC WITHDRAWALS	(716,616)
791000	PROV FOR REPLACEMENTS	185,370
791100	RFR REIMBURSEMENTS	(130,560)
793000	PROV FOR MORT PRIN AMORT	408,334
	Total NON-OPERATING EXPENSES	**463,144**
	NET CASH (+) / DEF (-)	**560,573**

BUDGETED ITEM	Anticipated Cost
Parking Lot Repair Seal and Stripe	$ 150,000.00
Csmera System Repairs New cameras to replace non working cameras	$ 50,000.00
Exterior Repairs	$ 350,000.00
Exterior Lighting Repars	$ 50,000.00
Elevator Repairs	$ 150,000.00
Totals	750,000

l Budget 2022

Comments
Repair pot holes and seal and stripe parking lots for Towers A and B.
Replace approximately 150 outdated cameras throughout towers A and B.
Correct spalling and paint due to expanding rebar on all buildings.
Repair underground wiring to towers A and B exterior lighting, replace parking lot light fixtures.
Replace hoist ropes on elevators in towers A and B.

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2023 Budget
	RENT INCOME	
512000	APARTMENT RENT - TENANT	11,076,882
512001	APARTMENT RENT- TENANT ACC ONLY	-
512099	APARTMENT RENT- ACC UTILITY REIMB	-
512100	SUBSIDY REVENUE	-
514000	COMMERCIAL RENTS	156,276
518000	OPERATING SUBSIDY - ACC	-
	Total RENT INCOME	**11,233,158**
	VACANCIES	
522000	VACANCIES - TENANT	(332,306)
523000	VACANCY CLAIMS	-
528000	SUPER APT	(12,060)
	Total VACANCIES	**(344,366)**
	SERVICES INCOME	
531000	COIN OPERATIONS	225,020
532200	TV RECEIPTS - COMCAST	8,800
	Total SERVICES INCOME	**233,820**
	FINANCIAL INCOME	
541200	INT INC - RESERVES	600
	Total FINANCIAL INCOME	**600**
	OTHER INCOME	
591000	SECURITY DEPOST FORFEITURE	-
592100	MISCELLANEOUS INCOME	-
592500	LATE CHARGES	60,000
593000	RETURNED CHECKS CHARGES	300
593300	UTILITY INCOME	30,000
593600	LEGAL INCOME	6,000
593800	CLEANING FEE	2,400
593900	DAMAGES	10,000
598000	BALANCE DUE ADJUSTMENTS	-
598100	RECOVERY OF BAD DEBTS	-
598200	RENT CONCESSIONS	-

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2023 Budget
598400	RENT DISCOUNT	-
	Total OTHER INCOME	**108,700**
	TOTAL INCOME	**11,231,912**
	TOTAL CORPORATE EXPENSES	
	PAYROLL & BENEFITS	
631000	OFFICE PAYROLL	353,490
633000	SITE MANAGER`S PAYROLL EXPENSE	235,140
643000	MAINTENANCE PAYROLL	513,637
671100	PAYROLL TAXES	94,228
672100	HEALTH INSURANCE	160,500
672200	WORKERS COMP INSURANCE	28,212
672500	EMPLOYEE BENEFITS	26,100
	Total PAYROLL & BENEFITS	**1,411,307**
	RENTING EXPENSES	
621000	ADVERTISING	5,000
622000	COMMISSIONS	26,300
622500	CREDIT REPORTS	4,500
624500	INSPECTION FEES	22,010
625000	COLLECTION EXP	-
625500	EVICTION EXPENSE	24,000
	Total RENTING EXPENSES	**81,810**
	ADMINISTRATIVE EXPENSES	
631100	OFFICE EXPENSE	32,000
631101	OFFICE SUPPLIES	-
631103	OFFICE EQUIPMENT PURCHASE	-
631104	OFFICE- TEMP HELP	-
631105	POSTAGE & COURIER EXPENSE	1,800

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2023 Budget
631108	MEMBERSHIP DUES EXPENSE	-
631111	BANK CHARGES	4,800
631112	COPIER MAINTENANCE EXPENSE	-
631113	OFFICE EQUIP REPAIRS	-
631500	OFFICE EQUIPMENT EXPENSE	3,284
631501	OFFICE EQUIPMENT RENTAL EXP	-
631502	OFFICE/COMPUTER - SERVICES	19,803
631504	SOFTWARE COSTS	-
632000	MANAGEMENT FEES	393,117
632500	ANSWERING SERVICE	1,164
634000	LEGAL EXPENSE	5,400
634100	MISC. EXPENSE	-
634200	TAX CREDIT MONITORING FEE	13,875
635000	AUDIT EXPENSE	15,000
635100	BOOKKEEPING FEES	37,096
635300	TAX CREDIT COMPL FEE EXP	18,781
635400	SOFTWARE LICENSE EXPENSE	34,600
636000	TELEPHONE	11,375
636003	TELEPHONE - SERVICES	-
636500	CABLE TV / INTERNET EXPENSE	3,820
637000	BAD DEBT EXPENSE	40,000
637600	SOCIAL SERVICE SUPPLIES	1,500
637601	SOCIAL SERVICE - 3rd Party Supplies	8,479
637604	SOCIAL SERVICE EXPENSE - 3rd Party	224,970
638400	TRAINING EXPENSE	11,000
638401	TRAINING EXPENSE - STAFF	-
638402	TRAINING EXPENSE - STAFF TUITION	-
638500	TRAVEL EXPENSE	10,000
639000	MISC ADMINISTRATIVE EXPENSE	3,000
	Total ADMINISTRATIVE EXPENSES	**894,864**
	UTILITIES EXPENSE	
645000	ELECTRICITY	955,600
645100	WATER	444,000
645200	GAS	705,000

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2023 Budget
645300	SEWER	690,000
645500	UTILITY PROCESSING	340
	Total UTILITIES EXPENSE	**2,794,940**
	OPERATING & MAINTENANCE EXPENSE	
641900	UNIFORMS EXPENSE	1,100
643025	MAINTENANCE - TEMP LABOR	-
643100	JANITOR SUPPLIES	21,000
646000	EXTERMINATING	46,000
647000	GARBAGE & RUBBISH REMOVAL	310,000
647002	TRASH REMOVAL - SERVICE	-
647100	FIRE SERVICE FEE / REPAIRS	2,400
648500	PARKING LOT-GARAGE EXPENSE	-
649000	MISC OPERATING EXPENSE	-
650500	PROTECTION/SECURITY COSTS	620,000
650502	PROTECTION SERVICES - MATERIALS	-
650503	PROTECTION - ALARM MONITORING	3,600
650505	ENHANCED SECURITY COSTS	-
652001	GROUNDS - Supplies	5,000
652002	GROUNDS - Contract	64,500
653000	EXTERIOR REPAIRS AND PAINTING	12,000
653003	EXT REPAIRS - STRUCTURAL	-
653005	EXT REPAIRS - FENCING	-
653009	EXT REPAIRS - ROOFING	-
653500	CLEANING EXPENSE	30,000
653502	CLEANING CONTRACT	-
654100	REPAIRS - APPLIANCES	12,000
654200	REPAIRS - CARPET & FLOORS	4,800
654300	REPAIRS - CARPENTRY	75,000
654302	REPAIRS - BUILDING	-
654304	REPAIRS - WINDOW REPLACEMENT	-
654307	REPAIRS - HARDWARE	-
654308	REPAIRS - LOCKS	-
654309	REPAIRS - CARPENTRY(EXTRAORD)	-
654310	REPAIRS - GLAZING	-
654400	REPAIRS - ELECTRICAL	78,000
654402	REPAIRS - ELECTRICAL CONTRACT	-
654500	REPAIRS - ELEVATOR	145,000
654600	REPAIRS - PLUMBING	132,000

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2023 Budget
654609	REPAIRS - PLUMBING (EXTRAORD.)	-
654700	REP - PROP DAMAGE/CLAIMS	-
654800	SERVICE CONTRACTS	92,900
655000	REPAIRS CONTRACT	-
655100	REPAIRS - HVAC	6,000
655109	REPAIRS - HVAC (EXTRAORDINARY)	-
656000	DECORATING EXPENSE	16,000
656001	DECORATING - Painting Supplies	4,500
656004	DECORATING - Cycle Painting	-
656009	DECORATING - Painting (Extraordinary)	-
656051	DECORATING EXPENSE - ACC UNITS	-
657500	MAINT EQUIPMENT RENTAL EXPENSE	1,020
658000	MAIN EQUIPMENT REPAIR	1,800
658500	SMALL TOOLS EXPENSE	6,000
659000	MISC MAINTENANCE EXPENSE	3,500
	Total OPERATING & MAINTENANCE EXPEN	**1,694,120**
	INTEREST EXPENSE	
681600	SERVICE CHARGE	81,180
682000	1ST MORTGAGE INTEREST	1,430,902
683500	OWNERS ADMINISTRATIVE EXPENSE	362,305
684000	LETTER OF CREDIT EXPENSE	-
	Total INTEREST EXPENSE	**1,874,387**
	TAXES & INSURANCE	
671000	TAXES - REAL ESTATE	600
671500	TAXES - OTHER	18,000
672000	INSURANCE EXPENSE	1,004,840
672300	LITIGATION SETTLEMENT	-
	Total TAXES & INSURANCE	**1,023,440**
	Total TAXES & INSURANCE	
721101	Kitchen Appliances	130,000
721102	Flooring: Carpet & Tile	-
721103	Cabinets/Countertops	-
721105	Water Heaters / Boilers	60,000
721106	HVAC Equipment	-
721107	Elevator	-

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2023 Budget
721111	System Upgrades	-
721112	Doors & Windows	-
721113	Driveway/Parking Lot	-
711114	Grounds	-
721116	Playground/Pool	-
721198	Cap budget- operating	750,000
721199	OTHER	-
	Total EQUIPMENT PURCHASES	**940,000**
	OTHER EXPENSES	
687500	TRUSTEE FEES	2,500
687600	ISSURER FEES	40,437
720900	MISC ENTITY EXPENSE	-
	Total OTHER EXPENSES	**42,937**
	TOTAL CORPORATE EXPENSES	**10,757,805**
	NET PROFIT OR LOSS	**474,107**
790000	MORT ESC - TAX INS DEPOSITS	-
790200	PROPERTY INSURANCE ESC DEP	986,190
790201	PROPERTY INS ESC WITHDRAWALS	(986,190)
791000	PROV FOR REPLACEMENTS	185,370
791100	RFR REIMBURSEMENTS	(190,000)
793000	PROV FOR MORT PRIN AMORT	429,998
	Total NON-OPERATING EXPENSES	**425,368**
	NET CASH (+) / DEF (-)	**48,739**

KPT Capital Budget 2022

BUDGETED ITEM	Anticipated Cost	Comments
Parking Lot Repair Seal and Stripe	$ 150,000.00	Repair pot holes and seal and stripe parking lots for Towers A and B.
Csmera System Repairs New cameras to replace non working cameras	$ 50,000.00	Replace approximately 150 outdated cameras throughout towers A and B.
Exterior Repairs	$ 350,000.00	Correct spalling and paint due to expanding rebar on all buildings.
Exterior Lighting Repars	$ 50,000.00	Repair underground wiring to towers A and B exterior lighting, replace parking lot light fixtures.
Elevator Repairs	$ 150,000.00	Replace hoist ropes on elevators in towers A and B.
Totals	750,000	

SCHEDULE OF SALARIES & BENEFITS FOR STAFF

STRUCTURE OF STAFF	EMPLOYEE NAME	LIVE ON / OFF SITE	PART TIME/ FULL TIME	ANNUAL SALARY	PAYROLL TAX	BENEFITS	OTHER- Discretionary Bonus
Director	Antak Ruben	Off Site	Full Time	$ 86,528.00	$ 8,477.00		$ 3,265.00
Community Manager- Tower A	Violet Ripley	Off Site	Full Time	$ 70,174.00	$ 6,946.00		$ 2,648.00
Community Manager- Tower B	Karen Guerrero	Off Site	Full Time	$ 69,888.00	$ 6,920.00		$ 2,637.00
Billing Specialist	Heather Lewi	Off Site	Part Time	$ 8,996.00	$ 1,261.00		$ 340.00
Receptionist- Tower A	Christy Tufele	Off Site	Full Time	$ 43,680.00	$ 4,492.00		$ 1,648.00
Receptionist- Tower B	Faith Mauga	Off Site	Full Time	$ 39,312.00	$ 4,078.00		$ 1,483.00
Assistant manager- Tower A	Pafuti Sao	Off Site	Full Time	$ 46,304.00	$ 4,733.00		$ 1,747.00
Assistant Manager- Tower B	Roxanne Gouland	Off Site	Full Time	$ 44,992.00	$ 4,613.00		$ 1,698.00
Concierge	Rochelle Akiona	Off Site	Full Time	$ 40,574.00	$ 4,204.00		$ 1,531.00
Concierge	Ali Yassine	Off Site	Full Time	$ 34,944.00	$ 3,678.00		$ 1,319.00
Administrative Assistant	Samasoni Ti'tti	Off Site	Full Time	$ 44,992.00	$ 4,613.00		$ 1,698.00
Office Assistant	Teuila Kim	Off Site	Full Time	$ 36,842.00	$ 3,858.00		$ 1,390.00
Facilities Director	Ashley Smith	Off Site	Full Time	$ 76,480.00	$ 9,680.00		$ 2,886.00
Maintenance Manager	Ernesto Coloma	Off Site	Full Time	$ 68,144.00	$ 8,669.00		$ 2,571.00
Maintenance Manager	Kaskos Salle	Off Site	Full Time	$ 54,600.00	$ 7,030.00		$ 2,060.00
Maintenance Tech	Allen Tivalu	Off Site	Full Time	$ 41,716.00	$ 5,478.00		$ 1,574.00
Maintenance Tech	Amosa Ito	Off Site	Full Time	$ 41,496.00	$ 5,448.00		$ 1,566.00
Maintenance Tech	Frank Moreno	Off Site	Full Time	$ 41,496.00	$ 5,448.00		$ 1,566.00
Maintenance Tech	Lawrence Liulama	Off Site	Full Time	$ 41,976.00	$ 5,505.00		$ 1,584.00
Maintenance Tech	Miki Laikidrik	Off Site	Full Time	$ 35,996.00	$ 4,779.00		$ 1,358.00
Janitor	Zorro Samachy	Off Site	Full Time	$ 26,248.00	$ 3,597.00		$ 991.00
Janitor	Murphy Carlmai	Off Site	Full Time	$ 41,496.00	$ 5,448.00		$ 1,566.00
Housekeeping	Li Wawe Ikeda Rubon	Off Site	Full Time	$ 25,312.00	$ 3,485.00	$	$ 955.00
TOTAL				**$ 1,062,186.00**	**# $ 122,440.00**	**# $ -**	**# $ 40,081.00**

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2024 Budget
	RENT INCOME	
512000	APARTMENT RENT - TENANT	12,322,196
512001	APARTMENT RENT- TENANT ACC ONLY	-
512099	APARTMENT RENT- ACC UTILITY REIMB	-
512100	SUBSIDY REVENUE	-
514000	COMMERCIAL RENTS	146,336
518000	OPERATING SUBSIDY - ACC	-
	Total RENT INCOME	**12,468,532**
	VACANCIES	
522000	VACANCIES - TENANT	(308,055)
523000	VACANCY CLAIMS	-
528000	SUPER APT	(12,060)
	Total VACANCIES	**(320,115)**
	SERVICES INCOME	
531000	COIN OPERATIONS	186,540
532200	TV RECEIPTS - COMCAST	8,800
	Total SERVICES INCOME	**195,340**
	FINANCIAL INCOME	
541200	INT INC - RESERVES	484
	Total FINANCIAL INCOME	**484**
	OTHER INCOME	
591000	SECURITY DEPOST FORFEITURE	-
592100	MISCELLANEOUS INCOME	-
592500	LATE CHARGES	69,000
593000	RETURNED CHECKS CHARGES	300
593300	UTILITY INCOME	31,000

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2024 Budget
593600	LEGAL INCOME	8,000
593800	CLEANING FEE	1,400
593900	DAMAGES	10,000
598000	BALANCE DUE ADJUSTMENTS	-
598100	RECOVERY OF BAD DEBTS	-
598200	RENT CONCESSIONS	-
598400	RENT DISCOUNT	-
	Total OTHER INCOME	**119,700**
	TOTAL INCOME	**12,463,941**
	TOTAL CORPORATE EXPENSES	
	PAYROLL & BENEFITS	
631000	OFFICE PAYROLL	371,600
633000	SITE MANAGER`S PAYROLL EXPENSE	247,076
643000	MAINTENANCE PAYROLL	566,769
671100	PAYROLL TAXES	100,672
672100	HEALTH INSURANCE	118,000
672200	WORKERS COMP INSURANCE	30,708
672500	EMPLOYEE BENEFITS	31,236
	Total PAYROLL & BENEFITS	**1,466,061**
	RENTING EXPENSES	
621000	ADVERTISING	5,000
622000	COMMISSIONS	27,460
622500	CREDIT REPORTS	4,500

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2024 Budget
624500	INSPECTION FEES	22,010
625000	COLLECTION EXP	-
625500	EVICTION EXPENSE	24,000
	Total RENTING EXPENSES	**82,970**
	ADMINISTRATIVE EXPENSES	
631100	OFFICE EXPENSE	25,000
631101	OFFICE SUPPLIES	-
631103	OFFICE EQUIPMENT PURCHASE	-
631104	OFFICE- TEMP HELP	-
631105	POSTAGE & COURIER EXPENSE	2,500
631108	MEMBERSHIP DUES EXPENSE	-
631111	BANK CHARGES	5,000
631112	COPIER MAINTENANCE EXPENSE	-
631113	OFFICE EQUIP REPAIRS	-
631500	OFFICE EQUIPMENT EXPENSE	3,616
631501	OFFICE EQUIPMENT RENTAL EXP	-
631502	OFFICE/COMPUTER - SERVICES	20,088
631504	SOFTWARE COSTS	-
632000	MANAGEMENT FEES	436,239
632500	ANSWERING SERVICE	1,195
634000	LEGAL EXPENSE	5,400
634100	MISC. EXPENSE	-
634200	TAX CREDIT MONITORING FEE	13,875
635000	AUDIT EXPENSE	15,000
635100	BOOKKEEPING FEES	36,234
635300	TAX CREDIT COMPL FEE EXP	18,781
635400	SOFTWARE LICENSE EXPENSE	34,600
636000	TELEPHONE	11,375
636003	TELEPHONE - SERVICES	-

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2024 Budget
636500	CABLE TV / INTERNET EXPENSE	4,536
637000	BAD DEBT EXPENSE	55,000
637600	SOCIAL SERVICE SUPPLIES	1,500
637601	SOCIAL SERVICE - 3rd Party Supplies	8,479
637604	SOCIAL SERVICE EXPENSE - 3rd Party	230,600
638400	TRAINING EXPENSE	25,000
638401	TRAINING EXPENSE - STAFF	-
638402	TRAINING EXPENSE - STAFF TUITION	-
638500	TRAVEL EXPENSE	10,000
639000	MISC ADMINISTRATIVE EXPENSE	3,000
	Total ADMINISTRATIVE EXPENSES	**967,018**
	UTILITIES EXPENSE	
645000	ELECTRICITY	1,133,700
645100	WATER	481,700
645200	GAS	665,000
645300	SEWER	730,500
645500	UTILITY PROCESSING	400
	Total UTILITIES EXPENSE	**3,011,300**
	OPERATING & MAINTENANCE EXPENSE	
641900	UNIFORMS EXPENSE	1,100
643025	MAINTENANCE - TEMP LABOR	-
643100	JANITOR SUPPLIES	21,000
646000	EXTERMINATING	49,700
647000	GARBAGE & RUBBISH REMOVAL	375,000
647002	TRASH REMOVAL - SERVICE	-
647100	FIRE SERVICE FEE / REPAIRS	6,000
648500	PARKING LOT-GARAGE EXPENSE	-
649000	MISC OPERATING EXPENSE	-
650500	PROTECTION/SECURITY COSTS	765,000
650502	PROTECTION SERVICES - MATERIALS	-
650503	PROTECTION - ALARM MONITORING	3,600
650505	ENHANCED SECURITY COSTS	-
652001	GROUNDS - Supplies	5,000

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2024 Budget
652002	GROUNDS - Contract	64,500
653000	EXTERIOR REPAIRS AND PAINTING	6,000
653003	EXT REPAIRS - STRUCTURAL	-
653005	EXT REPAIRS - FENCING	-
653009	EXT REPAIRS - ROOFING	-
653500	CLEANING EXPENSE	15,000
653502	CLEANING CONTRACT	-
654100	REPAIRS - APPLIANCES	6,000
654200	REPAIRS - CARPET & FLOORS	4,800
654300	REPAIRS - CARPENTRY	75,000
654302	REPAIRS - BUILDING	-
654304	REPAIRS - WINDOW REPLACEMENT	-
654307	REPAIRS - HARDWARE	-
654308	REPAIRS - LOCKS	-
654309	REPAIRS - CARPENTRY(EXTRAORD)	-
654310	REPAIRS - GLAZING	-
654400	REPAIRS - ELECTRICAL	81,000
654402	REPAIRS - ELECTRICAL CONTRACT	-
654500	REPAIRS - ELEVATOR	75,000
654600	REPAIRS - PLUMBING	160,000
654609	REPAIRS - PLUMBING (EXTRAORD.)	-
654700	REP - PROP DAMAGE/CLAIMS	-
654800	SERVICE CONTRACTS	105,000
655000	REPAIRS CONTRACT	-
655100	REPAIRS - HVAC	6,000
655109	REPAIRS - HVAC (EXTRAORDINARY)	-
656000	DECORATING EXPENSE	6,000
656001	DECORATING - Painting Supplies	15,000
656004	DECORATING - Cycle Painting	-
656009	DECORATING - Painting (Extraordinary)	-
656051	DECORATING EXPENSE - ACC UNITS	-
657500	MAINT EQUIPMENT RENTAL EXPENSE	1,020
658000	MAIN EQUIPMENT REPAIR	1,800
658500	SMALL TOOLS EXPENSE	6,000

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2024 Budget
659000	MISC MAINTENANCE EXPENSE	3,500
	Total OPERATING & MAINTENANCE EXPENSE	**1,858,020**
	INTEREST EXPENSE	
681600	SERVICE CHARGE	79,954
682000	1ST MORTGAGE INTEREST	1,409,886
683500	OWNERS ADMINISTRATIVE EXPENSE	357,141
684000	LETTER OF CREDIT EXPENSE	-
	Total INTEREST EXPENSE	**1,846,981**
	TAXES & INSURANCE	
671000	TAXES - REAL ESTATE	600
671500	TAXES - OTHER	16,320
672000	INSURANCE EXPENSE	2,035,543
672300	LITIGATION SETTLEMENT	-
	Total TAXES & INSURANCE	**2,052,463**
	Total TAXES & INSURANCE	
721101	Kitchen Appliances	120,000
721102	Flooring: Carpet & Tile	-
721103	Cabinets/Countertops	-
721105	Water Heaters / Boilers	60,000
721106	HVAC Equipment	10,000
721107	Elevator	-
721111	System Upgrades	-
721112	Doors & Windows	-
721113	Driveway/Parking Lot	-
711114	Grounds	-
721116	Playground/Pool	-
721198	Cap budget- operating	
721199	OTHER	-
	Total EQUIPMENT PURCHASES	**190,000**
	OTHER EXPENSES	

Budget Operating Detail Report
Kuhio Park Terrace - 8475

GL	Account Description	2024 Budget
687500	TRUSTEE FEES	2,500
687600	ISSURER FEES	40,437
720900	MISC ENTITY EXPENSE	750,000
	Total OTHER EXPENSES	**792,937**
	TOTAL CORPORATE EXPENSES	**12,267,750**
	NET PROFIT OR LOSS	**196,191**
790000	MORT ESC - TAX INS DEPOSITS	-
790200	PROPERTY INSURANCE ESC DEP	2,022,128
790201	PROPERTY INS ESC WITHDRAWALS	(2,022,128)
791000	PROV FOR REPLACEMENTS	185,370
791100	RFR REIMBURSEMENTS	(190,000)
793000	PROV FOR MORT PRIN AMORT	459,698
	Total NON-OPERATING EXPENSES	**455,068**
	NET CASH (+) / DEF (-)	**(258,877)**

Budget Operating Detail Report
Towers at Kuhio Park - 8475

Account Description	2025 Budget
RENT INCOME	
512000 APARTMENT RENT - TENANT	13,100,040
512001 APARTMENT RENT- TENANT ACC ONLY	0
512100 SUBSIDY REVENUE	0
514000 COMMERCIAL RENTS	106,620
518000 OPERATING SUBSIDY - ACC	0
Total RENT INCOME	**13,206,660**
VACANCIES	
522000 VACANCIES - TENANT	-524,002
528000 EMPLOYEE APARTMENT/DISCOUNT	-12,060
Total VACANCIES	**-536,062**
SERVICES INCOME	
531000 COIN OPERATIONS	210,000
531100 VENDING INCOME	1,700
532200 TV RECEIPTS - COMCAST	7,284
Total SERVICES INCOME	**218,984**
FINANCIAL INCOME	
541200 INT INC - RESERVES & ESCROWS	594
Total FINANCIAL INCOME	**594**
OTHER INCOME	
592100 MISCELLANEOUS INCOME	0
592200 MISC INCOME - NON MGMT FEE RELATED	0
592500 LATE CHARGES	56,000
593000 RETURNED CHECKS CHARGES	400
593300 ELECTRIC CHARGEBACK	68,600
593600 LEGAL INCOME	4,000
593800 CLEANING FEE	600
593900 DAMAGES	8,000
598200 RENT CONCESSIONS	0
Total OTHER INCOME	**137,600**
TOTAL INCOME	**13,027,776**
TOTAL CORPORATE EXPENSES	
PAYROLL & BENEFITS	
631000 OFFICE PAYROLL	312,165
633000 SITE MANAGER'S PAYROLL EXPENSE	318,412
641300 PAYROLL - HOUSEKEEPING	31,075
643000 MAINTENANCE PAYROLL	632,594
671100 PAYROLL TAXES	108,631
672100 HEALTH INSURANCE	136,802
672200 WORKERS COMP INSURANCE	34,759

Budget Operating Detail Report
Towers at Kuhio Park - 8475

Account Description	2025 Budget
672500 EMPLOYEE BENEFITS	31,400
Total PAYROLL & BENEFITS	**1,605,838**
RENTING EXPENSES	
621000 ADVERTISING	5,000
622000 COMMISSIONS	28,464
622500 CREDIT REPORTS	4,000
624500 INSPECTION FEES	28,800
625500 EVICTION EXPENSE	75,000
Total RENTING EXPENSES	**141,264**
ADMINISTRATIVE EXPENSES	
631100 OFFICE EXPENSE	30,500
631101 OFFICE SUPPLIES	0
631105 POSTAGE & COURIER EXPENSE	2,200
631111 BANK CHARGES	7,200
631500 OFFICE EQUIPMENT EXPENSE	3,952
631502 OFFICE/COMPUTER - SERVICES	18,601
632000 MANAGEMENT FEES	455,971
632500 ANSWERING SERVICE	1,195
634000 LEGAL EXPENSE	2,000
634100 MISC. EXPENSE	0
634200 TAX CREDIT COMPLIANCE/MONITORING FEE	13,875
635000 AUDIT EXPENSE	15,000
635100 ALLOC. CENTRALIZED ACCT COST	36,324
635300 ALLOC. CENTRALIZED COMPLIANCE COSTS	18,781
635400 SOFTWARE LICENSE EXPENSE	37,360
636000 TELEPHONE	4,848
636500 CABLE TV / INTERNET EXPENSE	5,467
637000 BAD DEBT EXPENSE	90,000
637600 SOCIAL SERVICE SUPPLIES	1,200
637601 SOCIAL SERVICE EXPENSE - Supplies	6,900
637604 SOCIAL SERVICE EXPENSE - 3rd Party	252,100
638400 TRAINING EXPENSE	30,000
638500 TRAVEL EXPENSE	8,000
639000 MISC ADMINISTRATIVE EXPENSE	2,000
Total ADMINISTRATIVE EXPENSES	**1,043,474**
UTILITIES EXPENSE	
642000 FUEL	0
645000 ELECTRICITY	1,133,700
645100 WATER	531,092

Budget Operating Detail Report
Towers at Kuhio Park - 8475

Account Description	2025 Budget
645200 GAS	637,596
645300 SEWER	732,000
645500 UTILITY PROCESSING / COMMISSIONS	443
Total UTILITIES EXPENSE	**3,034,831**
OPERATING & MAINTENANCE EXPENSE	
641900 UNIFORMS EXPENSE	1,200
643100 JANITOR SUPPLIES	21,000
646000 EXTERMINATING	64,100
647000 GARBAGE & RUBBISH REMOVAL	387,285
647100 FIRE SERVICE FEE / REPAIRS	56,000
648500 PARKING LOT-GARAGE EXPENSE	800
649000 MISC OPERATING EXPENSE	0
650500 PROTECTION/SECURITY COSTS	850,000
650503 PROTECTION SERVICES - ALARM MONITORING	3,600
652000 GROUNDS	0
652001 GROUNDS - Supplies	5,000
652002 GROUNDS - Contract	64,500
653000 EXTERIOR PAINTING / REPAIRS	6,000
653500 CLEANING EXPENSE	15,000
654100 REPAIRS - APPLIANCES	8,000
654200 REPAIRS - CARPET & FLOORS	4,800
654300 REPAIRS - CARPENTRY	60,000
654400 REPAIRS - ELECTRICAL	95,000
654500 REPAIRS - ELEVATOR	115,000
654600 REPAIRS - PLUMBING	150,000
654700 REPAIRS - PROP DAMAGE/CLAIMS	0
654800 SERVICE CONTRACTS	105,000
655100 REPAIRS - HVAC	25,000
656000 DECORATING EXPENSE	31,000
656001 DECORATING - Painting Supplies	15,000
657500 MAINT EQUIPMENT RENTAL EXPENSE	1,020
658000 MAIN EQUIPMENT REPAIR	2,000
658500 SMALL TOOLS EXPENSE	6,000
659000 MISC MAINTENANCE EXPENSE	3,500
Total OPERATING & MAINTENANCE EXPENSE	**2,095,805**
INTEREST EXPENSE	
681600 SERVICE CHARGE	79,856
682000 1ST MORTGAGE INTEREST	1,408,180
683500 BOND/LOAN ADMINISTRATIVE FEES	356,711
Total INTEREST EXPENSE	**1,844,747**

Budget Operating Detail Report
Towers at Kuhio Park - 8475

Account Description	2025 Budget
TAXES & INSURANCE	
671000 TAXES - REAL ESTATE	600
671500 TAXES - OTHER	19,122
672000 INSURANCE EXPENSE	1,711,034
672300 LITIGATION SETTLEMENT	0
Total TAXES & INSURANCE	**1,730,756**
EQUIPMENT PURCHASES	
721101 Kitchen Appliances	120,000
721102 Flooring: Carpet & Tile	6,000
721103 Cabinets/Countertops	72,000
721104 Tubs & Surrounds	30,000
721105 Water Heaters	60,000
721106 HVAC Equipment	29,000
721108 Roofing	19,000
721116 Playground/Pool	0
721199 OTHER	15,000
Total EQUIPMENT PURCHASES	**-351,000**
OTHER EXPENSES	
687500 TRUSTEE FEES	2,500
687600 ISSURER FEES	40,437
722800 REHAB IMPROVEMENTS	750,000
Total OTHER EXPENSES	**792,937**
TOTAL CORPORATE EXPENSES	**12,640,652**
NET PROFIT OR LOSS	**387,124**
790200 PROPERTY INSURANCE ESC DEP	1,694,528
790201 PROPERTY INS ESC WITHDRAWALS	-1,694,528
791000 PROV FOR REPLACEMENTS	185,370
791100 RFR REIMBURSEMENTS	-351,000
793000 PROV FOR MORT PRIN AMORT	460,000
Total NON-OPERATING EXPENSES	**294,370**
NET CASH (+) / DEF (-)	**92,754**

Hawaii Public Housing Authority
Summary of Capital Projects
Report As Of 03/31/25

FEDERAL BUDGET/OBLIGATION: Capital Fund Program (CFP) (Operations, Admin, Mgt Improv)

	Total CFP Appropriation	Budget Construction Activities (BLI 1480)	Budget Operations (BLI 1406)	Budget Management Improvements (BLI 1408)	Budget Administration (BLI 1410)	Moving to Work Demo (BLI 1492)	Budget Contingency (BLI 1502)	CFP Obligated	% Obligated	Unobligated Balance	Obligation Deadline	Notes
CFP 728	$13,501,112	9,250,778	2,700,222	200,000	1,350,111		-	13,501,112	100.00%	-	5/28/22	LOCCS created 05-22-18
CFP 729	$13,394,883	9,576,297	2,678,977	20,121	1,339,488		-	13,403,039	100.06%	(8,156)	4/15/23	LOCCS created 04-11-19
CFP 730	$13,799,958	9,406,474	2,759,992	-	1,379,996		253,496	12,614,033	91.41%	1,185,925	3/25/24	LOCCS created 04-06-20
CFP 731	$13,862,820	2,869,457	3,478,009	-	1,391,204		191,010	13,128,328	94.70%	734,492	2/22/24	LOCCS created 02-23-21
CFP 732	$14,983,151	600,000	-	-	1,503,716	3,759,291	490,717	-	0.00%	14,983,151	5/11/25	LOCCS created 05-12-22
CFP 733	$14,844,329	7,631,197	-	-	1,489,105	4,477,189	1,293,562	13,597,491	91.60%	1,246,838	2/16/25	LOCCS created 02-17-23
CFP 734	$15,384,579	9,056,444	-	-	1,484,433	3,846,145	997,558	-	0.00%	15,384,579	5/5/26	LOCCS created 05-06-24
CFP Budget Totals	**$84,386,253**	**39,334,204**	**11,617,200**	**220,121**	**8,453,621**	**8,236,480**	**2,228,785**	**66,244,003**	**78.50%**	**18,142,250**		**GRANTS**

FEDERAL EXPENDITURE: Capital Fund Program (CFP) (Operations, Admin, Mgt Improv)

	Total CFP Appropriation	Expended Construction Activities (BLI 1480)	Expended Operations (BLI 1406)	Expended Management Improvements (BLI 1408)	Expended Administration (BLI 1410)	Moving to Work Demo (BLI 1492)	Expended Contingency (BLI 1502)	Expended to Date Total Funds	% Expended	Unexpended Balance	Expenditure Deadline	Notes
CFP 728	$13,501,112	9,250,778	2,700,223	200,000	1,350,111		-	13,501,112	100.00%	-	5/8/24	LOCCS created 05-22-18
CFP 729	$13,394,883	9,576,297	2,678,977	20,121	1,339,488		-	13,614,883	101.64%	(220,000)	4/15/25	LOCCS created 04-11-19
CFP 730	$13,799,958	2,045,995	2,744,698	-	1,372,349		-	6,163,042	44.66%	7,636,916	3/25/26	LOCCS created 04-06-20
CFP 731	$13,862,820	1,694,243	2,772,564	-	1,386,282		-	6,295,221	45.41%	7,567,599	2/22/26	LOCCS created 02-23-21
CFP 732	$14,983,151	-	-	-	1,503,716	3,759,291	-	-	0.00%	14,983,151	5/11/26	LOCCS created 05-12-22
CFP 733	$14,844,329	96,512	-	-	1,489,105	4,477,189	-	6,062,807	40.84%	8,781,522	2/16/27	LOCCS created 02-17-23
CFP 734	$15,384,579	-	-	-	-	-	-	-	0.00%	15,384,579	5/5/28	LOCCS created 05-06-24
CFP Expenditure Totals	**$84,386,253**	**22,663,826**	**10,896,461**	**220,121**	**8,441,052**	**8,236,480**	**-**	**45,637,065**	**54.08%**	**38,749,188**		**TOTALS FOR ALL ACTIVE CFP GRANTS**

STATE: Capital Improvement Program (CIP)

	State Appropriation	HPHA Budget	HPHA Encumbered	HPHA Expended	HPHA % Expended/Budget	MOF	HPHA Balance Expended/Budget	CIP Contract Encumbrance Deadline	Notes
FY 23-24 Lump Sum CIP	5,000,000	5,000,000	145,700.00	-	0.00%	C	5,000,000.00	6/30/26	Allotment Granted
FY 23-24 Lump Sum CIP (Cash)	5,000,000	5,000,000	2,163,224.34	517,086.87	10.34%	A	4,482,913.13	6/30/26	Allotment Granted
FY 23-24 Kalihi Valley Homes (Cash)	400,000	400,000	-	-	0.00%	A	400,000.00	6/30/26	**No Allotment**
FY 23-24 Kalihi Valley Homes	4,400,000	4,400,000	-	-	0.00%	C	4,400,000.00	6/30/26	Allotment Granted
FY 23-24 Kapaa	2,000,000	2,000,000	-	-	0.00%	C	2,000,000.00	6/30/26	**No Allotment**
FY 23-24 Coronavirus State and Local	7,000,000	7,000,000	7,000,000.00	6,038,081.91	86.26%	V	961,918.09	6/30/26	Allotment Granted
FY 24-25 Lump Sum CIP	5,000,000	5,000,000	-	-	0.00%	C	5,000,000.00	6/30/26	
FY 24-25 Lump Sum CIP (Cash)	5,000,000	5,000,000	-	-	0.00%	A	5,000,000.00	6/30/26	
FY 24-25 Kalihi Valley Homes (Cash)	800,000	800,000	-	-	0.00%	A	800,000.00	6/30/26	
FY 24-25 Affordable Housing, Downtown	5,000,000	5,000,000			0.00%	C	5,000,000.00	6/30/26	
FY 24-25 HPHA Lump Sum, Site and	10,000,000	10,000,000			0.00%	C	10,000,000.00	6/30/26	
FY 24-25 Non-Development Rehabilitation,	10,500,000	10,500,000			0.00%	A	10,500,000.00	6/30/25	
STATE CIP TOTALS	**362,747,000**	**352,388,290.56**	**331,154,204.93**	**290,857,341.97**	**82.54%**		**61,530,948.59**		**TOTAL ACTIVE STATE CIP APPROPRIATIONS**

III. Procurement

A. Solicitation(s) Issued in April 2025:

- Solicitation No. RFQ-PMB-13-2025
  Tree Trimming and Removal Services at Asset Management Project 38 on Kauai
  Quote Due Date: April 30, 2025

- Solicitation No. RFP-PMB-14-2025
  Property Management and Maintenance Services at the Ka Hale O Kamehaikana Community Resource Center on Oahu
  Proposal Due Date: May 13, 2025

B. Contract(s) Executed in April 2025:

1. T. Iida Contracting, Ltd.
   - *Contract No.*: CMS 24-16-SC01
   - *Purpose*: Provide Additional Labor, Material and Equipment for Roof and Plumbing Repair at Puahala Homes (AMP 31) on Oahu
   - *Completion Date*: June 10, 2025
   - *Supplemental Amount:* $34,263.00
   - *Total Contract Amount*: $718,263.00

2. RMA Architects Inc.
   - *Contract No.*: CMS 24-14-SC01
   - *Purpose*: Provide Additional Design and Consultant Services for Modernization of Palolo Valley Homes (AMP 50), Phase V on Oahu
   - *End Date*: July 31, 2027
   - *Supplemental Amount*: $5,000.00
   - *Total Contract Amount*: $705,456.56

3. MEI Corporation
   - *Contract No.*: CMS 23-11-CO4
   - *Purpose*: Provide Additional Labor, Material and Equipment for Installation of New Sewage Pump Station at Wahiawa Terrace (AMP 49) on Oahu
   - *Completion Date*: July 3, 2025
   - *Supplemental Amount:* $265,686.00
   - *Total Contract Amount*: $1,743,186.00

4. Heartwood Pacific, LLC
   - *Contract No.*: CMS 23-07-CO02
   - *Purpose*: Provide Additional Labor, Material and Equipment and

Time Extension of 80 Calendar Days for Site and Building Improvements at Hale Aloha O Puna (AMP 37) on Hawaii Island
- *Completion Date*: February 17, 2026
- *Supplemental Amount:* $451,238.00
- *Total Contract Amount*: $9,704,930.00

5. Heartwood Pacific, LLC
    - *Contract No.*: CMS 23-07-CO01
    - *Purpose*: Provide Additional Labor, Material and Equipment and Time Extension of 30 Calendar Days for Site and Building Improvements at Hale Aloha O Puna (AMP 37) on Hawaii Island
    - *Completion Date*: November 28, 2025
    - *Supplemental Amount:* $51,080.00
    - *Total Contract Amount*: $9,253,692.00

6. RMA Architects Inc.
    - *Contract No.*: CMS 22-02-SC01
    - *Purpose*: Provide Additional Design and Consultant Services for Site and Building Improvements at Hale Aloha O Puna (AMP 37) on Hawaii Island
    - *End Date*: October 9, 2025
    - *Supplemental Amount:* $103,265.82
    - *Total Contract Amount*: $506,794.76

7. RMA Architects Inc.
    - *Contract No.*: CMS 18-16-SC06
    - *Purpose*: No-Cost Time Extension of 180 Calendar Days to Continue to Provide Design and Consultant Services for Modernization of Palolo Valley Homes, Phase 5 (AMP 50) on Oahu
    - *End Date*: July 2, 2025
    - *Supplemental Amount:* n/a
    - *Total Contract Amount*: $1,098,784.50

8. New Angle Systems LLC
    - *Contract No.*: FMO 24-01-SC01
    - *Purpose*: Continue to Furnish Printing and Mailing Services of the Monthly Tenant Rent Bills and Annual IRS 1099 Tax Forms
    - *End Date*: April 30, 2026
    - *Supplemental Amount:* $23,048.82
    - *Total Contract Amount*: $46,097.64

C. Planned Solicitation and Contract Activities for May / June 2025

Upcoming Solicitations:

- *Request for Quotes*: Towing Services for the HPHA Administrative Offices on Oahu
- *Request for* Quotes*:* Roof Coating Services at AMP 34 on Oahu
- *Request for Quotes*: Window Repair Services at AMP 34 on Oahu
- *Invitation for Bids*: Furnish Refrigerators for State and Federal Low Income Public Housing Properties on Oahu, Kauai, Maui, Molokai and Hawaii Island
- *Invitation for Bids*: Laundry Services for AMPs 34, 35, 44 and 49 on Oahu
- *Invitation for Bids:* Preventive Maintenance and Repair Services for the Sewage Treatment Plant at AMP 49 on Oahu
- *Invitation for Bids*: Furnish Refuse Collection Services at AMP 38 on Kauai

IV. Development

A. Kuhio Park Terrace Low-Rises and Kuhio Homes Redevelopment

- Building permits: Building permits have been approved and issued.

- Architecture and Construction: General Contractor (GC) is working on an updated Schedule of Values. A GC Contract with Hawaiian Dredging is being drafted and will be reviewed by HPHA and Highridge Costa (HCDC).

- Relocation Update: The consultant, Seneca Relocation Services, will continue relocation activities onsite with all families. Coordination amongst all HPHA property managers and Michaels' property managers to identify units for relocation remains in place. HCDC continues to manage this process.
  Moves that have taken place:
  43 Moves to date
  4 Moves Scheduled
  7 Locations Selected

- Financing update: City and County of Honolulu has sent the $8MM grant letter which has been reviewed by HPHA and HCDC. HCDC continues to progress both debt & equity forward smoothly, with bond calls expected to begin in early May.

- Finalized Agreements: HPHA and HCDC have finalized the following agreements:
  - Transfer Agreement between HPHA, TMO, and HCDC has been fully executed.
  - Disposition and Development Agreement is finalized and signed by HCDC.

  HCDC is currently working with HPHA to finalize the following agreements:
  - Ground Lease – under review by HCDC.
  - Use Agreement – under review.
  - Condo Regime Documents – HCDC is stepping in to move this along.

B. School Street Elderly Housing Redevelopment

Vertical construction continues to progress smoothly with no anticipated delays, or cost increases. Construction is currently 24% complete.

C. Ka Lei Momi

- Mayor Wright Homes resubmitted financing application to HHFDC for Tower 1A and is awaiting HHFDC's 2025 funding announcements (expected in August). Mayor Wright Homes' working drawings continue to progress. Building 1B has received comments from the HUD architect and the architectural team is working on a resubmittal. Mayor Wright Homes Design Development Drawings ("DD") are now complete with Tower 1B following 4-6 weeks behind 1A.

- Kapaa Homes still awaits a financing award from HHFDC. HPHA received the initial architectural review comments from HUD. HPHA and HCDC provided responses to HUD's architectural review comments and is now addressing a second round of comments. The architectural team is working to produce an updated set that would clear all high-level design comments, with a few comments awaiting detailed elevations in the DD stage to be addressed. The final schematic design is still on track for May 2025. DDs are expected in Q3 2025. Permit submittal is expected in Q4 2025. NEPA Finding of No Significant Impact (FONSI) is still tracking for a Q4 2025 completion. Projecting a Q4 2025 Section 18 application submittal to HUD.

- Both Kaahumanu Homes Phase I and Lanakila Homes Phase I submitted financing applications to HHFDC and are awaiting funding announcements for the 2025 application round (expected in August). The consultant team continues to process the NEPA for both projects.

NEPA Finding of No Significant Impact (FONSI) is still on track for Q4 2025 for Lanakila Homes and Q1 2026 for Kaahumanu Homes.

- Planning and due diligence continues to be ongoing for other Ka Lei Momi sites. Master plan analysis will begin for the following Alternative Sites: Kekaha Haaheo, Hale Nana Kai Okea, Lokahi, and Hale Olaola.

V. Property Management and Maintenance Services Branch

In April, HPHA managed 30 move-ins and 30 move-outs across its properties. Throughout the month, HPHA completed 323 annual reexaminations, 165 interim reexaminations, and facilitated 12 new admissions for tenants, ensuring efficient operations and compliance with occupancy standards.

A. Contract Monitoring

HPHA completed 44 site visits for contract monitoring relating to refuse collection, 21 site visits for security services, 5 site visits for elevator services, 8 site visits for laundry services, and 2 site visits for property-management-related services. The HPHA monitoring is used to supplement AMP monitoring of contracted services.

B. Vacant Unit Contracts: As of April 2025, contracts for 119 vacant units have been completed.

C. Hearings
April 2025 Summary: HPHA held three (11) Federal eviction hearings. HPHA held no State eviction hearings. HPHA held no Section 8 informal hearings.

Eviction Hearings

HPHA held eleven (11) Federal eviction hearings. All eleven (11) were for rent related violations. Seven (7) hearings resulted in evictions with a ten (10) business day cure, with four (4) being continued. All eleven (11) tenants were in delinquency with their rental payments. Tenants have varying excuses for not paying their rent, including choosing to pay other bills, a loss in government benefits, sick family members, job loss, and failure to contact management. The highest delinquent amounts for the April cases were:

- $29,645.06
- $21,211.04
- $19,061.50
- $18,562.88
- $12,905.71

VI. Construction Management

A. Vacant Units Undergoing Modernization

Total Units: 258 vacant units are under the Construction Management Branch as of April 30, 2025, including 53 state units and 205 federal units.

Breakdown by County:

- O‘ahu: 186 units (114 EP vacant units)
- Maui: 43 units (0 EP vacant units, 43 casualty loss)
- Hawaii: 16 units (8 EP vacant units)
- Kauai: 13 unit (13 EP vacant units)

Vacant units are actively under construction across Oahu, Kauai, Molokai, and Hawaii. A fourth phase of contracts for 83 vacant units have been executed with the pre-construction meetings held and Notice to Proceed issued, while a fifth phase of vacant units' contracts are currently being executed. Scoping to add an additional 25 units to the 54 units already being contracted will bring the total of Phase 5 units to 79 units.

B. Oahu Design/Construction Projects

- AMP 31: Kalihi Valley Homes (KVH) and Puahala Homes: Projects include separate contracts for the next phase of a major modernization at both KVH and Puahala Homes, the demolition of the Community Center at KVH, the perimeter fence at KVH have been executed. The Notice to Proceed for the perimeter fence and the demo of the Community Center were given. Design work has started.

  The Puahala Homes roof repairs is expected to complete May 2, 2025. The pre-construction meeting for the KVH Re-roofing project was held on April 22, 2025. The Notice to Proceed (NTP) is scheduled for May 5, 2025.

- AMP 33: Vacant Units work on the designated units has started. Contractors are providing costs to also retrofit grab bars and shower pans in all the vacant units as practicable.

- AMP 34: Security Improvements and Repairs to a Burned Unit. The Notice of Award was issued to All Maintenance and Repair on April 24, 2025.

  Phase 4 contracts of the vacant unit repairs on the designated units has started. Contractors are providing costs to include the retrofit of grab bars and shower pans for a roll-in or step-in shower.

- AMP 35: Punchbowl Homes Electrical Upgrade and Fire Alarm Replacement – The Notice of Award was issued to Paul's Electrical Contracting.

- AMP 50: Palolo Valley Homes Major Modernization, Phase 4 modernization, (Buildings 1, 2, 7, 8, and 9), 29 units, are ongoing. The interior of the units in Building 7 through 9 are nearing completion. However, completion is pending power from Hawaiian Electric Company (HECO). There have been delays as HECO has revised the requirement that require a change in the trenching and location of the transformer along with the layout of the meters against the building. The consultant is currently working with HECO to address. Phase 5 modernization (Buildings 3, 4, 5, and 6), 24 units are pending construction contract award.

- Other Sites: Various fire alarm, ADA, infrastructure upgrades and structural improvements are ongoing at locations such as Kamalu Hoʻolulu, Pumehana, Waimaha/Sunflower, Wahiawa Terrace, and Hookipa Kahaluu.

C. Hawaii County Projects

- AMP 37 Emergency Proclamation Vacant Units Phase 4 – The Contractor has turned over 4 units. The Contractor was also asked to provide costs to add grab bars and shower pans and roll-in or step-in showers to the remaining units.

  Hale Aloha O Puna and Pomaikaʻi Improvements: The Contractor resumed work to the demising wall and gas tank enclosure. Phase 1 building power will be connected on April 25, 2025.

- AMP 43 The Notice of Award was issued to Isemoto Contracting.

D. Mau`i County Projects

- AMP 39 David Malo Circle and Piʻilani Homes Demolition: Environmental Assessment, (EA): The EA has been uploaded into HEROS (HUD Environmental Review Online System) for submission to the Department of Housing and Urban Development (HUD). The public had until April 24 to comment. The demolition contract has been executed to demolish the remaining standing buildings not demolished by FEMA at Piʻilani Homes and to apply a weed inhibiting mesh over both sites utilizing the Emergency Proclamation Relating to Wildfires.

Kahekili Terrace Utility Improvements: Supplemental Contract to replace all the obsolete electrical panels is executed. The additional work is underway.

Kahale Mua (State): The utility improvements project is scheduled to have the pre-construction meeting mid-May. The Notice to proceed is scheduled for June 2.

E. Kauai County Projects

- AMP 38: Phase 4 of the Vacant Units – construction is underway, and the contractor has turned over 6 units.

F. State Capital Improvement Projects (CIP) & Federal Capital Fund Program (CFP)

Federal Capital Fund Program (CFP): HPHA was able to meet the 2019 capital fund grant expenditure deadline of April 15, 2025.

HPHA has awarded three construction contracts and one consultant contract to meet the federal obligation deadline of fully executed contracts by of May 11, 2025, for the CFP 732, 2022 grant. However, reluctance by the contractors to comply to the Governor's Administrative Directive of being bound by the Project Labor Agreement negotiated last year and to the federal requirement of BABA (Build America Buy America) requirements is delaying the awards. HPHA has received a letter of protest to one of the awards.

VII. Compliance Office

Program Activities for April 2025

HPHA continues to actively review its programs to ensure alignment with Federal and State requirements, as well as agency and Board policies and procedures.

A. Tenant Accommodation Requests:

HPHA reviews and processes tenant requests and inquiries for reasonable accommodations and modifications under the Fair Housing Act and Section 504 of the Rehabilitation Act. These requests include:

- Installation of air conditioning
- Approval of a live-in aide
- Transfers to accessible or ground-floor units
- Approval for assistance animals
- Other modifications as requested

For March 2025, the Reasonable Accommodation/Modification Requests were:

New Requests Received	51
Re-Activated Requests	20
Decisions Issued	89
Approved	15
Denied	29
Placed on Inactive Status	45
Outstanding Requests in Review	76

B. Fair Housing Queries & Training:

HPHA receives and responds to questions and complaints related to Fair Housing, ensuring tenant concerns are addressed in compliance with applicable regulations. Queries from tenants and non-tenants alike.

HPHA organized additional Fair Housing Training for staff who could not attend the training in January 2025. Attendees will include LIPH managers and staff. We have obtained the video and PowerPoint slides from HDLI's recent Fair Housing Training for use. Attendees will qualify for an HDLI Certificate of Completion.

C. Document and Process Evaluation:

Forms used for processing reasonable accommodation and modification requests undergo constant evaluation to improve efficiency and compliance.

D. Declaration of Trust Documentation:

HPHA continues to document and record Declarations of Trust as part of its property management responsibilities.

All releases and updated Declarations of Trust have been filed, except for the following pending projects:

- Pumehana, Kapaa and Ka Hale Kahaluu: Metes and bounds descriptions have been recorded. Updated title reports to reflect the metes and bounds descriptions have been ordered. DOTs will be prepared by our attorney upon receipt of the updated title reports.
- Nani Olu: Our attorney provided us the DOT for signature on April 7, 2025.

- Waimanalo Homes I: We received recorded DOT on April 8, 2025.
- Hale Olaloa: Title company confirmed that the 1975 DOT was missed on prior title reports. Our attorney drafted a release of the 1975 DOT. We requested that our attorney obtain a current mete and bounds description to use in the Release of the 1975 DOT. We requested that our attorney retain a surveyor.

IX. Human Resources

A. Staffing Summary

Filled Positions (FTW):	292
Tenant Aide Program:	16
Vacancies:	92

B. Recruitment

HPHA conducted interviews and made hiring decisions across multiple positions, including Engineer VI, V, IV (OH-HI), Public Housing Supervisor IV, Program Specialist & Tenant Services, Public Housing Specialist I, Social Service Assistant IV, Administrative Assistant II and I, Account Clerk IV and II, Office Assistant IV and III, Carpenter I, Building Maintenance Worker II and I, Building Maintenance Helper, General Laborer.

C. Career Development

HPHA participated in the Operation Hire Hawaii (OH-HI) Career Event on Friday, April 11, 2025, and Saturday, April 12, 2025, at the Hawaii Convention Center.

HPHA provided a presentation about our programs and upcoming redevelopment projects at the job fair.

HPHA participated in the Honolulu Star-Advertiser Career Expo on Wednesday, April 30, 2025, at the Neal Blaisdell Exhibition Hall.

Applicants were referred to our office for the Operation Hire Hawaii (OH-HI) Engineer VI, V, IV expedited recruitments. Interviews were conducted and one applicant was referred for the Engineer IV position.

HPHA continues to work with the Military & Family Support Center that the agency's civil service and exempt job listings were posted on their website, and attend job fairs in the future.

D. Conferences and Training

HPHA conducted various training sessions for staff, including Procurement, Public Housing Rent Management Webinar, Housing Choice Voucher (HCV) Rent Calculation, 2025 Moving to Work (MTW) Conference and Fair Housing.

HPHA participated in the Housing Development Law Institute 2025 Spring Conference in Washington DC. Participation in these conferences ensures that HPHA stays abreast of changes in statutory program requirements or impending administrative actions.

HPHA will participate in the Singapore Management University City Dialogue Series, with travel support from SMU, as a panelist in roundtable discussions.

E. Workers Compensation/Safety

Department of Labor and Industrial Relations/ Hawaii Occupational safety and Health Division completed a random School Street Offices inspection on April 9, 2025. No penalty was issued.

HPHA recorded one (1) injury incident from AMP 38. Based on information from employee, this may be non-work related.

One employee returned to modified duty, full time work from AMP 35.

One employee from MSW cleared to return to work full duty with no restrictions instead of being placed in the state Return to Work Priority Placement Program (RTWPP).

Two (2) employees were on Workers Compensation Temporary Total Disability for part of April: one for 4 days and another for 3 days.

Eleven (11) employees were on Workers Compensation Temporary Total Disability for the entire month of April. Each was out for 21 working days (not including the holiday).

F. Temporary Hazard Pay

The HPHA made a total of $2,905,000 in temporary hazard payments for 188 HGEA employees. It is projected that the HPHA will incur an additional estimated $3,208,588 in temporary hazard payments for UPW employees in the coming months.