

**HAWAII PUBLIC HOUSING AUTHORITY  
NOTICE OF MEETING  
BOARD OF DIRECTORS MEETING  
1002 North School Street, Building A Boardroom  
Honolulu, Hawaii 96817  
Thursday, September 17, 2020  
9:00 a.m.**

**AGENDA**

**THIS MEETING WILL BE HELD VIA TELECONFERENCE CALL OR OTHER  
ALTERNATIVE MEANS OF COMMUNICATION ONLY INCLUDING BOARD  
MEMBERS, STAFF, DEPUTY ATTORNEYS GENERAL, AND THE PUBLIC.**

The Governor's Twelfth Supplementary Proclamation dated August 20, 2020, suspended Chapter 92, HRS, Part I. Meetings, to the extent necessary to enable Boards to conduct meetings without any board members or members of the public physically present in the same location. In consideration of the current COVID-19 situation, the HPHA's offices are closed to the public. Individuals should submit written testimony no later than 12:00 noon on Tuesday, September 15, 2020 which will be distributed to Board members. You may submit written testimony via email to [jennifer.k.menor@hawaii.gov](mailto:jennifer.k.menor@hawaii.gov) or by U.S. mail to PO Box 17907, Honolulu, HI 96817.

The public may participate in the Board meeting as it happens via Zoom app at: <https://zoom.us/j/94552538211?pwd=cXNKcjNaa25VMWUzM2Z3VzIraExzdz09>  
When prompted, enter the Meeting ID: 945 5253 8211 and the Password: 7QBfwc

Alternatively, the public may also participate via telephone by calling: 1-669-900-6833. When prompted, callers should enter the Meeting ID: 945 5253 8211 and the Password: 018230. 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.

The Board will consider public testimony 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.

**I. CALL TO ORDER/ESTABLISHING QUORUM**

**II. PUBLIC TESTIMONY**

Public testimony on any item relevant to this agenda shall be taken at this time. Pursuant to section 92-3, Hawaii Revised Statutes, and section 17-2000-18,

Hawaii Administrative Rules, the Board may limit public testimony to three minutes per agenda item.

### III. APPROVAL OF MINUTES

Regular Meeting Minutes, August 20, 2020

### III. DISCUSSION AND/OR DECISION MAKING

- A. To Adopt Payment Standards for the Hawaii Public Housing Authority's (HPHA) Section 8 Housing Choice Voucher Program for Oahu Zip Codes Where the U.S. Department of Housing and Urban Development Has Required the Use of Small Area Fair Market Rent (SAFMR) Effective January 1, 2021; and to Authorize the Executive Director to Implement the Payment Standards, Including Making Adjustments to the Payment Standards Between 90% and 110% Based on Projected Housing Assistance Funding Shortfall with Adequate Notice to Program Participants
- B. To **(1)** Adopt Amendments to Hawaii Administrative Rules (HAR) Entitled "Hawaii Public Housing Authority Section 8 – Housing Choice Voucher Emergency Rules Relating to COVID-19 Emergency", Which: **(a)** Set Forth the Requirements for Use of a Lottery for Placement on the Section 8 Wait List; and **(b)** Applies to HAR Chapter 15-185 Section 8 – Housing Choice Voucher Program, and Amends Section 15-185-26 Regarding the Waiting List, to Provide Emergency Relief to Section 8 Tenants to Address the COVID-19 Emergency Declared by the Governor in his Emergency Proclamation for COVID-19 dated March 4, 2020, and Supplemental Proclamations dated March 16, 2020, March 21, 2020, March 23, 2020, March 31, 2020, April 17, 2020, April 25, 2020, May 5, 2020, May 18, 2020, June 10, 2020, July 17, 2020, August 6, 2020, and August 20, 2020; and **(2)** Authorize the Executive Director to Undertake All Actions Necessary to Make Non-Substantive and Technical Amendments and Implement these Rules
- C. For Information: HUD Notification Regarding the Hawaii Public Housing Authority's Final Section 8 Management Assessment Program (SEMAP) Score; HPHA's High Performer Designation
- D. For Information: Update on Redevelopment Project and Termination of the Master Developer at Mayor Wright Homes (Tax Map Key: 1-7-029-003-0000)

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(8), and 103D-105 to discuss, deliberate or

make a decision on information that must be kept confidential, 92-5(a)(3) to deliberate concerning the authority of persons designated by the Board to negotiate the acquisition of public property, and/or 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to the Redevelopment Project at Mayor Wright Homes

## **V. REPORTS**

- A. Executive Director's Report: Monthly reports are included in the Board packet. No formal report is planned.
- Financial Report for the Month of July 2020
  - Report on Contracts Executed During August 2020 and Planned Solicitations for September 2020
  - Public Housing Occupancy/Vacancy Report; Federal Public Housing; for the Month of August 2020
  - Obligation and Expenditure Status for Design and Construction Projects Funded Under the Federal Capital Fund Program (CFP) and the State Capital Improvement Program (CIP). Report on closed contracts.
  - Section 8 Subsidy Programs Voucher: Voucher Lease-up and Pending Placements; Update on Rent Supplement Program.

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

Regular Meeting Minutes, August 20, 2020

(Forthcoming)

## FOR ACTION

**MOTION:** To Adopt Payment Standards for the Hawaii Public Housing Authority's (HPHA) Section 8 Housing Choice Voucher Program for Oahu Zip Codes Where the U.S. Department of Housing and Urban Development Has Required the Use of Small Area Fair Market Rent (SAFMR) Effective January 1, 2021; and to Authorize the Executive Director to Implement the Payment Standards, Including Making Adjustments to the Payment Standards Between 90% and 110% Based on Projected Housing Assistance Funding Shortfall with Adequate Notice to Program Participants

### I. FACTS

- A. The U.S. Department of Housing and Urban Development (HUD) annually estimates fair market rents (FMR) for Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.
- B. In the administration of the Housing Choice Voucher program, SAFMRs (i.e., FMRs established at the ZIP code–area level) replace the 50th percentile FMRs previously required in metropolitan areas with high concentrations of voucher families. SAFMRs are intended to provide families residing in such areas with access to low-poverty areas by providing rental assistance at a level that makes the higher rents in such areas affordable to them.
- C. For HCV-assisted families who reside in designated SAFMR metropolitan areas, PHAs are required to use SAFMRs in establishing families' payment standards. The HPHA's Section 8 HCV program is operated in the City & County of Honolulu and is considered a "Designated SAFMR PHA".
- D. 42 USC 1437f requires FMRs be posted at least 30 days before they are effective and that they are effective at the start of the federal fiscal year (generally October 1).

## **II. DISCUSSION**

- A. As required by the Federal program regulations, HPHA reviews and adjusts the Payment Standards as HUD publishes the new zip code based Fair Market Rents. The payment standard was last updated at the start of the federal fiscal year and the HPHA must adjust its payment standard no later than 3 months following the effective date of the change in the FMR. As such, the HPHA must make proposed changes no later than January 1, 2021 as some zip codes were impacted.
- B. The SAFMR rule establishes zip code-based FMR instead of FMR covering an entire metropolitan area. This means in high-rent areas, the FMR is higher thus creating an incentive for families to move to a neighborhood with better schools, amenities, or more job opportunities. It also means that in low-rent areas, the voucher payment standard is lower because rents are not comparable to the high-rent areas within the larger metropolitan area.
- C. An analysis of the SAFMR issued by HUD indicates that average rents have decreased as little as 1.0% and as much as 9%, with only one zip code remaining the same from last year. HPHA groups the zip codes into 6 different tiers to establish the payment standards. By grouping the zip codes into tiers, applicants, tenants, and staff are able to efficiently check which tier their unit falls into, rather than having to check 60 different payment standards.
- D. Each tier group has the same payment standard for all of the zip codes within that tier. Payment standards may not be less than 90% of the SAFMR and may not exceed 110% of the SAFMR for that particular zip code. The payment standard generally establishes the amount of rent that a tenant can look for in a particular zip code. Once a unit is identified, the unit must then also meet tests of rent reasonableness.
- E. Attached for consideration are the proposed payment standards for zip codes in the City and County of Honolulu for the HPHA's Housing Choice Voucher Program, effective January 1, 2021.

## **III. RECOMMENDATION**

That the Board of Directors Adopt Payment Standards for the Hawaii Public Housing Authority's (HPHA) Section 8 Housing Choice Voucher Program for Oahu Zip Codes Where the U.S. Department of Housing and Urban Development Has Required the Use of Small Area Fair Market Rent (SAFMR) Effective January 1, 2021; and to Authorize the Executive Director to Implement the Payment Standards, Including Making Adjustments to the Payment

**Standards Between 90% and 110% Based on Projected Housing Assistance  
Funding Shortfall with Adequate Notice to Program Participants**

- Attachment 1: Urban Honolulu, HI MSA Small Area FY 2019 Fair Market Rents, issued by HUD, posted at least 30 days before they are effective and that they are effective at the start of the federal fiscal year (generally October 1)
- Attachment 2: Summary of Proposed Payment Standards, effective January 1, 2021
- Attachment 3: Detailed Payment Standard by zip codes

Prepared by: Sarah Beamer, Section 8 Subsidy Programs Branch Chief 

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

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Robert J. Hall  
Chairperson



## FY 2021 Small Area FMRs For Honolulu County, HI

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into Opportunity Neighborhoods<sup>1/2</sup> with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

Honolulu County is part of the **Urban Honolulu, HI MSA**.

Honolulu County, HI Advisory Small Area FMRs By Unit Bedrooms									
ZIP Code	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-bedroom	6-bedroom	7-bedroom	8-bedroom
96701	\$1,470	\$1,610	\$2,120	\$3,030	\$3,670	\$4,221	\$4,771	\$5,322	\$5,872
96706	\$1,710	\$1,890	\$2,480	\$3,550	\$4,290	\$4,934	\$5,577	\$6,221	\$6,864
96707	\$1,580	\$1,740	\$2,290	\$3,280	\$3,960	\$4,554	\$5,148	\$5,742	\$6,336
96709	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96712	\$1,480	\$1,650	\$2,170	\$3,140	\$3,810	\$4,382	\$4,953	\$5,525	\$6,096
96717	\$1,380	\$1,510	\$1,990	\$2,850	\$3,450	\$3,968	\$4,485	\$5,003	\$5,520
96730	\$1,170	\$1,290	\$1,700	\$2,430	\$2,960	\$3,404	\$3,848	\$4,292	\$4,736
96731	\$1,350	\$1,480	\$1,950	\$2,790	\$3,380	\$3,887	\$4,394	\$4,901	\$5,408
96734	\$1,980	\$2,180	\$2,870	\$4,110	\$4,970	\$5,716	\$6,461	\$7,207	\$7,952
96744	\$1,470	\$1,620	\$2,130	\$3,050	\$3,690	\$4,244	\$4,797	\$5,351	\$5,904
96759	\$1,600	\$1,750	\$2,310	\$3,310	\$3,990	\$4,589	\$5,187	\$5,786	\$6,384
96762	\$1,360	\$1,500	\$1,970	\$2,820	\$3,410	\$3,922	\$4,433	\$4,945	\$5,456
96782	\$1,620	\$1,790	\$2,350	\$3,360	\$4,070	\$4,681	\$5,291	\$5,902	\$6,512
96786	\$1,640	\$1,800	\$2,370	\$3,390	\$4,100	\$4,715	\$5,330	\$5,945	\$6,560
96789	\$1,560	\$1,720	\$2,260	\$3,230	\$3,910	\$4,497	\$5,083	\$5,670	\$6,256
96791	\$1,550	\$1,700	\$2,240	\$3,210	\$3,880	\$4,462	\$5,044	\$5,626	\$6,208
96792	\$1,060	\$1,160	\$1,530	\$2,190	\$2,650	\$3,048	\$3,445	\$3,843	\$4,240
96795	\$1,010	\$1,110	\$1,460	\$2,090	\$2,530	\$2,910	\$3,289	\$3,669	\$4,048
96797	\$1,390	\$1,530	\$2,010	\$2,880	\$3,480	\$4,002	\$4,524	\$5,046	\$5,568
96801	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96802	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96803	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96804	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96805	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96806	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96807	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96808	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96809	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96810	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96811	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96812	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96813	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96814	\$1,600	\$1,760	\$2,310	\$3,310	\$4,000	\$4,600	\$5,200	\$5,800	\$6,400
96815	\$1,800	\$1,980	\$2,600	\$3,720	\$4,500	\$5,175	\$5,850	\$6,525	\$7,200
96816	\$1,380	\$1,520	\$2,000	\$2,860	\$3,460	\$3,979	\$4,498	\$5,017	\$5,536
96817	\$1,150	\$1,260	\$1,660	\$2,380	\$2,870	\$3,301	\$3,731	\$4,162	\$4,592
96818	\$1,920	\$2,110	\$2,780	\$3,980	\$4,810	\$5,532	\$6,253	\$6,975	\$7,696
96819	\$1,290	\$1,420	\$1,860	\$2,660	\$3,220	\$3,703	\$4,186	\$4,669	\$5,152
96820	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96821	\$2,090	\$2,310	\$3,030	\$4,340	\$5,250	\$6,038	\$6,825	\$7,613	\$8,400
96822	\$1,350	\$1,490	\$1,960	\$2,810	\$3,390	\$3,899	\$4,407	\$4,916	\$5,424
96823	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96824	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96825	\$2,150	\$2,370	\$3,110	\$4,450	\$5,380	\$6,187	\$6,994	\$7,801	\$8,608
96826	\$1,330	\$1,460	\$1,920	\$2,750	\$3,320	\$3,818	\$4,316	\$4,814	\$5,312
96828	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96830	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96836	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96837	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96839	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96848	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96850	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96853	\$1,790	\$1,970	\$2,590	\$3,710	\$4,480	\$5,152	\$5,824	\$6,496	\$7,168
96854	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96857	\$1,640	\$1,800	\$2,370	\$3,390	\$4,100	\$4,715	\$5,330	\$5,945	\$6,560
96858	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96859	\$1,290	\$1,420	\$1,860	\$2,660	\$3,220	\$3,703	\$4,186	\$4,669	\$5,152
96860	\$1,920	\$2,110	\$2,780	\$3,980	\$4,810	\$5,532	\$6,253	\$6,975	\$7,696
96861	\$1,430	\$1,570	\$2,070	\$2,960	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96863	\$1,650	\$1,820	\$2,390	\$3,420	\$4,140	\$4,761	\$5,382	\$6,003	\$6,624

Attachment 2

HAWAII PUBLIC HOUSING AUTHORITY													
Proposed Payment Standards Effective January 1, 2021													
TIER	ZIP CODES				BEDROOM SIZE								
					0	1	2	3	4	5	6	7	8
Tier 1	96821	96825			\$2,000	\$2,220	\$2,920	\$4,220	\$5,150	\$5,900	\$6,700	\$7,450	\$8,250
Tier 2	96706 96853	96734 96860	96815	96818	\$1,782	\$1,980	\$2,600	\$3,740	\$4,570	\$5,250	\$5,940	\$6,630	\$7,300
Tier 3	96707 96789 96862	96759	96782	96786	\$1,620	\$1,810	\$2,390	\$3,430	\$4,180	\$4,810	\$5,440	\$6,070	\$6,700
Tier 4	96701	96709	96712	96744	\$1,540	\$1,710	\$2,250	\$3,250	\$3,938	\$4,529	\$5,119	\$5,710	\$6,301
	96801	96802	96803	96804									
	96805	96806	96807	96808									
	96809	96810	96811	96812									
	96813	96820	96823	96824									
	96828	96830	96836	96839									
	96848	96850	96854	96861									
Tier 5	96717 96816 96859	96731	96762	96797	\$1,419	\$1,562	\$2,046	\$2,926	\$3,542	\$4,073	\$4,605	\$4,245	\$5,667
Tier 6	96730	96792	96795	96817	\$1,111	\$1,220	\$1,606	\$2,299	\$2,783	\$3,201	\$3,618	\$4,036	\$4,453

Attachment 2 (cont.)

HAWAII PUBLIC HOUSING AUTHORITY													
Current Payment Standards Effective January 1, 2020													
TIER	ZIP CODES				BEDROOM SIZE								
					0	1	2	3	4	5	6	7	8
Tier 1	96821	96825			\$1,989	\$2,214	\$2,916	\$4,203	\$5,121	\$5,889	\$6,657	\$7,425	\$8,194
Tier 2	96734	96815	96818	96853	\$1,764	\$1,971	\$2,592	\$3,735	\$4,554	\$5,237	\$5,920	\$6,603	\$7,286
		96860											
Tier 3	96706	96707	96712	96759	\$1,620	\$1,810	\$2,380	\$3,430	\$4,180	\$4,807	\$5,434	\$6,061	\$6,688
	96782	96786	96789	96814									
	96857	96863											
Tier 4	96701	96803	96810	96830	\$1,533	\$1,701	\$2,247	\$3,244	\$3,948	\$4,540	\$5,132	\$5,725	\$6,317
	96709	96804	96811	96836									
	96744	96805	96812	96837									
	96791	96806	96820	96839									
	96797	96807	96823	96850									
	96801	96808	96824	96861									
	96802	96809	96828										
Tier 5	96717	96731	96762	96813	\$1,474	\$1,650	\$2,167	\$3,124	\$3,806	\$4,377	\$4,948	\$5,519	\$6,090
	96816	96822	96826	96859									
Tier 6	96730	96792	96795	96817	\$1,166	\$1,298	\$1,705	\$2,464	\$2,992	\$3,441	\$3,890	\$4,338	\$4,787

Attachment 3: Detailed Payment Standard by ZipCode

		0 bedroom			1 bedroom			2 bedroom			3 bedroom			4 bedroom			5 bedroom		
ZIP Code	# of families	100%	Payment Standard	% of SAFMR	100%	Payment Standard	% of SAFMR	100%	Payment Standard	% of SAFMR	100%	Payment Standard	% of SAFMR	100%	Payment Standard	% of SAFMR	100%	Payment Standard	% of SAFMR
96825	16	\$2,150	\$2,000	93.0%	\$2,370	\$2,220	93.7%	\$3,110	\$2,920	93.9%	\$4,450	\$4,220	94.8%	\$5,380	\$5,150	95.7%	\$6,187	\$5,900	95.4%
96821	3	\$2,090	\$2,000	95.7%	\$2,310	\$2,220	96.1%	\$3,030	\$2,920	96.4%	\$4,340	\$4,220	97.2%	\$5,250	\$5,150	98.1%	\$6,038	\$5,900	97.7%
96734	20	\$1,980	\$1,782	90.0%	\$2,180	\$1,980	90.8%	\$2,870	\$2,600	90.6%	\$4,110	\$3,740	91.0%	\$4,970	\$4,570	92.0%	\$5,716	\$5,250	91.9%
96818	38	\$1,920	\$1,782	92.8%	\$2,110	\$1,980	93.8%	\$2,780	\$2,600	93.5%	\$3,980	\$3,740	94.0%	\$4,810	\$4,570	92.9%	\$5,532	\$5,250	94.9%
96860		\$1,920	\$1,782	92.8%	\$2,110	\$1,980	93.8%	\$2,780	\$2,600	93.5%	\$3,980	\$3,740	94.0%	\$4,810	\$4,570	92.9%	\$5,532	\$5,250	94.9%
96815	105	\$1,800	\$1,782	99.0%	\$1,980	\$1,980	100.0%	\$2,600	\$2,600	100.0%	\$3,720	\$3,740	100.5%	\$4,500	\$4,570	99.4%	\$5,175	\$5,250	101.4%
96853		\$1,790	\$1,782	99.6%	\$1,970	\$1,980	100.5%	\$2,590	\$2,600	100.4%	\$3,710	\$3,740	100.8%	\$4,480	\$4,570	99.8%	\$5,152	\$5,250	101.9%
96706	111	\$1,710	\$1,782	104.2%	\$1,890	\$1,980	104.8%	\$2,480	\$2,600	104.8%	\$3,550	\$3,740	105.4%	\$4,290	\$4,570	104.3%	\$4,934	\$5,250	106.4%
96863		\$1,650	\$1,620	98.2%	\$1,820	\$1,810	99.5%	\$2,390	\$2,390	100.0%	\$3,420	\$3,430	100.3%	\$4,140	\$4,180	101.0%	\$4,761	\$4,810	101.0%
96786	139	\$1,640	\$1,620	98.8%	\$1,800	\$1,810	100.6%	\$2,370	\$2,390	100.8%	\$3,390	\$3,430	101.2%	\$4,100	\$4,180	102.0%	\$4,715	\$4,810	102.0%
96857		\$1,640	\$1,620	98.8%	\$1,800	\$1,810	100.6%	\$2,370	\$2,390	100.8%	\$3,390	\$3,430	101.2%	\$4,100	\$4,180	102.0%	\$4,715	\$4,810	102.0%
96782	95	\$1,620	\$1,620	100.0%	\$1,790	\$1,810	101.1%	\$2,350	\$2,390	101.7%	\$3,360	\$3,430	102.1%	\$4,070	\$4,180	102.7%	\$4,681	\$4,810	102.8%
96814	60	\$1,600	\$1,620	101.3%	\$1,760	\$1,810	102.8%	\$2,310	\$2,390	103.5%	\$3,310	\$3,430	103.6%	\$4,000	\$4,180	104.5%	\$4,600	\$4,810	104.6%
96759		\$1,600	\$1,620	101.3%	\$1,750	\$1,810	103.4%	\$2,310	\$2,390	103.5%	\$3,310	\$3,430	103.6%	\$3,990	\$4,180	104.8%	\$4,589	\$4,810	104.8%
96707	132	\$1,580	\$1,620	102.5%	\$1,740	\$1,810	104.0%	\$2,290	\$2,390	104.4%	\$3,280	\$3,430	104.6%	\$3,960	\$4,180	105.6%	\$4,554	\$4,810	105.6%
96789	69	\$1,560	\$1,620	103.8%	\$1,720	\$1,810	105.2%	\$2,260	\$2,390	105.8%	\$3,230	\$3,430	106.2%	\$3,910	\$4,180	106.9%	\$4,497	\$4,810	107.0%
96791	9	\$1,550	\$1,620	104.5%	\$1,700	\$1,810	106.5%	\$2,240	\$2,390	106.7%	\$3,210	\$3,430	106.9%	\$3,880	\$4,180	107.7%	\$4,462	\$4,810	107.8%
96712	6	\$1,480	\$1,540	104.1%	\$1,650	\$1,710	103.6%	\$2,170	\$2,250	103.7%	\$3,140	\$3,250	103.5%	\$3,810	\$3,938	103.4%	\$4,382	\$4,529	103.4%
96744	53	\$1,470	\$1,540	104.8%	\$1,620	\$1,710	105.6%	\$2,130	\$2,250	105.6%	\$3,050	\$3,250	106.6%	\$3,690	\$3,938	106.7%	\$4,244	\$4,529	106.7%
96701	44	\$1,470	\$1,540	104.8%	\$1,610	\$1,710	106.2%	\$2,120	\$2,250	106.1%	\$3,030	\$3,250	107.3%	\$3,670	\$3,938	107.3%	\$4,221	\$4,529	107.3%
96709		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96801		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96802		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96803		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96804		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96805		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96806		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96807		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96808		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96809		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96810		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96811		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96812		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96813	82	\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96820		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%

Attachment 3: Detailed Payment Standard by ZipCode

		0 bedroom			1 bedroom			2 bedroom			3 bedroom			4 bedroom			5 bedroom		
ZIP Code	# of families	100%	Payment Standard	% of SAFMR	100%	Payment Standard	% of SAFMR	100%	Payment Standard	% of SAFMR	100%	Payment Standard	% of SAFMR	100%	Payment Standard	% of SAFMR	100%	Payment Standard	% of SAFMR
96823		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96824		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96828		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96830		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96836		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96837	1	\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96839		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96848		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96850		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96854		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96858		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96861		\$1,430	\$1,540	107.7%	\$1,570	\$1,710	108.9%	\$2,070	\$2,250	108.7%	\$2,960	\$3,250	109.8%	\$3,580	\$3,938	110.0%	\$4,117	\$4,529	110.0%
96797	137	\$1,390	\$1,419	102.1%	\$1,530	\$1,562	102.1%	\$2,010	\$2,046	101.8%	\$2,880	\$2,926	101.6%	\$3,480	\$3,542	101.8%	\$4,002	\$4,073	101.8%
96816	184	\$1,380	\$1,419	102.8%	\$1,520	\$1,562	102.8%	\$2,000	\$2,046	102.3%	\$2,860	\$2,926	102.3%	\$3,460	\$3,542	102.4%	\$3,979	\$4,073	102.4%
96717	14	\$1,380	\$1,419	102.8%	\$1,510	\$1,562	103.4%	\$1,990	\$2,046	102.8%	\$2,850	\$2,926	102.7%	\$3,450	\$3,542	102.7%	\$3,968	\$4,073	102.7%
96762		\$1,360	\$1,419	104.3%	\$1,500	\$1,562	104.1%	\$1,970	\$2,046	103.9%	\$2,820	\$2,926	103.8%	\$3,410	\$3,542	103.9%	\$3,922	\$4,073	103.9%
96822	97	\$1,350	\$1,419	105.1%	\$1,490	\$1,562	104.8%	\$1,960	\$2,046	104.4%	\$2,810	\$2,926	104.1%	\$3,390	\$3,542	104.5%	\$3,899	\$4,073	104.5%
96731	2	\$1,350	\$1,419	105.1%	\$1,480	\$1,562	105.5%	\$1,950	\$2,046	104.9%	\$2,790	\$2,926	104.9%	\$3,380	\$3,542	104.8%	\$3,887	\$4,073	104.8%
96826	132	\$1,330	\$1,419	106.7%	\$1,460	\$1,562	107.0%	\$1,920	\$2,046	106.6%	\$2,750	\$2,926	106.4%	\$3,320	\$3,542	106.7%	\$3,818	\$4,073	106.7%
96819	187	\$1,290	\$1,419	110.0%	\$1,420	\$1,562	110.0%	\$1,860	\$2,046	110.0%	\$2,660	\$2,926	110.0%	\$3,220	\$3,542	110.0%	\$3,703	\$4,073	110.0%
96859		\$1,290	\$1,419	110.0%	\$1,420	\$1,562	110.0%	\$1,860	\$2,046	110.0%	\$2,660	\$2,926	110.0%	\$3,220	\$3,542	110.0%	\$3,703	\$4,073	110.0%
96730		\$1,170	\$1,111	95.0%	\$1,290	\$1,220	94.6%	\$1,700	\$1,606	94.5%	\$2,430	\$2,299	94.6%	\$2,960	\$2,783	94.0%	\$3,404	\$3,201	94.0%
96817	180	\$1,150	\$1,111	96.6%	\$1,260	\$1,220	96.8%	\$1,660	\$1,606	96.7%	\$2,380	\$2,299	96.6%	\$2,870	\$2,783	97.0%	\$3,301	\$3,201	97.0%
96792	446	\$1,060	\$1,111	104.8%	\$1,160	\$1,220	105.2%	\$1,530	\$1,606	105.0%	\$2,190	\$2,299	105.0%	\$2,650	\$2,783	105.0%	\$3,048	\$3,201	105.0%
96795	9	\$1,010	\$1,111	110.0%	\$1,110	\$1,220	109.9%	\$1,460	\$1,606	110.0%	\$2,090	\$2,299	110.0%	\$2,530	\$2,783	110.0%	\$2,910	\$3,201	110.0%



6 Bedroom			7 Bedroom			8 Bedroom		
100%	Payment Standard	% of SAFMR	100%	Payment Standard	% of SAFMR	100%	Payment Standard	% of SAFMR
\$4,654	\$5,119	110.0%	\$5,191	\$5,710	110.0%	\$5,728	\$6,301	110.0%
\$4,654	\$5,119	110.0%	\$5,191	\$5,710	110.0%	\$5,728	\$6,301	110.0%
\$4,654	\$5,119	110.0%	\$5,191	\$5,710	110.0%	\$5,728	\$6,301	110.0%
\$4,654	\$5,119	110.0%	\$5,191	\$5,710	110.0%	\$5,728	\$6,301	110.0%
\$4,654	\$5,119	110.0%	\$5,191	\$5,710	110.0%	\$5,728	\$6,301	110.0%
\$4,654	\$5,119	110.0%	\$5,191	\$5,710	110.0%	\$5,728	\$6,301	110.0%
\$4,654	\$5,119	110.0%	\$5,191	\$5,710	110.0%	\$5,728	\$6,301	110.0%
\$4,654	\$5,119	110.0%	\$5,191	\$5,710	110.0%	\$5,728	\$6,301	110.0%
\$4,654	\$5,119	110.0%	\$5,191	\$5,710	110.0%	\$5,728	\$6,301	110.0%
\$4,654	\$5,119	110.0%	\$5,191	\$5,710	110.0%	\$5,728	\$6,301	110.0%
\$4,654	\$5,119	110.0%	\$5,191	\$5,710	110.0%	\$5,728	\$6,301	110.0%
\$4,654	\$5,119	110.0%	\$5,191	\$5,710	110.0%	\$5,728	\$6,301	110.0%
\$4,524	\$4,605	101.8%	\$5,046	\$5,136	101.8%	\$5,568	\$5,667	101.8%
\$4,498	\$4,605	102.4%	\$5,017	\$5,136	102.4%	\$5,536	\$5,667	102.4%
\$4,485	\$4,605	102.7%	\$5,003	\$5,136	102.7%	\$5,520	\$5,667	102.7%
\$4,433	\$4,605	103.9%	\$4,945	\$5,136	103.9%	\$5,456	\$5,667	103.9%
\$4,407	\$4,605	104.5%	\$4,916	\$5,136	104.5%	\$5,424	\$5,667	104.5%
\$4,394	\$4,605	104.8%	\$4,901	\$5,136	104.8%	\$5,408	\$5,667	104.8%
\$4,316	\$4,605	106.7%	\$4,814	\$5,136	106.7%	\$5,312	\$5,667	106.7%
\$4,186	\$4,605	110.0%	\$4,669	\$5,136	110.0%	\$5,152	\$5,667	110.0%
\$4,186	\$4,605	110.0%	\$4,669	\$5,136	110.0%	\$5,152	\$5,667	110.0%
\$3,848	\$3,618	94.0%	\$4,292	\$4,036	94.0%	\$4,736	\$4,453	94.0%
\$3,731	\$3,618	97.0%	\$4,162	\$4,036	97.0%	\$4,592	\$4,453	97.0%
\$3,445	\$3,618	105.0%	\$3,843	\$4,036	105.0%	\$4,240	\$4,453	105.0%
\$3,289	\$3,618	110.0%	\$3,669	\$4,036	110.0%	\$4,048	\$4,453	110.0%

## FOR ACTION

**MOTION:** To **(1)** Adopt Amendments to the Hawaii Administrative Rules (HAR) Entitled “Hawaii Public Housing Authority Section 8 – Housing Choice Voucher Emergency Rules Relating to COVID-19 Emergency”, Which: **(a)** Sets Forth the Requirements for Use of a Lottery for Placement on the Section 8 Wait List; and **(b)** Applies to HAR Chapter 15-185 Section 8 – Housing Choice Voucher Program, and Amends Section 15-185-26 Regarding the Waiting List, to Provide Emergency Relief to Section 8 Tenants to Address the COVID-19 Emergency Declared by the Governor in his Emergency Proclamation for COVID-19 dated March 4, 2020, and Supplemental Proclamations dated March 16, 2020, March 21, 2020, March 23, 2020, March 31, 2020, April 17, 2020, April 25, 2020, May 5, 2020, May 18, 2020, June 10, 2020, July 17, 2020, August 6, 2020, and August 20, 2020; and **(2)** Authorize the Executive Director to Undertake All Actions Necessary to Make Non-Substantive and Technical Amendments and Implement these Rules

### I. FACTS

- A. The Hawaii Public Housing Authority's (HPHA) programs are governed by a variety of federal, state, and agency statutes and rules, such as the United States Code, Code of Federal Regulations and Chapter 356D, Hawaii Revised Statutes (HRS).
- B. Section 356D-4 and 356D-13, HRS (Attachment A), authorize the HPHA to adopt administrative rules with the force and effect of law to govern its programs.
- C. On March 5, 2020, the Governor of the State of Hawaii issued a Proclamation and subsequent Supplementary Proclamations dated March 16, 2020, March 21, 2020, March 23, 2020, March 31, 2020, April 17, 2020, April 25, 2020, May 5, 2020, May 18, 2020, June 10, 2020, July 17, 2020, August 6, 2020, and August 20, 2020 (hereinafter collectively referred to as “Emergency Proclamation”), which proclaimed an emergency for COVID-19. A copy of the applicable Emergency Proclamations can be found on the Governor’s website at: <https://governor.hawaii.gov/emergency-proclamations/>
- D. The Emergency Proclamations suspended, as allowed by law, numerous Hawaii statutes for the “speedy and efficient relief of damages, losses, and

suffering resulting" from the COVID-19 virus which continues to endanger communities.

- E. Pursuant to the Emergency Proclamations, the Governor further directed all State agencies and officers to take protective action in order to prevent the spread of COVID-19 and provide for the health, safety, and welfare of the people as may be required, to assist in all efforts to eliminate the dangers addressed in the Emergency Proclamation.

## II. DISCUSSION

- A. Attached as Attachment C for the Board's consideration is the proposed Section 8 – Housing Choice Voucher Lottery Emergency Rules Relating to COVID-19 Emergency.
- B. The Emergency Rules apply to the HPHA's Section 8 – Housing Choice Voucher Program and HAR Chapter 15-185 and establishes a lottery system to place applicants on the waiting list, and selection from the waiting list by random selection or by date and time, so long as all adopted preferences are considered, thereby allowing the authority to issue vouchers to applicants in a shorter timeframe.
- C. Notwithstanding HAR Chapter 15-185 Section 8 – Housing Choice Voucher Program, and any subsequent repeal or revisions, the proposed Section 8 Emergency Rules relating to the COVID-19 Emergency shall apply to all HPHA Section 8 applicants.
- D. Once approved by the HPHA Board of Directors, the agency must:
  - 1. Post the rules on the applicable state or county government website; and
  - 2. Publish the rules in a newspaper of general circulation in the State, by means calculated to bring its contents to the attention of the general public, including by official announcement by means of television or radio broadcast, or both, or by internet; or where only known persons are concerned, by service upon these persons by registered or certified mail or by personal service.

The rules shall remain posted on the government website while in effect. When immediate promulgation of the rules is necessary in the opinion of the governor or mayor, as applicable, who shall be the sole judge thereof, in lieu of publication, the rules may be promulgated by television or radio broadcast, or both, or by internet, or such other means as may be available; provided that the rules shall be posted and published thereafter at the earliest practicable date.

E. The Department of the Attorney General has reviewed the proposed rules.

### III. RECOMMENDATION

That the Board of Directors **(1)** Adopt Amendments to the Hawaii Administrative Rules (HAR) Entitled “Hawaii Public Housing Authority Section 8 – Housing Choice Voucher Emergency Rules Relating to COVID-19 Emergency”, Which: **(a)** Sets Forth the Requirements for Use of a Lottery for Placement on the Section 8 Wait List; and **(b)** Applies to HAR Chapter 15-185 Section 8 – Housing Choice Voucher Program, and Amends Section 15-185-26 Regarding the Waiting List, to Provide Emergency Relief to Section 8 Tenants to Address the COVID-19 Emergency Declared by the Governor in his Emergency Proclamation for COVID-19 dated March 4, 2020, and Supplemental Proclamations dated March 16, 2020, March 21, 2020, March 23, 2020, March 31, 2020, April 17, 2020, April 25, 2020, May 5, 2020, May 18, 2020, June 10, 2020, July 17, 2020, August 6, 2020, and August 20, 2020; and **(2)** Authorize the Executive Director to Undertake All Actions Necessary to Make Non-Substantive and Technical Amendments and Implement these Rules

Attachment A: Section 356D-4 and 356D-13, HRS

Attachment B: Proposed Draft Section 8 Emergency Rules Relating to the COVID-19 Emergency

Prepared by: Benjamin Park, Chief Planner 

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

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Robert J. Hall  
Chairperson

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

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

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

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

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

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

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DEPARTMENT OF HUMAN SERVICES

Adoption of Amendments to and Compilation of the Hawaii  
Public Housing Authority Section 8 - Housing Choice Voucher  
Emergency Rules Relating to COVID-19 Emergency

September 17, 2020

SUMMARY

Hawaii Administrative Rules, entitled "Hawaii Public  
Housing Authority Section 8 - Housing Choice Voucher Emergency  
Rules Relating to COVID-19 Emergency"

Hawaii Public Housing Authority  
Section 8 - Housing Choice Voucher Emergency Rules Relating to  
COVID-19 Emergency

S8-§1	Findings
S8-§2	Purpose
S8-§3	Authority
S8-§4	Applicability
S8-§5	Definitions
S8-§6	Interim Rent Adjustment
S8-§7	Initial inspections
S8-§8	Voucher briefing
S8-§9	Payment standard
S8-§10	Housing assistance payment contract execution
S8-§11	Absence from the unit
S8-§12	Automatic termination of HAP contract
S8-§13	Findings to Extend Hawaii Public Housing Authority Emergency Rules Relating to COVID-19 Emergency
S8-§14	Extension
S8-§15	Waiting list

Historical Note: This adoption of Hawaii Administrative Rules, entitled "Adoption of Amendments to and Compilation of the Hawaii Public Housing Authority Section 8 - Housing Choice Voucher Emergency Rules Relating to COVID-19 Emergency" is to amend Hawaii Public Housing Authority Section 8 - Housing Choice Voucher Emergency Rules Relating to COVID-19 Emergency, Hawaii Administrative Rules, adopted April 16, 2020, and filed with the Office of the Lieutenant Governor on May 12, 2020, and renewed and extended for an additional 113 days after September 9, 2020, by Adoption of Extension of Hawaii Public Housing Authority Section 8 - Housing Choice Voucher Emergency Rules Relating to COVID-19 Emergency on September 2, 2020, and filed with the Office of the Lieutenant Governor on September 8, 2020, pursuant to Hawaii Revised Statutes sections 91-3(b) and 91-4(b)(2).

S8-§1        **Findings.**    The authority finds that:

(a)    The Governor of the State of Hawaii has determined and proclaimed that the COVID-19 pandemic in the State of Hawaii is an emergency contemplated by section 127A-2 and 127A-14, Hawaii Revised Statutes ("HRS"), and that this emergency continues, as evidenced by his Proclamation dated March 4, 2020, and

Supplementary Proclamations dated March 16, 2020, March 21, 2020, March 23, 2020, and March 31, 2020 ("Emergency Proclamations");

(b) Section 127A-2, HRS, defines "emergency" as "any occurrence, or imminent threat thereof, which results or may likely result in substantial injury or harm to the population or substantial damage to or loss of property";

(c) There is an occurrence of a severe and extraordinary event that constitutes a public health emergency which continues to evolve and spread around the globe and is now spreading in the community which has caused damages, losses and suffering of such character and magnitude to affect the health, welfare, and living conditions of a substantial number of persons, and is anticipated to affect the economy of the State of Hawaii as the Governor has declared through his Emergency Proclamations;

(d) By Supplementary Proclamation dated March 16, 2020, the Governor directed all state agencies and officers to cooperate with and suspend statutes related to any administrative procedures in Chapter 91, HRS in order for state agencies to more effectively provide emergency relief and engage in emergency management functions as may be required to assist in all efforts to address the objectives of his proclamation;

(e) As the authority agrees with the Governor that the ongoing COVID-19 pandemic is of such magnitude to warrant protective action, the authority finds it must provide emergency relief to its Section 8 - Housing Choice Voucher Program participants who lost employment or income due to the COVID-19 emergency;

(f) This emergency rule provides financial relief assistance to the authority's Section 8 - Housing Choice Voucher program participants by allowing interim rent adjustments to be effective on the day the participant's employment and corresponding income were lost due to the COVID-19 emergency in the State of Hawaii;

(g) Based on the above, there is an imminent peril to the public health, safety or morals, caused by the COVID-19 pandemic statewide requiring immediate adoption of this emergency rule upon less than thirty days' notice of hearing; and

(h) These findings are based on the Board's personal knowledge and professional experiences.

S8-§2       **Purpose.** These emergency rules are adopted based on the findings in section S8-1 to respond to the COVID-19 emergency declared by the Governor and enable the authority to provide certain financial relief to participating families in the authority's Section 8 Housing Choice Voucher Program due to the COVID-19 emergency.

S8-§3 **Authority.** These rules are adopted pursuant to section 91-3, HRS.

S8-§4 **Applicability.** Notwithstanding Chapter 15-185 Section 8 - Housing Choice Voucher Program, and any subsequent repeal or revisions, these rules shall apply to the authority's Section 8 Housing Choice Voucher Program participants and modify certain sections in Chapter 15-185; provided that upon expiration of these emergency rules, these rules shall terminate.

S8-§5 **Definitions.** (a) All definitions provided in these rules shall be the same as those provided in chapter 356D, HRS and Chapter 15-185 unless an expanded definition is provided specifically by these rules.

(b) As used in these rules:

"Authority" means the Hawaii public housing authority.

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

S8-§6 **Interim Rent Adjustment.** (a) Section 15-185-33 is suspended. While Section 15-185-33 is suspended, this section shall apply.

(b) The authority may adjust a participant's rent between reexaminations if a participant reports a change in income.

(c) Adjustments reflecting a lower rent shall be made effective as of the date the participant's income decreased due the COVID-19 emergency. A participant who has obtained a decrease in rent under this section shall report all income increases which occur prior to the next reexamination and rent may be readjusted accordingly.

(d) A rent adjustment shall be made between reexaminations when a participant's income increases as a result of the inclusion of additional persons with income to the family, and such adjustment shall be made effective on the first day of the second month following the inclusion.

(e) The participant and owner shall be notified in writing by the corporation of the results of any reexamination within a reasonable time.

S8-§7 **Initial inspections.** (a) The authority may execute a HAP contract on a dwelling unit that fails the initial

inspection required under section 15-185-42, provided such failure was the result of only non-life-threatening deficiencies, and corrections are made within the HUD allowed time period, without affecting the housing assistance payment.

**S8-§8 Voucher briefing.** The authority may use alternative methods to conduct voucher issuance oral briefings required by section 15-185-29 provided these alternative methods shall not be conducted beyond July 31, 2020.

**S8-§9 Payment standard.** In addition to payment standard rules set forth in section 15-185-55, the authority may apply a payment standard increase at any time (e.g., interim reexamination or owner rent increase) after the effective date of the increase in the payment standard amount, provided the increased payment standard is used to calculate the HAP no later than the effective date of the participant's first regular reexamination following the change.

**S8-§10 Housing assistance payment contract execution.** (a) The authority shall execute a HAP contract no later than 120 days from the beginning of the lease term provided the contract is executed no later than July 31, 2020.

(b) On or after August 1, 2020, the authority shall use best efforts to execute the HAP contract before the beginning of the lease term and execute the HAP contract no later than 60 days from the beginning of the lease term. Any HAP contract executed after the 60-day period is void and the authority shall not pay any housing assistance payments to the owner.

**S8-§11 Absence from unit.** The authority may continue to provide housing assistance payments when a participant is absent from the unit more than 180 consecutive calendar days due to extenuating circumstances, provided the absence from the unit does not extend beyond December 31, 2020. Extenuating circumstances include but are not limited to hospitalization of participant, extended stays at nursing homes, or caring for family members.

**S8-§12 Automatic termination of HAP contract.** Should the participant's income increase to the extent that the housing assistance payment is reduced to \$0 (zero dollars), the authority will not automatically terminate the HAP contract 180

days after the last housing assistance payment to the owner. Instead of automatic termination, the authority, upon written notice to the owner and participant, may extend the period of time following the last payment to the owner beyond the normally applicable 180 days.

**S8-13 Findings to Extend Hawaii Public Housing Authority Emergency Rules Relating to COVID-19 Emergency.**

The authority finds that:

(a) Governor David Y. Ige declared a state of emergency in the State of Hawaii due to COVID-19 by issuing an Emergency Proclamation on March 4, 2020, that was extended by Supplementary Proclamations, most recently on August 20, 2020, which extended the emergency through September 30, 2020;

(b) The authority agrees with the Governor that the ongoing COVID-19 pandemic is of such magnitude to warrant protective action, the authority finds it must provide emergency relief to its Section 8 - Housing Choice Voucher Program participants who lost employment or income due to the COVID-19 emergency;

(c) These emergency rules provide financial relief assistance to the authority's Section 8 - Housing Choice Voucher program participants by allowing interim rent adjustments to be effective as of the date the participant's income decreased due the COVID-19 emergency; and

(d) These emergency rules enable the authority to delay or suspend program requirements as allowed under HUD Notice PIH 2020-05 regarding COVID-19 Statutory and Regulatory Waivers for the Public Housing, Housing Choice Voucher, Indian Housing Block Grant and Indian Community Development Block Grant Programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program dated April 10, 2020, issued by HUD to public housing agencies ("PIH Notice 2020-05"). In PIH Notice 2020-05, HUD waived and established alternative requirements for numerous statutory and regulatory requirements for the Housing Choice Voucher program, pursuant to the authority provided to HUD under the Coronavirus Aid, Relief and Economic Security (CARES) Act, Public Law 116-136 (March 27, 2020).

**S8-14 Extension.** Based on the authority's findings set forth in section 8-13, the authority is renewing and extending Hawaii Public Housing Authority Section 8 - Housing

Choice Voucher Emergency Rules Relating to COVID-19  
Emergency, adopted April 16, 2020, and filed with the Office  
of the Lieutenant Governor on May 12, 2020, for an additional  
113 days after September 9, 2020.

S8-15 **Waiting list.** (a) Section 15-185-26 and the  
authority's Section 8 Administrative Plan, Chapter 4-III, in  
part where applicable, are suspended. While Section 15-185-26  
and the Section 8 Administrative Plan, Chapter 4-III are  
suspended, this section shall apply.

(b) The authority shall maintain a separate waiting list  
for each of its housing choice voucher or project-based voucher  
programs.

(c) Placement on the waiting list may be by:

(1) Date and time; or

(2) Lottery selection, so long as all adopted preferences  
are considered.

(d) Applicants shall be notified of the opportunity to  
apply for vouchers and of the procedure to be used to be placed  
on 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.

(e) The notice to open the waiting list shall include  
information on what procedure shall be used to place applicants  
on the waiting list, how to apply, the date and time of the  
lottery selection and the number of applicants that 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) Applicants that are selected for placement on the  
waiting list shall be notified in writing of their selection on  
the waiting list within ten business days. Applicants that are  
not selected by the lottery shall be informed in writing of  
their non-selection for placement on the waiting list within ten  
business days.

(h) Selection of applicants from the waiting list shall be  
based upon:

(1) A randomly assigned number based on the number of  
applicants that were selected by the lottery; or

(2) Date and time of the application; and

(3) Applicable local preference.

(i) An applicant must notify the authority, at least  
annually, of any change that may affect the applicant's place on  
the waiting list and the authority's ability to contact

applicant. Changes include, but are not limited to, familial status, financial status, mailing address and current residence.

(j) An applicant may continue to be on the waiting list even though the applicant is a tenant in or receiving housing assistance from another housing program.

(k) Applications for the housing choice voucher program will be active for eighteen months from the date of placement on the waiting list and then will expire. Applicants on the waitlist at eighteen months will receive a letter informing them that their application has expired within ten business days.

(l) Should the authority open the waiting list for applicants with local preferences, any applicant who is unable to verify their qualifications for meeting the preference within 10 business days may be removed from the waiting list.

(m) Applicants who were either not selected to participate in the lottery, or whose application has expired, will not qualify for an informal hearing.

DEPARTMENT OF HUMAN SERVICES  
Hawaii Public Housing Authority Emergency Rules  
Relating to COVID-19 Emergency

Amendments to and compilation of the Section 8 - Housing Choice Voucher Emergency Rules Relating to COVID-19 Emergency, Hawaii Administrative Rules, were adopted on September 17, 2020, by the Hawaii Public Housing Authority Board of Directors at its board meeting with prior public notices provided in accordance with section 92-7, Hawaii Revised Statutes, and with abbreviated notice and hearing pursuant to section 91-3(b), Hawaii Revised Statutes.

The rules shall take effect upon filing with the Office of the Lieutenant Governor for a period of not longer than 105 days after September 17, 2020 unless extended in compliance with section 91-3(b), Hawaii Revised Statutes.

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

Pursuant to my Proclamation dated March 4, 2020, and Supplementary Proclamations dated March 16, 2020, March 21, 2020, March 23, 2020, March 31, 2020, April 17, 2020, April 25, 2020, May 5, 2020, May 18, 2020, June 10, 2020, July 17, 2020, August 6, 2020, and August 20, 2020 relating to COVID-19, I approve these rules.

APPROVED:

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DAVID Y. IGE  
Governor  
State of Hawaii  
Dated: \_\_\_\_\_

APPROVED AS TO FORM:

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Deputy Attorney General

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Filed

## FOR INFORMATION

**SUBJECT:** HUD Notification Regarding the Hawaii Public Housing Authority's Final Section 8 Management Assessment Program (SEMAP) Score; HPHA's High Performer Designation

### I. FACTS

- A. SEMAP is a federally-mandated management assessment system that the U.S. Department of Housing and Urban Development (HUD) uses annually to measure the performance under the Section 8 tenant-based rental assistance program.
- B. SEMAP sets forth the following fourteen (14) indicators to measure program performance. SEMAP enables HUD to ensure program integrity and accountability by identifying PHA management capabilities and deficiencies and by improving risk assessment to effectively target monitoring and program assistance in fourteen areas. Public housing agencies use the SEMAP performance analysis to assess their own program operations on an annual basis.
- C. After a public housing agency submits its SEMAP certification to HUD, the HUD office will review and certify the score.
- D. The SEMAP score and overall performance rating identifies housing agencies as high performer, standard or troubled and identifies and requires corrective actions for SEMAP deficiencies, and imposes sanctions for troubled performers.

High Performer	90+% rating
Standard Performer	60%-89% rating
Troubled	< 60% rating

### II. DISCUSSION

- A. For the fiscal period that ended June 30, 2020, the HPHA anticipated a score of 145 out of 145 (100%) which would designate the HPHA's Section 8 program as a "High Performer" under the federal management assessment program. The HPHA timely submitted its SEMAP Certification to HUD on August 24, 2020, for review.

- B. On September 10, 2020 the HPHA received official notification from HUD that the HPHA is designated a "**High Performer**" under the federal management assessment program with a **score of 100%**, for the fiscal period that ended June 30, 2020.
  
- C. As a result of this score, HPHA will be able to secure more effective program assistance from the U.S. Department of Housing and Urban Development.

Attachment: HUD Letter, dated September 10, 2020



September 10, 2020

Mr. Hakim Ouansafi  
Executive Director  
Hawaii Public Housing Authority  
1002 North School Street  
Honolulu, HI 96817

Dear Mr. Ouansafi,

Thank you for completing the Section 8 Management Assessment Program (SEMAP) certification for the Hawaii Public Housing Authority (HPHA). We appreciate the time and attention that has been given to the SEMAP assessment process. The SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying a Public Housing Agency’s capabilities and deficiencies related to the administration of the program. As a result, the Department of HUD will be able to provide more effective program assistance to Public Housing Agencies.

For fiscal year ending June 30, 2020, HPHA’s final SEMAP score is 100%. Listed below are the scores rated for each Indicator:

Indicator

1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
3	Determination of Adjusted Income (24 CFR part 5, subpart F, and 24 CFR 982.516)	20
4	Utility Allowance Schedule (24 CFR 982.517)	5
5	HQS Quality Control (24 CFR 982.405(b))	5
6	HQS Enforcement (24 CFR 982.404)	10
7	Expanding Housing Opportunities	5
8	Payment Standards (24 CFR 982.503)	5
9	Timely Annual Reexaminations (24 CFR 5.617)	10
10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
12	Annual HQS Inspections (24 CFR 982.405(a))	10
13	Lease-Up	20
14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	10
15	Deconcentration Bonus	N/A

**HPHA’s overall rating is High Performer.**

Mr. Hakim Ouansafi  
Executive Director  
September 9, 2020

Thank you for your cooperation with the SEMAP process. Should you have any questions concerning your scores, you may contact your Portfolio Management Specialist, Jennifer Stolze by email at [Jennifer.T.Stolze@HUD.gov](mailto:Jennifer.T.Stolze@HUD.gov) or by phone at 808-457-4669.

Sincerely,

Jesse Wu  
Director  
Office of Public Housing

## FOR INFORMATION

**SUBJECT:** Update on Redevelopment Project and Termination of the Master Developer at Mayor Wright Homes (Tax Map Key: 1-7-029-003-0000)

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(8), and 103D-105 to discuss, deliberate or make a decision on information that must be kept confidential, 92-5(a)(3) to deliberate concerning the authority of persons designated by the Board to negotiate the acquisition of public property, and/or 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to the Redevelopment Project at Mayor Wright Homes

### I. Background

- A. On November 20, 2014, the HPHA Board of Directors approved the selection of Hunt Development Group LLC, as the master developer for the Project and authorized the Executive Director to enter into negotiations with Hunt to complete a Master Development Agreement.
- B. On December 29, 2017 the HPHA and MWH Partners, Inc. ("Hunt") (Jointly, the "Parties") entered into a Master Development Agreement (the "Agreement") governing the redevelopment of Project.
- C. Pursuant to Section 6.1 of the Agreement, Hunt is responsible for 100% of the master planning and Environmental Review costs, as specified on Exhibit F of the Agreement (the "Master Planning Costs") to support the environmental review of the Preliminary Master Development Plan for the Project including, but not limited to, Chapter 343 of Hawaii Revised Statutes, and Federal law including, but not limited to, the National Environmental Policy Act, 42 U.S.C. Section 4321 et seq., and its implementing regulations ("NEPA") (collectively, "Environmental Review").
- D. Pursuant to Section 6.1 of the Agreement, the Parties further agreed that they shall each be responsible for 50% of the predevelopment costs shown on Exhibit G of the Agreement (the "Shared Costs") which costs shall exclude those costs paid by Hunt.

- E. On July 16, 2020, the HPHA's Board of Directors approved a motion terminate the Master Development Agreement for the Redevelopment of Mayor Wright Homes (Tax Map Key: 1-7-029-003-0000) Between the Hawaii Public Housing Authority and MWH Partners, LLC, Dated December 29, 2017 (the "MDA"), for Convenience and Authorize the Executive Director to Undertake All Actions Necessary to Effectuate the Termination.
- F. The MDA states that if the HPHA terminates the Master Development Agreement for convenience, Hunt shall be reimbursed for payment for work product and such fees as properly approved and documented and as further described in Section 15.2 of the Master Development Agreement
- G. The HPHA received a letter in response to its notice of termination for convenience.
- H. As stated during previous Board meetings, the HPHA is not terminating the redevelopment project at Mayor Wright Homes, just its Master Development Agreement with this Developer.

Prepared by: Kevin Auger, Redevelopment Officer \_\_\_\_\_

**Hawaii Public Housing Authority  
Report for the Month of August 2020**

**I. Planning and Evaluation**

**A. Information Office Activities**

- On August 13, 2020, the HPHA participated in the Aliamanu-Salt Lake-Foster Village-Airport Neighborhood Board No. 18 and provided a status update about the long-awaited reopening of Salt Lake Apartments. The Neighborhood Board was informed that the Salt Lake Apartments modernization was complete and that the HPHA is in the process of reviewing candidates from the public housing waitlist and would be moving families into the property in the very near future.

**B. State Disaster Recovery Coordinator – Housing Recovery Support Function Kickoff Meeting**

- On August 7, 2020, the HPHA attended a follow-up Housing Recovery Support Function kickoff meeting with the State Disaster Recovery Coordinator Ms. Alexandra Slous. The focus of this meeting was to gather a smaller sub-group of state and county housing teams to do a deeper dive on CARES program implementation. Topics included:
  - Monthly recertification requirements
  - Forward vs. back rent
  - Rent vs. mortgage
  - Timing of relief funds and relief programs
  - Eligibility criteria
  - Data collection and the prevention of duplicating services

**C. COVID-19 Outreach**

- On September 4, 2020, the HPHA worked with the Department of Health Public Health Nurses and the Hawaii National Guard to provide COVID-19 outreach at the HPHA's Puuwai Momi property. The outreach teams consisted of nurses, doctors, guard members and interpreters, and they performed educational door-to-door visits, tested/swabbed residents if they were exhibiting symptoms, distributed flyers with information about the free Surge Testing event that was being provided to the public the following day, and encouraged residents to sign up over the internet through the laptops and tablets all teams were equipped with.

## D. HPHA Aloha Cares Emergency Feeding Program

- The HPHA Aloha Cares Emergency Feeding Program (ACEFP) has been working with its vendor to provide HPHA public housing tenants and the general public with receiving meals and access to food (e.g., food boxes) to ensure that people can stay safer in their homes and avoid possible exposure to COVID-19. As of August 31, 2020, the ACEFP has served 1,684 people and has served 24,052 meals.

## E. Non-Profit Outreach for Housing Retention and Information Distribution

- The HPHA met with several non-profit organizations to discuss how we can work together to provide assistance to keep our public families housed, how we can distribute more facial coverings and cleaning supplies, and how to keep our public housing community informed through the <https://www.hphaishereforyou.org> website throughout the COVID-19 pandemic.

## II. Fiscal Management

### A. Variance Report for July 2020

#### 1. Revenue for the Month of July 2020

**Dwelling Rental Income** \$242,749 lower than budget

The unfavorable variance of \$242,749 was mainly due to the impact of COVID-19.

**CFP Grant Income** \$107,395 lower than budget

The Public Housing Capital Fund Program ("CFP") is a U.S Department of Housing and Urban Development (HUD) grant for capital and management activities, including the modernization and development of public housing. HUD regulation also allows each Public Housing Authority (PHA) to use certain percentage of CFP for administration and operational costs. By HUD rule, a PHA has two years to obligate and two years to spend it after CFP grant is made available annually.

CFP is drawn through HUD's Electronic Line of Credit System ("eLOCCS") based on Budget Line Items ("BLI"). BLIs are further grouped into soft cost (BLI Numbers 1406, 1408 and 1410) for management activities, and hard cost (BLI Numbers greater than 1430) for capital projects.

CFP drawings and expenditures that are not capitalized are reported on this line as operating income. Capitalization of CFP expenditure is reported in Balance Sheet under construction in progress.

\$107,395 were budgeted for non-capitalized CFP expenditures. There was no such expenditure during the month.

**Other Income \$242,361 lower than budget**

The unfavorable variance of \$242,361 was caused by

- \$231,323 lower revenues of the front-line service fees generated by Multi - Skilled Workers Pilot program team, Application Office, Hearing Office, and Compliance Office;
- \$18,811 smaller payments received from tenants, which were not directly related to dwelling unit rent;
- \$333 less fraud recovery;
- \$1,411 lower investment income;
- \$1,415 less admin fee earned on Section 8 port-in;
- \$22,851 lower Section 8 port-in payments; and
- \$33,783 more miscellaneous incomes that capture all types of income not specified otherwise.

**2. Expenses for the Month of July 2020**

**Administrative \$226,696 lower than budget**

The favorable variance of \$226,696 was due to

- \$54,033 lower HPHA administrative payroll expenses;
- \$23,218 higher private management company's administrative payroll expenses;
- \$96,644 less front-line service fees charged by the Application, Hearing and Compliance offices;
- \$33,511 smaller legal expenses;
- \$8,256 lower travel expenses;
- \$17,526 less management agent fees;
- \$18,473 higher consultant and other professional service expenses;
- \$25,952 less expenses on office supplies; and
- \$32,465 lower expenses of the items not specified above.

**Management Fees \$36,771 higher than budget**

The unfavorable variance of \$36,771 was due to the following reasons.

- \$26,578 more management fee paid to COCC.
- \$10,193 additional management fee paid to COCC under CARES Act funding.

**Tenant Services \$10,440 lower than budget**

Tenant Services include relocation costs, resident participation program costs and tenant service costs for any services directly related to meeting tenant needs.

\$10,440 favorable variance was a result of relocation cost, resident participation program cost, and other tenant service expense lower by \$4,293, 5,570 and \$577, respectively.

**Bad Debt Expense \$80,834 higher than budget**

The \$80,834 unfavorable variance was a result of month end reconciliation of tenant accounts receivable and adjustments of allowances for bad debt.

**General Expenses \$142,581 higher than budget**

The \$142,581 unfavorable variance was due to purchase of COVID-19 PPE.

Since it was the first month of the fiscal year 2021, the year to date numbers were same as the month.

**HAWAII PUBLIC HOUSING AUTHORITY**  
**Agency Total**  
**Actual vs Budget Comparison**  
**For the Month of July 2020, and the 1 Months ended July 31, 2020**  
(Amounts in Full Dollars)

Month of July 2020			
Actual	Budget	Variance	
		Amount	%
1,784,904	2,027,653	(242,749)	-12%
8,527,887	8,511,239	16,648	0%
-	107,395	(107,395)	-100%
444,905	408,539	36,366	9%
-	-	-	0%
418,299	447,354	(29,055)	-6%
333,429	575,790	(242,361)	-42%
<b>\$ 11,509,424</b>	<b>12,077,970</b>	<b>(568,546)</b>	<b>-5%</b>

1,689,516	1,916,212	(226,696)	-12%
-	-	-	0%
386,363	349,592	36,771	11%
58,555	60,585	(2,030)	-3%
6,419,035	6,257,156	161,879	3%
8,076	18,516	(10,440)	-56%
1,065,732	1,110,417	(44,685)	-4%
2,384,831	2,407,489	(22,658)	-1%
432,521	444,617	(12,096)	-3%
43,368	43,859	(491)	-1%
1,719,220	1,719,220	-	0%
114,179	33,345	80,834	>100%
169,200	26,619	142,581	>100%
<b>14,490,596</b>	<b>14,387,627</b>	<b>102,969</b>	<b>1%</b>
<b>\$ (2,981,172)</b>	<b>(2,309,657)</b>	<b>(671,515)</b>	<b>-29%</b>

(2,981,172)	(2,309,657)	(671,515)	-29%
1,719,220	1,719,220	-	n/a
114,179	33,345	80,834	>100%
<b>\$ (1,147,773)</b>	<b>(557,092)</b>	<b>(590,681)</b>	<b>&lt;-100%</b>

Year To Date ended July 31, 2020						
Actual	Budget	Variance		Prior Year	Variance	
		Amount	%		Amount	%
1,784,904	2,027,653	(242,749)	-12%	1,850,163	(65,259)	-4%
8,527,887	8,511,239	16,648	0%	8,158,525	369,362	5%
-	107,395	(107,395)	-100%	-	-	0%
444,905	408,539	36,366	9%	412,557	32,348	8%
-	-	-	0%	-	-	0%
2,418,299	447,354	1,970,945	>100%	464,667	1,953,632	>100%
333,429	575,790	(242,361)	-42%	338,304	(4,875)	-1%
<b>\$ 13,509,424</b>	<b>12,077,970</b>	<b>1,431,454</b>	<b>12%</b>	<b>11,224,216</b>	<b>2,285,208</b>	<b>20%</b>

**REVENUES**

Dwelling Rental Income	1,784,904	2,027,653	(242,749)	-12%
HUD Operating Grants	8,527,887	8,511,239	16,648	0%
CFP Grant Income	-	107,395	(107,395)	-100%
COCC Fee Income	444,905	408,539	36,366	9%
State CIP Fund	-	-	-	0%
Grant Income	2,418,299	447,354	1,970,945	>100%
Other Income	333,429	575,790	(242,361)	-42%
<b>Total Revenues</b>	<b>\$ 13,509,424</b>	<b>12,077,970</b>	<b>1,431,454</b>	<b>12%</b>

**EXPENSES**

Administrative	1,689,516	1,916,212	(226,696)	-12%
Asset Management Fees	-	-	-	0%
Management Fees	386,363	349,592	36,771	11%
Bookkeeping Fees	58,555	60,585	(2,030)	-3%
Housing Assistance Payments	6,419,035	6,257,156	161,879	3%
Tenant Services	8,076	18,516	(10,440)	-56%
Utilities	1,065,732	1,110,417	(44,685)	-4%
Maintenance	2,384,831	2,407,489	(22,658)	-1%
Protective Services	432,521	444,617	(12,096)	-3%
Insurance	43,368	43,859	(491)	-1%
Depreciation Expense	1,719,220	1,719,220	-	0%
Bad Debt Expense	114,179	33,345	80,834	>100%
General Expenses	169,200	26,619	142,581	>100%
<b>Total Expenses</b>	<b>14,490,596</b>	<b>14,387,627</b>	<b>102,969</b>	<b>-1%</b>
<b>Net Income(Loss)</b>	<b>\$ (981,172)</b>	<b>(2,309,657)</b>	<b>1,328,485</b>	<b>58%</b>

**CASH BASIS**

Net Income(loss) per Above	(981,172)	(2,309,657)	1,328,485	58%
Add back non cash items:				
Depreciation Expense	1,719,220	1,719,220	-	n/a
Bad Debt Expense	114,179	33,345	80,834	>100%
<b>TOTAL CASH BASIS</b>	<b>\$ 852,227</b>	<b>(557,092)</b>	<b>1,409,319</b>	<b>&gt;100%</b>

Administrative	1,689,516	1,916,212	(226,696)	-12%	1,641,461	48,055	3%
Asset Management Fees	-	-	-	0%	-	-	0%
Management Fees	386,363	349,592	36,771	11%	354,886	31,477	9%
Bookkeeping Fees	58,555	60,585	(2,030)	-3%	57,680	875	2%
Housing Assistance Payments	6,419,035	6,257,156	161,879	3%	6,100,022	319,013	5%
Tenant Services	8,076	18,516	(10,440)	-56%	8,121	(45)	-1%
Utilities	1,065,732	1,110,417	(44,685)	-4%	1,206,336	(140,604)	-12%
Maintenance	2,384,831	2,407,489	(22,658)	-1%	1,641,732	743,099	45%
Protective Services	432,521	444,617	(12,096)	-3%	303,448	129,073	43%
Insurance	43,368	43,859	(491)	-1%	51,233	(7,865)	-15%
Depreciation Expense	1,719,220	1,719,220	-	0%	1,669,858	49,362	3%
Bad Debt Expense	114,179	33,345	80,834	>100%	97,053	17,126	18%
General Expenses	169,200	26,619	142,581	>100%	15,614	153,586	>100%
<b>Total Expenses</b>	<b>14,490,596</b>	<b>14,387,627</b>	<b>102,969</b>	<b>-1%</b>	<b>13,147,444</b>	<b>1,343,152</b>	<b>10%</b>
<b>Net Income(Loss)</b>	<b>\$ (981,172)</b>	<b>(2,309,657)</b>	<b>1,328,485</b>	<b>58%</b>	<b>(1,923,228)</b>	<b>942,056</b>	<b>49%</b>

Net Income(loss) per Above	(981,172)	(2,309,657)	1,328,485	58%	(1,923,228)	942,056	49%
Add back non cash items:							
Depreciation Expense	1,719,220	1,719,220	-	n/a	1,669,858	49,362	3%
Bad Debt Expense	114,179	33,345	80,834	>100%	97,053	17,126	18%
<b>TOTAL CASH BASIS</b>	<b>\$ 852,227</b>	<b>(557,092)</b>	<b>1,409,319</b>	<b>&gt;100%</b>	<b>(156,317)</b>	<b>1,008,544</b>	<b>&gt;100%</b>

HAWAII PUBLIC HOUSING AUTHORITY

Consolidated Balance Sheet

Agency Total

As fo July 31, 2020 and June 30, 2020

	<u>As of July 31, 2020</u>	<u>As of June 30, 2020</u>	<u>Increase (Decrease)</u>
<b>ASSETS:</b>			
Cash	162,838,137	162,039,114	799,023
Receivables:			
Tenant Receivables	2,449,093	2,385,559	63,534
Other	1,481,908	1,801,819	(319,911)
Less Allowance for Doubtful Accounts	(2,941,222)	(2,785,789)	(155,433)
Total receivables	989,779	1,401,589	(411,810)
Accrued Interest	46,238	51,656	(5,418)
Prepaid Expenses	19,799	19,799	-
Inventories	883,501	885,290	(1,789)
Interprogram Due From	7,678,351	11,942,997	(4,264,646)
<b>Total Current Assets</b>	<b><u>172,455,805</u></b>	<b><u>176,340,445</u></b>	<b><u>(3,884,640)</u></b>
Property, Plant & Equipment:			
Land	25,339,610	25,339,610	-
Buildings	708,166,205	708,166,205	-
Furniture & Equipment	8,795,363	8,795,363	-
Motor vehicles	2,939,960	2,939,960	-
Construction in Progress	101,804,571	101,804,571	-
Less: Accumulated Depreciation	(466,935,065)	(465,215,845)	(1,719,220)
Notes, Loans & Mortgage Receivable-Non Current	8,716,630	8,716,630	-
Other Long Term Assets	-	-	-
Deferred Outflows of Resources	11,546,700	11,546,700	-
<b>Total Assets &amp; Deferred Outflow of Resources</b>	<b><u>\$ 572,829,779</u></b>	<b><u>\$ 578,433,639</u></b>	<b><u>(5,603,860)</u></b>

HAWAII PUBLIC HOUSING AUTHORITY

Consolidated Balance Sheet

Agency Total

As fo July 31, 2020 and June 30, 2020

	<u>As of July 31, 2020</u>	<u>As of June 30, 2020</u>	<u>Increase (Decrease)</u>
<b>LIABILITIES AND NET POSITION</b>			
Accounts Payable	3,207,021	2,982,098	224,923
Accrued Expenses	-	-	-
Accrued Salaries & Wages	1,143,668	1,143,668	-
Accrued Vacation	1,611,166	1,611,166	-
Tenant Security Deposits	1,324,931	1,289,542	35,389
Other Liabilities & Deferred Income	8,544,905	7,086,918	1,457,987
Interprogram Due To	7,689,137	11,942,994	(4,253,857)
<b>Total Current Liabilities</b>	<b>23,520,828</b>	<b>26,056,386</b>	<b>(2,535,558)</b>
Accrued Liabilities	40,288,545	40,288,545	-
Net Pension Liability	37,880,203	37,880,203	-
Other Long Term Liabilities	159,564	153,142	6,422
Deferred Inflows of Resources	1,787,215	1,787,215	-
<b>Net Assets</b>			
Investment in capital assets	380,110,644	381,829,864	(1,719,220)
Restricted Net Assets	35,450,847	35,450,847	-
Unrestricted Net Assets	54,613,105	52,987,437	1,625,668
Net Income Year to Date	(981,172)	2,000,000	(2,981,172)
<b>Total Net Assets</b>	<b>469,193,424</b>	<b>472,268,148</b>	<b>(3,074,724)</b>
<b>Total Liabilities, Deferred Inflow of Resources &amp; Net Position</b>	<b>\$ 572,829,779</b>	<b>578,433,639</b>	<b>(5,603,860)</b>

**HAWAII PUBLIC HOUSING AUTHORITY**  
**Federal Low Rent Program**  
**Actual vs Budget Comparison**  
**For the Month of July 2020, and the 1 Months ended July 31, 2020**

(Amounts in Full Dollars)

Month of July 2020			
Actual	Budget	Variance	
		Amount	%
1,435,157	1,705,331	(270,174)	-16%
1,719,956	2,071,024	(351,068)	-17%
-	107,395	(107,395)	-100%
-	-	-	0%
-	-	-	0%
64,437	337,786	(273,349)	-81%
32,081	53,314	(21,233)	-40%
<b>\$ 3,251,631</b>	<b>4,274,850</b>	<b>(1,023,219)</b>	<b>-24%</b>
641,584	755,799	(114,215)	-15%
-	-	-	0%
282,574	286,234	(3,660)	-1%
33,658	34,936	(1,278)	-4%
4,226	1,942	2,284	>100%
3,799	14,220	(10,421)	-73%
878,361	906,633	(28,272)	-3%
1,907,363	1,802,604	104,759	6%
307,572	410,273	(102,701)	-25%
33,442	32,775	667	2%
1,416,012	1,416,012	-	0%
94,701	32,309	62,392	>100%
-	9,260	(9,260)	-100%
<b>5,603,292</b>	<b>5,702,997</b>	<b>(99,705)</b>	<b>-2%</b>
<b>\$ (2,351,661)</b>	<b>(1,428,147)</b>	<b>(923,514)</b>	<b>-65%</b>
<b>(2,351,661)</b>	<b>(1,428,147)</b>	<b>(923,514)</b>	<b>-65%</b>
1,416,012	1,416,012	-	0%
94,701	32,309	62,392	>100%
<b>\$ (840,948)</b>	<b>20,174</b>	<b>(861,122)</b>	<b>&lt;-100%</b>

**REVENUES**

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

**Total Revenues**

**EXPENSES**

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

**Total Expenses**

**Net Income(Loss)**

**CASH BASIS:**

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

Year To Date ended July 31, 2020						
Actual	Budget	Variance		Prior Year	Variance	
		Amount	%		Amount	%
1,435,157	1,705,331	(270,174)	-16%	1,573,511	(138,354)	-9%
1,719,956	2,071,024	(351,068)	-17%	2,035,816	(315,860)	-16%
-	107,395	(107,395)	-100%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
64,437	337,786	(273,349)	-81%	(387,623)	452,060	>100%
32,081	53,314	(21,233)	-40%	57,141	(25,060)	-44%
<b>3,251,631</b>	<b>4,274,850</b>	<b>(1,023,219)</b>	<b>-24%</b>	<b>3,278,845</b>	<b>(27,214)</b>	<b>-1%</b>
641,584	755,799	(114,215)	-15%	569,116	72,468	13%
-	-	-	0%	-	-	0%
282,574	286,234	(3,660)	-1%	268,441	14,133	5%
33,658	34,936	(1,278)	-4%	32,833	825	3%
4,226	1,942	2,284	>100%	1,188	3,038	>100%
3,799	14,220	(10,421)	-73%	4,506	(707)	-16%
878,361	906,633	(28,272)	-3%	970,446	(92,085)	-9%
1,907,363	1,802,604	104,759	6%	1,164,336	743,027	64%
307,572	410,273	(102,701)	-25%	277,018	30,554	11%
33,442	32,775	667	2%	38,514	(5,072)	-13%
1,416,012	1,416,012	-	0%	1,366,197	49,815	4%
94,701	32,309	62,392	>100%	92,669	2,032	2%
-	9,260	(9,260)	-100%	5,325	(5,325)	-100%
<b>5,603,292</b>	<b>5,702,997</b>	<b>(99,705)</b>	<b>2%</b>	<b>4,790,589</b>	<b>812,703</b>	<b>17%</b>
<b>(2,351,661)</b>	<b>(1,428,147)</b>	<b>(923,514)</b>	<b>-65%</b>	<b>(1,511,744)</b>	<b>(839,917)</b>	<b>-56%</b>
<b>(2,351,661)</b>	<b>(1,428,147)</b>	<b>(923,514)</b>	<b>-65%</b>	<b>(1,511,744)</b>	<b>(839,917)</b>	<b>-56%</b>
1,416,012	1,416,012	-	0%	1,366,197	49,815	4%
94,701	32,309	62,392	>100%	92,669	2,032	2%
<b>(840,948)</b>	<b>20,174</b>	<b>(861,122)</b>	<b>&lt;-100%</b>	<b>(52,878)</b>	<b>(788,070)</b>	<b>&lt;-100%</b>

HAWAII PUBLIC HOUSING AUTHORITY  
Federal Low Rent Program

Actual vs Budget Comparison

For the Month of July 2020, and the 1 Months ended July 31, 2020

(Amounts in Full Dollars)

Month of July 2020				ACCRUAL BASIS	Year To Date ended July 31, 2020						
Actual	Budget	Variance			Actual	Budget	Variance		Prior Year	Variance	
		Amount	%			Amount	%		Amount	%	
<b>REVENUES</b>											
279,048	359,793	(80,745)	-22%	Asset Management Project - 30	279,048	359,793	(80,745)	-22%	187,039	92,009	49%
278,498	402,252	(123,754)	-31%	Asset Management Project - 31	278,498	402,252	(123,754)	-31%	343,734	(65,236)	-19%
305,207	396,336	(91,129)	-23%	Asset Management Project - 32	305,207	396,336	(91,129)	-23%	348,411	(43,204)	-12%
276,073	297,974	(21,901)	-7%	Asset Management Project - 33	276,073	297,974	(21,901)	-7%	245,958	30,115	12%
358,784	496,187	(137,403)	-28%	Asset Management Project - 34	358,784	496,187	(137,403)	-28%	396,402	(37,618)	-9%
374,787	525,892	(151,105)	-29%	Asset Management Project - 35	374,787	525,892	(151,105)	-29%	409,992	(35,205)	-9%
183,048	233,561	(50,513)	-22%	Asset Management Project - 37	183,048	233,561	(50,513)	-22%	205,076	(22,028)	-11%
202,644	258,788	(56,144)	-22%	Asset Management Project - 38	202,644	258,788	(56,144)	-22%	239,357	(36,713)	-15%
135,980	202,077	(66,097)	-33%	Asset Management Project - 39	135,980	202,077	(66,097)	-33%	137,704	(1,724)	-1%
162,773	229,050	(66,277)	-29%	Asset Management Project - 40	162,773	229,050	(66,277)	-29%	(51,428)	214,201	>100%
116,088	148,652	(32,564)	-22%	Asset Management Project - 43	116,088	148,652	(32,564)	-22%	138,484	(22,396)	-16%
167,872	207,685	(39,813)	-19%	Asset Management Project - 44	167,872	207,685	(39,813)	-19%	196,055	(28,183)	-14%
150,685	183,889	(33,204)	-18%	Asset Management Project - 45	150,685	183,889	(33,204)	-18%	178,554	(27,869)	-16%
61,948	82,777	(20,829)	-25%	Asset Management Project - 46	61,948	82,777	(20,829)	-25%	74,904	(12,956)	-17%
104,554	139,738	(35,184)	-25%	Asset Management Project - 49	104,554	139,738	(35,184)	-25%	121,486	(16,932)	-14%
93,642	110,199	(16,557)	-15%	Asset Management Project - 50	93,642	110,199	(16,557)	-15%	107,117	(13,475)	-13%
<b>\$ 3,251,631</b>	<b>4,274,850</b>	<b>(1,023,219)</b>	<b>-24%</b>	<b>Total Revenues</b>	<b>\$ 3,251,631</b>	<b>4,274,850</b>	<b>(1,023,219)</b>	<b>-24%</b>	<b>3,278,845</b>	<b>(27,214)</b>	<b>-1%</b>
<b>NET INCOME(LOSS)</b>											
(77,870)	(57,686)	(20,184)	-35%	Asset Management Project - 30	(77,870)	(57,686)	(20,184)	-35%	(145,450)	67,580	46%
(262,320)	(291,715)	29,395	10%	Asset Management Project - 31	(262,320)	(291,715)	29,395	10%	(137,841)	(124,479)	-90%
(122,975)	(29,141)	(93,834)	<-100%	Asset Management Project - 32	(122,975)	(29,141)	(93,834)	<-100%	(55,817)	(67,158)	<-100%
(193,352)	(119,264)	(74,088)	-62%	Asset Management Project - 33	(193,352)	(119,264)	(74,088)	-62%	(146,626)	(46,726)	-32%
(73,860)	(75,862)	2,002	3%	Asset Management Project - 34	(73,860)	(75,862)	2,002	3%	(29,820)	(44,040)	<-100%
(156,281)	(103,676)	(52,605)	-51%	Asset Management Project - 35	(156,281)	(103,676)	(52,605)	-51%	(68,390)	(87,891)	<-100%
(228,282)	(179,021)	(49,261)	-28%	Asset Management Project - 37	(228,282)	(179,021)	(49,261)	-28%	(153,685)	(74,597)	-49%
(580,163)	(111,700)	(468,463)	<-100%	Asset Management Project - 38	(580,163)	(111,700)	(468,463)	<-100%	(117,420)	(462,743)	<-100%
(112,903)	(66,724)	(46,179)	-69%	Asset Management Project - 39	(112,903)	(66,724)	(46,179)	-69%	(97,755)	(15,148)	-15%
(116,154)	(50,486)	(65,668)	<-100%	Asset Management Project - 40	(116,154)	(50,486)	(65,668)	<-100%	(312,203)	196,049	63%
(99,054)	(81,465)	(17,589)	-22%	Asset Management Project - 43	(99,054)	(81,465)	(17,589)	-22%	(66,633)	(32,421)	-49%
(63,199)	(54,760)	(8,439)	-15%	Asset Management Project - 44	(63,199)	(54,760)	(8,439)	-15%	(17,754)	(45,445)	<-100%
(77,166)	(61,333)	(15,833)	-26%	Asset Management Project - 45	(77,166)	(61,333)	(15,833)	-26%	(43,474)	(33,692)	-77%
(83,879)	(65,654)	(18,225)	-28%	Asset Management Project - 46	(83,879)	(65,654)	(18,225)	-28%	(64,041)	(19,838)	-31%
(58,466)	(31,581)	(26,885)	-85%	Asset Management Project - 49	(58,466)	(31,581)	(26,885)	-85%	(36,364)	(22,102)	-61%
(45,737)	(48,079)	2,342	5%	Asset Management Project - 50	(45,737)	(48,079)	2,342	5%	(18,471)	(27,266)	<-100%
<b>\$ (2,351,661)</b>	<b>(1,428,147)</b>	<b>(923,514)</b>	<b>-65%</b>	<b>Total Net Income(Loss)</b>	<b>\$ (2,351,661)</b>	<b>(1,428,147)</b>	<b>(923,514)</b>	<b>-65%</b>	<b>(1,511,744)</b>	<b>(839,917)</b>	<b>-56%</b>

**HAWAII PUBLIC HOUSING AUTHORITY**  
**Federal Low Rent Program**  
**Actual vs Budget Comparison**  
**For the Month of July 2020, and the 1 Months ended July 31, 2020**  
(Amounts in Full Dollars)

<u>Month of July 2020</u>				<u>Year To Date ended July 31, 2020</u>								
Actual	Budget	Variance		CASH BASIS	Actual	Budget	Variance		Prior Year	Variance		
		Amount	%				Amount	%		Amount	%	
<b>REVENUES</b>												
279,048	359,793	(80,745)	-22%	Asset Management Project - 30	279,048	359,793	(80,745)	-22%	187,039	92,009	49%	
278,498	402,252	(123,754)	-31%	Asset Management Project - 31	278,498	402,252	(123,754)	-31%	343,734	(65,236)	-19%	
305,207	396,336	(91,129)	-23%	Asset Management Project - 32	305,207	396,336	(91,129)	-23%	348,411	(43,204)	-12%	
276,073	297,974	(21,901)	-7%	Asset Management Project - 33	276,073	297,974	(21,901)	-7%	245,958	30,115	12%	
358,784	496,187	(137,403)	-28%	Asset Management Project - 34	358,784	496,187	(137,403)	-28%	396,402	(37,618)	-9%	
374,787	525,892	(151,105)	-29%	Asset Management Project - 35	374,787	525,892	(151,105)	-29%	409,992	(35,205)	-9%	
183,048	233,561	(50,513)	-22%	Asset Management Project - 37	183,048	233,561	(50,513)	-22%	205,076	(22,028)	-11%	
202,644	258,788	(56,144)	-22%	Asset Management Project - 38	202,644	258,788	(56,144)	-22%	239,357	(36,713)	-15%	
135,980	202,077	(66,097)	-33%	Asset Management Project - 39	135,980	202,077	(66,097)	-33%	137,704	(1,724)	-1%	
162,773	229,050	(66,277)	-29%	Asset Management Project - 40	162,773	229,050	(66,277)	-29%	(51,428)	214,201	>100%	
116,088	148,652	(32,564)	-22%	Asset Management Project - 43	116,088	148,652	(32,564)	-22%	138,484	(22,396)	-16%	
167,872	207,685	(39,813)	-19%	Asset Management Project - 44	167,872	207,685	(39,813)	-19%	196,055	(28,183)	-14%	
150,685	183,889	(33,204)	-18%	Asset Management Project - 45	150,685	183,889	(33,204)	-18%	178,554	(27,869)	-16%	
61,948	82,777	(20,829)	-25%	Asset Management Project - 46	61,948	82,777	(20,829)	-25%	74,904	(12,956)	-17%	
104,554	139,738	(35,184)	-25%	Asset Management Project - 49	104,554	139,738	(35,184)	-25%	121,486	(16,932)	-14%	
93,642	110,199	(16,557)	-15%	Asset Management Project - 50	93,642	110,199	(16,557)	-15%	107,117	(13,475)	-13%	
<b>\$ 3,251,631</b>	<b>4,274,850</b>	<b>(1,023,219)</b>	<b>-24%</b>	<b>Total Revenues</b>	<b>\$ 3,251,631</b>	<b>4,274,850</b>	<b>(1,023,219)</b>	<b>-24%</b>	<b>3,278,845</b>	<b>(27,214)</b>	<b>-1%</b>	
<b>NET INCOME(LOSS)</b>												
3,299	17,771	(14,472)	-81%	Asset Management Project - 30	3,299	17,771	(14,472)	-81%	(61,756)	65,055	>100%	
(50,927)	(93,465)	42,538	46%	Asset Management Project - 31	(50,927)	(93,465)	42,538	46%	61,251	(112,178)	<-100%	
(44,032)	19,734	(63,766)	<-100%	Asset Management Project - 32	(44,032)	19,734	(63,766)	<-100%	12,303	(56,335)	<-100%	
(83,924)	(19,561)	(64,363)	<-100%	Asset Management Project - 33	(83,924)	(19,561)	(64,363)	<-100%	(43,664)	(40,260)	-92%	
13,699	9,318	4,381	47%	Asset Management Project - 34	13,699	9,318	4,381	47%	53,926	(40,227)	-75%	
(42,772)	8,565	(51,337)	<-100%	Asset Management Project - 35	(42,772)	8,565	(51,337)	<-100%	37,342	(80,114)	<-100%	
(34,696)	11,228	(45,924)	<-100%	Asset Management Project - 37	(34,696)	11,228	(45,924)	<-100%	34,185	(68,881)	<-100%	
(445,257)	21,825	(467,082)	<-100%	Asset Management Project - 38	(445,257)	21,825	(467,082)	<-100%	217	(445,474)	<-100%	
(1,904)	47,844	(49,748)	<-100%	Asset Management Project - 39	(1,904)	47,844	(49,748)	<-100%	(7,675)	5,771	75%	
(95,968)	(29,048)	(66,920)	<-100%	Asset Management Project - 40	(95,968)	(29,048)	(66,920)	<-100%	(284,746)	188,778	66%	
(27,732)	(7,923)	(19,809)	<-100%	Asset Management Project - 43	(27,732)	(7,923)	(19,809)	<-100%	6,217	(33,949)	<-100%	
34	14,542	(14,508)	-100%	Asset Management Project - 44	34	14,542	(14,508)	-100%	45,386	(45,352)	-100%	
4,005	20,565	(16,560)	-81%	Asset Management Project - 45	4,005	20,565	(16,560)	-81%	56,122	(52,117)	-93%	
(15,947)	1,325	(17,272)	<-100%	Asset Management Project - 46	(15,947)	1,325	(17,272)	<-100%	9,278	(25,225)	<-100%	
(21,145)	2,958	(24,103)	<-100%	Asset Management Project - 49	(21,145)	2,958	(24,103)	<-100%	4,919	(26,064)	<-100%	
2,319	(5,504)	7,823	>100%	Asset Management Project - 50	2,319	(5,504)	7,823	>100%	23,817	(21,498)	-90%	
<b>\$ (840,948)</b>	<b>20,174</b>	<b>(861,122)</b>	<b>&lt;-100%</b>	<b>Total Net Income(Loss)</b>	<b>\$ (840,948)</b>	<b>20,174</b>	<b>(861,122)</b>	<b>&lt;-100%</b>	<b>(52,878)</b>	<b>(788,070)</b>	<b>&lt;-100%</b>	

**HAWAII PUBLIC HOUSING AUTHORITY**  
**Housing Choice Voucher Program**  
**Actual vs Budget Comparison**

For the Month of July 2020, and the 1 Months ended July 31, 2020

(Amounts in Full Dollars)

Month of July 2020			
Actual	Budget	Variance	
		Amount	%
-	-	-	0%
3,235,455	3,310,994	(75,539)	-2%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
25,634	50,210	(24,576)	-49%
<b>\$ 3,261,089</b>	<b>3,361,204</b>	<b>(100,115)</b>	<b>-3%</b>
174,223	173,375	848	0%
-	-	-	0%
47,039	30,000	17,039	57%
18,255	18,750	(495)	-3%
3,055,447	3,117,934	(62,487)	-2%
151	320	(169)	-53%
1,383	1,948	(565)	-29%
1,115	645	470	73%
302	333	(31)	-9%
847	845	2	0%
474	474	-	0%
-	-	-	0%
13,585	13,948	(363)	-3%
<b>3,312,821</b>	<b>3,358,572</b>	<b>(45,751)</b>	<b>-1%</b>
<b>\$ (51,732)</b>	<b>2,632</b>	<b>(54,364)</b>	<b>&lt;-100%</b>
(51,732)	2,632	(54,364)	<-100%
474	474	-	0%
-	-	-	0%
<b>\$ (51,258)</b>	<b>3,106</b>	<b>(54,364)</b>	<b>&lt;-100%</b>

Year To Date ended July 31, 2020						
Actual	Budget	Variance		Prior Year	Variance	
		Amount	%		Amount	%
<b>REVENUES</b>						
-	-	-	0%	-	-	0%
3,235,455	3,310,994	(75,539)	-2%	3,083,844	151,611	5%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
25,634	50,210	(24,576)	-49%	83,252	(57,618)	-69%
<b>3,261,089</b>	<b>3,361,204</b>	<b>(100,115)</b>	<b>-3%</b>	<b>3,167,096</b>	<b>93,993</b>	<b>3%</b>
<b>EXPENSES</b>						
174,223	173,375	848	0%	166,043	8,180	5%
-	-	-	0%	-	-	0%
47,039	30,000	17,039	57%	28,860	18,179	63%
18,255	18,750	(495)	-3%	18,038	217	1%
3,055,447	3,117,934	(62,487)	-2%	3,034,026	21,421	1%
151	320	(169)	-53%	-	151	100%
1,383	1,948	(565)	-29%	2,193	(810)	-37%
1,115	645	470	73%	770	345	45%
302	333	(31)	-9%	-	302	100%
847	845	2	0%	856	(9)	-1%
474	474	-	0%	474	-	0%
-	-	-	0%	-	-	0%
13,585	13,948	(363)	-3%	9,171	4,414	48%
<b>3,312,821</b>	<b>3,358,572</b>	<b>(45,751)</b>	<b>1%</b>	<b>3,260,431</b>	<b>52,390</b>	<b>2%</b>
<b>(51,732)</b>	<b>2,632</b>	<b>(54,364)</b>	<b>&lt;-100%</b>	<b>(93,335)</b>	<b>41,603</b>	<b>N/A</b>
<b>CASH BASIS:</b>						
(51,732)	2,632	(54,364)	<-100%	(93,335)	41,603	N/A
Add back non cash items:						
474	474	-	0%	474	-	0%
-	-	-	0%	-	-	0%
<b>(51,258)</b>	<b>3,106</b>	<b>(54,364)</b>	<b>&lt;-100%</b>	<b>(92,861)</b>	<b>41,603</b>	<b>N/A</b>

**HAWAII PUBLIC HOUSING AUTHORITY**  
**State Low Rent**  
**Actual vs Budget Comparison**  
For the Month of July 2020, and the 1 Months ended July 31, 2020  
(Amounts in Full Dollars)

Month of July 2020				
Actual	Budget	Variance		\$
		Amount	%	
95,304	117,242	(21,938)	-19%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
57,308	10,250	47,058	>100%	
4,315	1,896	2,419	>100%	
<b>\$ 156,927</b>	<b>129,388</b>	<b>27,539</b>	<b>21%</b>	
36,855	39,907	(3,052)	-8%	
-	-	-	0%	
17,187	18,153	(966)	-5%	
1,869	1,974	(105)	-5%	
-	-	-	0%	
-	25	(25)	-100%	
61,775	59,714	2,061	3%	
74,695	151,837	(77,142)	-51%	
-	6,130	(6,130)	-100%	
2,217	2,268	(51)	-2%	
104,049	104,049	-	0%	
19,478	1,025	18,453	>100%	
-	-	-	0%	
<b>318,125</b>	<b>385,082</b>	<b>(66,957)</b>	<b>-17%</b>	
<b>\$ (161,198)</b>	<b>(255,694)</b>	<b>94,496</b>	<b>37%</b>	
(161,198)	(255,694)	94,496	37%	
104,049	104,049	-	0%	
19,478	1,025	18,453	>100%	
<b>\$ (37,671)</b>	<b>(150,620)</b>	<b>112,949</b>	<b>75%</b>	

Year To Date ended July 31, 2020							
Actual	Budget	Variance		Prior Year	Variance		
		Amount	%		Amount	%	
<b>REVENUES</b>							
Dwelling Rental Income	95,304	117,242	(21,938)	-19%	101,389	(6,085)	-6%
HUD Operating Grants	-	-	-	0%	-	-	0%
CFP Grant Income	-	-	-	0%	-	-	0%
COCC Fee Income	-	-	-	0%	-	-	0%
State CIP Fund	-	-	-	0%	-	-	0%
Grant Income	57,308	10,250	47,058	>100%	82,437	(25,129)	-30%
Other Income	4,315	1,896	2,419	>100%	817	3,498	>100%
<b>Total Revenues</b>	<b>156,927</b>	<b>129,388</b>	<b>27,539</b>	<b>21%</b>	<b>184,643</b>	<b>(27,716)</b>	<b>-15%</b>
<b>EXPENSES</b>							
Administrative	36,855	39,907	(3,052)	-8%	34,405	2,450	7%
Asset Management Fees	-	-	-	0%	-	-	0%
Management Fees	17,187	18,153	(966)	-5%	17,047	140	1%
Bookkeeping Fees	1,869	1,974	(105)	-5%	1,854	15	1%
Housing Assistance Payments	-	-	-	0%	-	-	0%
Tenant Services	-	25	(25)	-100%	-	-	0%
Utilities	61,775	59,714	2,061	3%	60,217	1,558	3%
Maintenance	74,695	151,837	(77,142)	-51%	64,247	10,448	16%
Protective Services	-	6,130	(6,130)	-100%	-	-	0%
Insurance	2,217	2,268	(51)	-2%	2,586	(369)	-14%
Depreciation Expense	104,049	104,049	-	0%	102,195	1,854	2%
Bad Debt Expense	19,478	1,025	18,453	>100%	4,376	15,102	>100%
General Expenses	-	-	-	0%	-	-	0%
<b>Total Expenses</b>	<b>318,125</b>	<b>385,082</b>	<b>(66,957)</b>	<b>17%</b>	<b>286,927</b>	<b>31,198</b>	<b>11%</b>
<b>Net Income(Loss)</b>	<b>(161,198)</b>	<b>(255,694)</b>	<b>94,496</b>	<b>37%</b>	<b>(102,284)</b>	<b>(58,914)</b>	<b>-58%</b>
<b>CASH BASIS:</b>							
Net Income(loss) per Above	(161,198)	(255,694)	94,496	37%	(102,284)	(58,914)	-58%
Add back non cash items:							
Depreciation Expense	104,049	104,049	-	0%	102,195	1,854	2%
Bad Debt Expense	19,478	1,025	18,453	>100%	4,376	15,102	>100%
	<b>(37,671)</b>	<b>(150,620)</b>	<b>112,949</b>	<b>75%</b>	<b>4,287</b>	<b>(41,958)</b>	<b>&lt;-100%</b>

**HAWAII PUBLIC HOUSING AUTHORITY**  
**State Elderly Program**  
**Actual vs Budget Comparison**  
**For the Month of July 2020, and the 1 Months ended July 31, 2020**  
(Amounts in Full Dollars)

Month of July 2020				
Actual	Budget	Variance		%
		Amount	%	
174,427	174,680	(253)	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
111,608	-	111,608	100%	
15,769	15,128	641	4%	
<b>\$ 301,804</b>	<b>189,808</b>	<b>111,996</b>	<b>59%</b>	
50,473	52,151	(1,678)	-3%	
-	-	-	0%	
38,651	14,215	24,436	>100%	
4,201	4,305	(104)	-2%	
-	-	-	0%	
-	2,109	(2,109)	-100%	
102,811	112,229	(9,418)	-8%	
80,600	131,652	(51,052)	-39%	
(5,656)	20,833	(26,489)	<-100%	
2,831	3,572	(741)	-21%	
137,216	137,216	-	0%	
-	11	(11)	-100%	
-	-	-	0%	
<b>411,127</b>	<b>478,293</b>	<b>(67,166)</b>	<b>-14%</b>	
<b>\$ (109,323)</b>	<b>(288,485)</b>	<b>179,162</b>	<b>62%</b>	
(109,323)	(288,485)	179,162	62%	
137,216	137,216	-	0%	
-	11	(11)	-100%	
<b>\$ 27,893</b>	<b>(151,258)</b>	<b>179,151</b>	<b>&gt;100%</b>	

Year To Date ended July 31, 2020							
Actual	Budget	Variance		Prior Year	Variance		
		Amount	%		Amount	%	
<b>REVENUES</b>							
Dwelling Rental Income	174,427	174,680	(253)	0%	175,263	(836)	0%
HUD Operating Grants	-	-	-	0%	-	-	0%
CFP Grant Income	-	-	-	0%	-	-	0%
COCC Fee Income	-	-	-	0%	-	-	0%
State CIP Fund	-	-	-	0%	-	-	0%
Grant Income	111,608	-	111,608	100%	235,952	(124,344)	-53%
Other Income	15,769	15,128	641	4%	6,497	9,272	>100%
<b>Total Revenues</b>	<b>301,804</b>	<b>189,808</b>	<b>111,996</b>	<b>59%</b>	<b>417,712</b>	<b>(115,908)</b>	<b>-28%</b>
<b>EXPENSES</b>							
Administrative	50,473	52,151	(1,678)	-3%	43,217	7,256	17%
Asset Management Fees	-	-	-	0%	-	-	0%
Management Fees	38,651	14,215	24,436	>100%	39,479	(828)	-2%
Bookkeeping Fees	4,201	4,305	(104)	-2%	4,291	(90)	-2%
Housing Assistance Payments	-	-	-	0%	-	-	0%
Tenant Services	-	2,109	(2,109)	-100%	-	-	0%
Utilities	102,811	112,229	(9,418)	-8%	139,326	(36,515)	-26%
Maintenance	80,600	131,652	(51,052)	-39%	105,796	(25,196)	-24%
Protective Services	(5,656)	20,833	(26,489)	<-100%	-	(5,656)	-100%
Insurance	2,831	3,572	(741)	-21%	4,129	(1,298)	-31%
Depreciation Expense	137,216	137,216	-	0%	132,714	4,502	3%
Bad Debt Expense	-	11	(11)	-100%	8	(8)	-100%
General Expenses	-	-	-	0%	-	-	0%
<b>Total Expenses</b>	<b>411,127</b>	<b>478,293</b>	<b>(67,166)</b>	<b>14%</b>	<b>468,960</b>	<b>(57,833)</b>	<b>-12%</b>
<b>Net Income(Loss)</b>	<b>(109,323)</b>	<b>(288,485)</b>	<b>179,162</b>	<b>62%</b>	<b>(51,248)</b>	<b>(58,075)</b>	<b>&lt;-100%</b>
<b>CASH BASIS:</b>							
Net Income(loss) per Above	(109,323)	(288,485)	179,162	62%	(51,248)	(58,075)	<-100%
Add back non cash items:							
Depreciation Expense	137,216	137,216	-	0%	132,714	4,502	3%
Bad Debt Expense	-	11	(11)	-100%	8	(8)	-100%
	<b>27,893</b>	<b>(151,258)</b>	<b>179,151</b>	<b>&gt;100%</b>	<b>81,474</b>	<b>(53,581)</b>	<b>-66%</b>

**HAWAII PUBLIC HOUSING AUTHORITY**  
**State Rent Supplement Program**  
**Actual vs Budget Comparison**  
For the Month of July 2020, and the 1 Months ended July 31, 2020  
(Amounts in Full Dollars)

Month of July 2020				
Actual	Budget	Variance		
		Amount	%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
81,740	85,487	(3,747)	-4%	
-	-	-	0%	
<b>\$ 81,740</b>	<b>85,487</b>	<b>(3,747)</b>	<b>-4%</b>	
5,390	5,659	(269)	-5%	
-	-	-	0%	
912	990	(78)	-8%	
572	620	(48)	-8%	
129,899	137,280	(7,381)	-5%	
-	-	-	0%	
54	87	(33)	-38%	
101	85	16	19%	
29	25	4	16%	
40	44	(4)	-9%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
<b>136,997</b>	<b>144,790</b>	<b>(7,793)</b>	<b>-5%</b>	
<b>\$ (55,257)</b>	<b>(59,303)</b>	<b>4,046</b>	<b>7%</b>	
(55,257)	(59,303)	4,046	7%	
-	-	-	0%	
-	-	-	0%	
<b>\$ (55,257)</b>	<b>(59,303)</b>	<b>4,046</b>	<b>7%</b>	

**REVENUES**

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

**Total Revenues**

**EXPENSES**

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

**Total Expenses**

**Net Income(Loss)**

**CASH BASIS:**

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

Year To Date ended July 31, 2020								
Actual	Budget	Variance		Prior Year	Variance			
		Amount	%		Amount	%		
-	-	-	0%	-	-	-	0%	
-	-	-	0%	-	-	-	0%	
-	-	-	0%	-	-	-	0%	
-	-	-	0%	-	-	-	0%	
-	-	-	0%	-	-	-	0%	
81,740	85,487	(3,747)	-4%	90,823	(9,083)	-10%		
-	-	-	0%	-	-	-	0%	
<b>81,740</b>	<b>85,487</b>	<b>(3,747)</b>	<b>-4%</b>	<b>90,823</b>	<b>(9,083)</b>	<b>-10%</b>		
5,390	5,659	(269)	-5%	5,215	175	3%		
-	-	-	0%	-	-	0%		
912	990	(78)	-8%	1,059	(147)	-14%		
572	620	(48)	-8%	664	(92)	-14%		
129,899	137,280	(7,381)	-5%	144,979	(15,080)	-10%		
-	-	-	0%	-	-	0%		
54	87	(33)	-38%	163	(109)	-67%		
101	85	16	19%	66	35	53%		
29	25	4	16%	-	29	100%		
40	44	(4)	-9%	44	(4)	-9%		
-	-	-	0%	-	-	0%		
-	-	-	0%	-	-	0%		
-	-	-	0%	-	-	0%		
<b>136,997</b>	<b>144,790</b>	<b>(7,793)</b>	<b>5%</b>	<b>152,190</b>	<b>(15,193)</b>	<b>-10%</b>		
<b>(55,257)</b>	<b>(59,303)</b>	<b>4,046</b>	<b>7%</b>	<b>(61,367)</b>	<b>6,110</b>	<b>10%</b>		
(55,257)	(59,303)	4,046	7%	(61,367)	6,110	10%		
-	-	-	0%	-	-	0%		
-	-	-	0%	-	-	0%		
<b>(55,257)</b>	<b>(59,303)</b>	<b>4,046</b>	<b>7%</b>	<b>(61,367)</b>	<b>6,110</b>	<b>10%</b>		

**HAWAII PUBLIC HOUSING AUTHORITY**  
**Section 8 Contract Administration**  
**Actual vs Budget Comparison**  
For the Month of July 2020, and the 1 Months ended July 31, 2020  
(Amounts In Full Dollars)

Month of July 2020				
Actual	Budget	Variance		
		Amount	%	
-	-	-	0%	
3,339,994	3,120,000	219,994	7%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
27	25	2	8%	
<b>\$ 3,340,021</b>	<b>3,120,025</b>	<b>219,996</b>	<b>7%</b>	

106,368	80,400	25,968	32%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
3,229,463	3,000,000	229,463	8%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
398	383	15	4%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
<b>3,336,229</b>	<b>3,080,783</b>	<b>255,446</b>	<b>8%</b>	
<b>\$ 3,792</b>	<b>39,242</b>	<b>(35,450)</b>	<b>-90%</b>	

3,792	39,242	(35,450)	-90%	
-	-	-	0%	
-	-	-	0%	
<b>\$ 3,792</b>	<b>39,242</b>	<b>(35,450)</b>	<b>-90%</b>	

Year To Date ended July 31, 2020								
Actual	Budget	Variance		Prior Year	Variance			
		Amount	%		Amount	%		
-	-	-	0%	-	-	0%		
3,339,994	3,120,000	219,994	7%	3,029,829	310,165	10%		
-	-	-	0%	-	-	0%		
-	-	-	0%	-	-	0%		
-	-	-	0%	-	-	0%		
-	-	-	0%	-	-	0%		
27	25	2	8%	24	3	13%		
<b>3,340,021</b>	<b>3,120,025</b>	<b>219,996</b>	<b>7%</b>	<b>3,029,853</b>	<b>310,168</b>	<b>10%</b>		

<u>REVENUES</u>								
Dwelling Rental Income	-	-	0%	-	-	0%		
HUD Operating Grants	3,339,994	3,120,000	219,994	7%	3,029,829	310,165	10%	
CFP Grant Income	-	-	-	0%	-	-	0%	
COCC Fee Income	-	-	-	0%	-	-	0%	
State CIP Fund	-	-	-	0%	-	-	0%	
Grant Income	-	-	-	0%	-	-	0%	
Other Income	27	25	2	8%	24	3	13%	
<b>Total Revenues</b>	<b>3,340,021</b>	<b>3,120,025</b>	<b>219,996</b>	<b>7%</b>	<b>3,029,853</b>	<b>310,168</b>	<b>10%</b>	

  

<u>EXPENSES</u>								
Administrative	106,368	80,400	25,968	32%	86,000	20,368	24%	
Asset Management Fees	-	-	-	0%	-	-	0%	
Management Fees	-	-	-	0%	-	-	0%	
Bookkeeping Fees	-	-	-	0%	-	-	0%	
Housing Assistance Payments	3,229,463	3,000,000	229,463	8%	2,919,829	309,634	11%	
Tenant Services	-	-	-	0%	-	-	0%	
Utilities	-	-	-	0%	-	-	0%	
Maintenance	-	-	-	0%	-	-	0%	
Protective Services	-	-	-	0%	-	-	0%	
Insurance	398	383	15	4%	395	3	1%	
Depreciation Expense	-	-	-	0%	-	-	0%	
Bad Debt Expense	-	-	-	0%	-	-	0%	
General Expenses	-	-	-	0%	-	-	0%	
<b>Total Expenses</b>	<b>3,336,229</b>	<b>3,080,783</b>	<b>255,446</b>	<b>-8%</b>	<b>3,006,224</b>	<b>330,005</b>	<b>11%</b>	
<b>Net Income(Loss)</b>	<b>3,792</b>	<b>39,242</b>	<b>(35,450)</b>	<b>-90%</b>	<b>23,629</b>	<b>(19,837)</b>	<b>-84%</b>	

<u>CASH BASIS:</u>								
Net Income(loss) per Above	3,792	39,242	(35,450)	-90%	23,629	(19,837)	-84%	
Add back non cash items:								
Depreciation Expense	-	-	-	0%	-	-	0%	
Bad Debt Expense	-	-	-	0%	-	-	0%	
	<b>3,792</b>	<b>39,242</b>	<b>(35,450)</b>	<b>-90%</b>	<b>23,629</b>	<b>(19,837)</b>	<b>-84%</b>	

**HAWAII PUBLIC HOUSING AUTHORITY**  
**Central Office Cost Center**  
**Actual vs Budget Comparison**  
For the Month of July 2020, and the 1 Months ended July 31, 2020  
(Amounts in Full Dollars)

Month of July 2020			
Actual	Budget	Variance	
		Amount	%
-	-	-	0%
-	9,221	(9,221)	-100%
-	-	-	0%
444,905	408,539	36,366	9%
-	-	-	0%
-	-	-	0%
220,596	455,217	(234,621)	-52%
<b>\$ 665,501</b>	<b>872,977</b>	<b>(207,476)</b>	<b>-24%</b>
715,423	791,716	(76,293)	-10%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
117	1,842	(1,725)	-94%
10,459	14,547	(4,088)	-28%
317,728	315,625	2,103	1%
1,422	1,190	232	19%
3,023	3,246	(223)	-7%
4,048	4,048	-	0%
-	-	-	0%
1,576	3,411	(1,835)	-54%
<b>1,053,796</b>	<b>1,135,625</b>	<b>(81,829)</b>	<b>-7%</b>
<b>\$ (388,295)</b>	<b>(262,648)</b>	<b>(125,647)</b>	<b>-48%</b>
(388,295)	(262,648)	(125,647)	-48%
4,048	4,048	-	0%
-	-	-	0%
<b>\$ (384,247)</b>	<b>(258,600)</b>	<b>(125,647)</b>	<b>-49%</b>

Year To Date ended July 31, 2020						
Actual	Budget	Variance		Prior Year	Variance	
		Amount	%		Amount	%
-	-	-	0%	-	-	0%
-	9,221	(9,221)	-100%	9,036	(9,036)	-100%
-	-	-	0%	-	-	0%
444,905	408,539	36,366	9%	412,557	32,348	8%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
220,596	455,217	(234,621)	-52%	190,573	30,023	16%
<b>665,501</b>	<b>872,977</b>	<b>(207,476)</b>	<b>-24%</b>	<b>612,166</b>	<b>53,335</b>	<b>9%</b>
715,423	791,716	(76,293)	-10%	725,250	(9,827)	-1%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
117	1,842	(1,725)	-94%	3,615	(3,498)	-97%
10,459	14,547	(4,088)	-28%	17,227	(6,768)	-39%
317,728	315,625	2,103	1%	292,974	24,754	8%
1,422	1,190	232	19%	705	717	>100%
3,023	3,246	(223)	-7%	3,145	(122)	-4%
4,048	4,048	-	0%	6,447	(2,399)	-37%
-	-	-	0%	-	-	0%
1,576	3,411	(1,835)	-54%	1,118	458	41%
<b>1,053,796</b>	<b>1,135,625</b>	<b>(81,829)</b>	<b>7%</b>	<b>1,050,481</b>	<b>3,315</b>	<b>0%</b>
<b>(388,295)</b>	<b>(262,648)</b>	<b>(125,647)</b>	<b>-48%</b>	<b>(438,315)</b>	<b>50,020</b>	<b>11%</b>
(388,295)	(262,648)	(125,647)	-48%	(438,315)	50,020	11%
4,048	4,048	-	0%	6,447	(2,399)	-37%
-	-	-	0%	-	-	0%
<b>(384,247)</b>	<b>(258,600)</b>	<b>(125,647)</b>	<b>-49%</b>	<b>(431,868)</b>	<b>47,621</b>	<b>11%</b>

**III. Procurement**

**A. Solicitation(s) Issued in August 2020:**

Title	Due Date
Solicitation No. IFB PMB-2020-33  Furnish Security Services at Pumehana Under Asset Management Project 35 on Oahu	September 8, 2020
Solicitation No. IFB PMB-2020-37  Furnish Refuse Collection Services for the Ka Hale O Kamehaikana Community Resource Center	September 10, 2020

**B. Contract(s) Executed in August 2020:**

Contractor & Description	Amount
<b>Ted's Wiring Services, Ltd.</b> <b>Contract No.: CMS 20-12</b>  Provide Labor, Material, and Equipment to Modernize Electric Meters, Panels and Communication Boxes at Mayor Wright Homes (AMP 32) on Oahu Completion Date: 270 Calendar Days from Notice to Proceed	<b>Total Amount:</b> <b>\$921,334.00</b>
<b>MEI Corporation</b> <b>Contract No.: CMS 20-11</b>  Provide Labor, Material, and Equipment for Site and Dwelling Improvements at Piilani Homes (AMP 39) on Maui Completion Date: 365 Calendar Days from Notice to Proceed	<b>Total Amount:</b> <b>\$6,439,239.00</b>

B. Contract(s) Executed in August 2020 (continued):

Contractor & Description	Amount
<p><b>Paul's Electrical Contracting, LLC</b>  <b>Contract No.: CMS 20-10</b></p> <p>Provide Labor, Material and Equipment for Upgrade to Electric Meters and Service Boxes at Kapaa (AMP 38) on Kauai                      Completion Date: 180 Calendar Days from Notice to Proceed</p>	<p>Total Amount:                      \$407,700.00</p>
<p><b>Central Construction, Inc.</b>  <b>Contract No.: CMS 20-09</b></p> <p>Provide Labor Material and Equipment for Renovation to Burnt Unit at Kahekili Terrace and Accessibility Improvements at David Malo Circle (AMP 39) on Maui                      Completion Date: 180 Calendar Days from Notice to Proceed</p>	<p>Total Amount:                      \$368,234.00</p>
<p><b>Electech Hawaii, Inc.</b>  <b>Contract No.: CMS 20-08</b></p> <p>Provide Labor, Material, and Equipment for Utility Improvements at Pahala (AMP 37) on Hawaii Island                      Completion Date: 300 Calendar Days from Notice to Proceed</p>	<p>Total Amount:                      \$44,062.00</p>
<p><b>Hawaii Engineering Group, Inc.</b>  <b>Contract No.: CMS 19-17-SC01</b></p> <p>Provide Additional Design and Consultant Services for Security Upgrades at Pumehana and Kalanihuia (AMP 35) on Oahu                      End Date: January 21, 2022</p>	<p>Suppl Amount:                      \$30,595.66</p> <p>Total Amount:                      \$192,041.15</p>

B. Contract(s) Executed in August 2020 (continued):

Contractor & Description	Amount
<p><b>Helber Hastert &amp; Fee dba hhf planners</b>  <b>Contract No.:</b> CMS 19-13-SC03</p> <p>Provide Additional Consultant Services for 2020 Environmental Review of State &amp; Federal Public Housing Properties Statewide                      End Date: May 23, 2021</p>	<p>Suppl Amount: \$9,351.00</p> <p>Total Amount: \$343,278.00</p>
<p><b>StarCom Builders, Inc.</b>  <b>Contract No.:</b> CMS 19-08-CO02</p> <p>Provide Additional Labor, Material, and Equipment and Time Extension of 12 Calendar Days for Building and ADA Improvements to Makua Alii and Paoakalani (AMP 34) on Oahu                      Completion Date: June 25, 2021</p>	<p>Suppl Amount: \$88,945.48.00</p> <p>Total Amount: \$7,616,909.48</p>
<p><b>StarCom Builders, Inc.</b>  <b>Contract No.:</b> CMS 19-08-CO01</p> <p>Provide Additional Labor, Material, and Equipment for Building and ADA Improvements to Makua Alii and Paoakalani (AMP 34) on Oahu                      Completion Date: June 13, 2021</p>	<p>Suppl Amount: \$27,314.00</p> <p>Total Amount: \$7,527,964.00</p>
<p><b>First Quality Building &amp; Design, Inc. dba First Quality Environmental</b>  <b>Contract No.:</b> CMS 19-04-SC01</p> <p>Continue to Provide Individual Wastewater System Maintenance at Hale Aloha O Puna, Kalaheo, Kauhale O Hanakahi, Lokahi, Pahala and Punahale Homes (AMP 37) on Hawaii Island                      End Date: February 28, 2021</p>	<p>Suppl Amount: \$173,329.00</p> <p>Total Amount: \$331,917.00</p>

B. Contract(s) Executed in August 2020 (continued):

Contractor & Description	Amount
<p><b>Sapigao Construction, Inc.</b>  <b>Contract No.:</b> CMS 19-02-CO03</p> <p>Provide Additional Labor, Material, and Equipment for Exterior Repairs, Reroofing, Site and ADA Improvements to Punchbowl Homes (AMP 35) on Oahu            End Date: March 7, 2021</p>	<p>Suppl Amount:            \$65,150.00</p> <p>Total Amount:            \$10,682,558.00</p>
<p><b>Sapigao Construction, Inc.</b>  <b>Contract No.:</b> CMS 19-02-CO02</p> <p>Provide Additional Labor, Material, and Equipment for Exterior Repairs, Reroofing, Site and ADA Improvements to Punchbowl Homes (AMP 35) on Oahu            End Date: March 7, 2021</p>	<p>Suppl Amount:            \$448,016.00</p> <p>Total Amount:            \$10,617,408.00</p>
<p><b>Isemoto Contracting Co., Ltd.</b>  <b>Contract No.:</b> CMS 17-15-SC01</p> <p>Provide Additional Labor, Material, and Equipment and Building Material Price Adjustment for Site and Building Improvements at Pahala (AMP 37) on Hawaii Island            End Date: September 15, 2018</p>	<p>Suppl Amount:            (\$1,103.00)</p> <p>Total Amount:            \$1,457,064.00</p>
<p><b>Architects Pacific, Inc.</b>  <b>Contract No.:</b> CMS 17-01-SC04</p> <p>Provide Additional Design and Consultant Services for Site and Building Improvements at Hale Poai (MU 42) on Oahu            End Date: December 28, 2021</p>	<p>Suppl Amount:            \$19,963.00</p> <p>Total Amount:            \$773,441.00</p>

B. Contract(s) Executed in August 2020 (continued):

Contractor & Description	Amount
<p><b>Hako Construction Inc. dba Hako Construction</b>  <b>Contract No.:</b> CMS 14-04-SC13</p> <p>Provide Additional Labor, Material, and Equipment for Modernization of Salt Lake Apartments (AMP 30) on Oahu  Completion Date: October 31, 2019</p>	<p>Suppl Amount:  \$13,911.31</p> <p>Total Amount:  \$7,950,867.64</p>
<p><b>Lowney Architects, Inc.</b>  <b>Contract No.:</b> DEV 20-01</p> <p>Provide Architectural and Consultant Services for the Mayor Wright Homes (AMP 32) Redevelopment Project on Oahu  End Date: 36 Months from Notice to Proceed</p>	<p>Total Amount:  \$1,950,846.00</p>
<p><b>West Oahu Aggregate Co., Inc.</b>  <b>Contract No.:</b> PMB 20-09</p> <p>Provision of Refuse Collection Services at Kalihi Valley Homes, Hauiki Homes, Puahala Homes (AMP 31), Kamehameha Homes and Kaahumanu Homes (AMP 33) on Oahu  End Date: June 30, 2021</p>	<p>Total Amount:  \$483,050.88</p>
<p><b>Waste Pro Hawaii, LLC</b>  <b>Contract No.:</b> PMB 20-08</p> <p>Provision of Refuse Collection Services at Kahekilli Terrace, Makani Kai Hale and Piilani Homes (AMP 39) on Maui  End Date: June 30, 2021</p>	<p>Total Amount:  \$45,631.74</p>

B. Contract(s) Executed in August 2020 (continued):

Contractor & Description	Amount
<p><b>Transportation Concepts, Inc. dba Pacific Appliance Group, Inc.</b>  <b>Contract No.: PMB 20-07</b></p> <p>Provision of Gas and Electric Ranges to State and Federal Low Income Public Housing Properties on Oahu, Kauai, Maui, Molokai, and Hawaii Island            End Date: June 30, 2021</p>	<p>Total Amount:            \$637,519.74</p>
<p><b>Aina Engineers, Inc.</b>  <b>Contract No.: PMB 20-06</b></p> <p>Furnish Preventive Maintenance Services to the Sewage Treatment Plant at Kupuna Home O Waiialua (AMP 49) on Oahu            End Date: June 30, 2021</p>	<p>Total Amount:            \$43,568.00</p>
<p><b>KMK LLC dba TW Systems</b>  <b>Contract No.: PMB 20-05</b></p> <p>Furnish Laundry Services at Hale Hoolulu, Hale Nani O Kai O Kea, Kawailehua – State, Kawailehua – Federal, Hale Hoonanea, Home Nani, and Kekaha Haaheo (AMP 38) on Kauai            End Date: 60-months from Notice to Proceed</p>	<p>Total Amount:            64% of Gross Receipts</p>
<p><b>Aloha Waste Systems of Honolulu, Inc.</b>  <b>Contract No.: PMB 20-04</b></p> <p>Provision of Refuse Collection Services at Puuwai Momi, Hale Laulima, Salt Lake, Waipahu I, Waipahu II (AMP 30), Mayor Wright Homes (AMP 32), Kalakaua Homes, Makua Alii, Paoakalani (AMP 34), Punchbowl Homes, Kalanihuia, Makamae, Spencer House and Pumehana (AMP 35) on Oahu            End Date: June 30, 2021</p>	<p>Total Amount:            \$358,345.83</p>

B. Contract(s) Executed in August 2020 (continued):

Contractor & Description	Amount
<p><b>Pacific Waste, Inc.</b>  <b>Contract No.: PMB 20-02</b></p> <p>Provision of Refuse Collection Services at Lanakila Homes, Hale Aloha O Puna, Hale Olaloa, Kauhale O Hanakahi, Lokahi, Pahala, Pomaikai Homes, and Punahele Homes (AMP 37) on Hawaii Island            End Date: June 30, 2021</p>	<p>Total Amount:            \$114,329.76</p>
<p><b>Hawaii Affordable Properties, Inc.</b>  <b>Contract No.: PMB 19-05-SC03</b></p> <p>Continue to Provide Property Management, Maintenance and Resident Services for AMPs 40, 44, 45, 49, 50 and MU 42 on Oahu, and AMPs 43, 46 and Ke Kumu Ekahi on Hawaii Island            End Date: September 30, 2020</p>	<p>Suppl Amount:            \$1,897,902.03</p> <p>Total Amount:            \$9,554,925.39</p>
<p><b>American Guard Services, Inc.</b>  <b>Contract No.: PMB 19-01-SC03</b></p> <p>Continue to Provide Security Services at Kuhio Park Terrace – Low Rise and Kuhio Homes (AMP 40) and the Ka Hale O Kamehaikana Community Resource Center on Oahu            End Date: May 31, 2020</p>	<p>Suppl Amount:            \$76,475.27</p> <p>Total Amount:            \$2,495,215.43</p>
<p><b>Transportation Concepts, Inc. dba Pacific Appliance Group, Inc.</b>  <b>Contract No.: PMB 18-01-SC04</b></p> <p>Continue to Provide Gas and Electric Ranges to State and Federal Low Income Public Housing Properties on Maui and Molokai            End Date: July 31, 2020</p>	<p>Suppl Amount:            \$7,902.02</p> <p>Total Amount:            \$119,961.45</p>

B. Contract(s) Executed in August 2020 (continued):

Contractor & Description	Amount
<p><b>Transportation Concepts, Inc. dba Pacific Appliance Group, Inc.</b>  <b>Contract No.: PMB 17-05-SC03</b></p> <p>Continue to Provide Gas and Electric Ranges to State and Federal Low Income Public Housing Properties on Oahu, Kauai, and Hawaii Island                      End Date: July 31, 2020</p>	<p>Suppl Amount: \$80,853.59</p> <p>Total Amount: \$1,712,128.50</p>

C. Planned Solicitation/Contract Activities for September / October 2020

Solicitation(s):

- Issue Invitation-for-Bids to Furnish Custodial Services for the HPHA's Administrative Offices on Oahu
- Issue Invitation-for-Bids to Furnish Preventive Maintenance Services to Fire Preventive Systems at AMP 34, AMP 35 and MU 42 on Oahu
- Issue Request-for-Proposals for Job Order Contracting and Indefinite Quantity Contracting Program Administration Services

Contract(s):

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

**IV. Development**

A. Mayor Wright Homes

- Lowney Arch, HPHA's architectural consultant for Mayor Wright Homes, provided a brief presentation to the Board of Directors at its August 20, 2020 meeting. HPHA management, staff and consultants continue to work with Lowney Arch to assess all available options relating to the Master Plan, programming and design of the project, and assess the 201H zoning and entitlement application that was rejected by the City &

County of Honolulu Department of Planning and Permitting, in order to move the project forward.

- MWH Partner, Inc. (Hunt) Notice of Termination: HPHA, along with the Deputy Attorney Generals and Reno & Cavanaugh, HPHA's specialized legal counsel, are reviewing Hunt's responses to the Termination for Convenience.

**B. Kuhio Park Terrace/Kuhio Low-Rises and Homes**

- RAD Conversion  
HPHA and Michael's Organization ("TMO") continue to make progress with the Rental Assistance Demonstration conversion for KPT Towers. The Final Environmental Assessment ("EA") evidencing compliance with CFR 24 Part 58. The EA has been completed and submitted to the Governor's Office (as the certifying officer for Responsible Entity) for acceptance and is currently being reviewed by the Governor's Office with assistance from the HHFDC. Once the EA has been accepted by the Responsible Entity and forwarded to U.S. Department of Housing and Urban Development ("HUD"), HPHA will schedule a concept call with HUD, which is a prerequisite to submitting a proposed Financing Plan to HUD for the transaction. Once the Financing Plan is complete, HPHA will receive a RAD Conversion Commitment ("RCC") from HUD. Once the RCC is received, it is anticipated to require 60 days to complete, with an additional 45 days required thereafter for lender and investor approval. The target closing date for the RAD conversion remains 4<sup>th</sup> quarter 2020.

**KPT Low-rises and Homes Phase II Redevelopment**

With the Restated and Amended Master Development Agreement completed and executed, TMO has been actively seeking proposals from the consultants required to re-engage the Master Planning and Environmental Review effort. TMO is also in the process of refining the overall schedule for the project.

**C. School Street Administrative Offices Redevelopment**

**201H Application**

A 201H Application was submitted to the City & County of Honolulu Department of Planning & Permitting (DPP) on May 22, 2020 and was expected to require approximately 9–10 months to complete.

During the months of August and September, the Executive Director, Development Staff, and HPHA's Development Partner, RHF, and their consultants, have scheduled a series of outreach meetings with individual City Council Members to present the project and respond to any questions or concerns.

A schedule of important remaining milestones summarizing the 201H process and schedule is as follows:

<b><u>Date</u></b>	<b><u>Milestone</u></b>
September 7	Is the scheduled end of the 90-day DPP review period, however, DPP requested an additional two weeks to prepare and review their report to City Council due to Covid-19. Upon completion of its report, DPP will forward its recommendations to the City Council, which will then have 45 days to act
September 14	The next Schedule Neighborhood Board 14 Meeting (anticipated to be postponed due to Covid-19)
September 21	End of the DPP extended review period. DPP submits its report and recommendations to City Council triggering 45-day City Council review period.
October 22	City Council Zoning, Planning and Housing Committee Meeting
October 23 - November 4	Tentative window for next community engagement meeting to be conducted as a virtual meeting
November 5	City Council Meeting and end of 45-Day City Council review period (assuming DPP report and recommendations are submitted to City Council on September 21st)

As noted above, Community Engagement will continue during the 201H process with the next community meeting tentatively scheduled as a virtual meeting to be held sometime during October 23<sup>rd</sup> and November 4<sup>th</sup>, 2020.

**D. Hawaii County**

On September 10, 2020, HPHA Development Staff attended an informational meeting with the Office of Planning (OP) and Maui County representatives relating to TOD CIP Funding Opportunities. Office of planning received a FY21 \$1.5 million CIP (GO) appropriation (Act 6, SLH 2020, Section 3, Item K, Capital Project No. 0.1) relating to plans and design for statewide planning

and coordination for transit-oriented development projects identified in the *State Strategic Plan for Transit-Oriented Development*. OP will be awarding funds for pre-planning, master planning, and infrastructure assessment work that will facilitate coordination and collaboration on transit-oriented development (TOD) infrastructure investments and achievement of multi-agency objectives in State TOD project planning and implementation statewide with a focus on neighbor islands.

HPHA Development staff prepared and presented a potential proposal to request redevelopment planning funding to continue redevelopment of HPHA's Lanakila Homes property, a public housing property located on a 29-acre site in Hilo. The HPHA has the ability to develop up to 62 additional units on the site and will be requesting funding under OP's TOD CIP Funding Opportunities. If successful, the funding would be utilized to update environmental assessments and master plans for the project and to assess potential street and sewer infrastructure upgrades that may be required and contaminated soil conditions that currently exist on a portion of the property. The County of Hawaii has expressed a strong interest in seeing this site fully developed and the HPHA and the County have held several meetings to discuss this project. The HPHA intends to move forward with both the planning and completion of the redevelopment of this project if funding can be identified.

E. Maui County

On September 4, 2020, HPHA Development Staff attended an informational meeting with the Office of Planning (OP) and Maui County representatives relating to TOD CIP Funding Opportunities as discussed above.

HPHA Development staff prepared and presented a potential proposal to request redevelopment planning funding for HPHA's Kahekili Terrace, a 3.8 Acre property currently improved with 82 units, located in the Wailuku redevelopment district of Maui.

F. Kalaeloa Project

HPHA awarded the building of 18 units and are working with HomeAid to determine the potential costs to repair vacant Building 32, which would serve as the community/common building for the project. HPHA and HomeAid are in the process of finalizing and agreeing to a budget for the costs necessary to renovate Building 32.

G. University of Hawaii

The University of Hawaii Community Design Center has been assisting HPHA in the re-design of HPHA's School Street Administrative Offices building and potential collaboration with the Lanakila Senior Center.

## V. Property Management and Maintenance Services Branch

A.	Total Move Ins for August	41 units
	Vacancies:	32 units
	Net difference:	<u>9 units</u>

As of August 31, 2020, the total number of housing units offered were 78. The number of unit offers accepted were 44. Unit offers that were refused were 9, with 44 pending either acceptance or refusal.

### B. Formal Grievance Hearings

HPHA's grievance process is essential to deal with complaints. Tenants may request a grievance hearing whenever they dispute HPHA's action or failure to act in accordance with their rental agreement or other regulations that affects their rights, duties, welfare or status.

During the month of August, HPHA did not receive any grievance requests and did not conduct any grievance hearings.

### C. Hearings

Consistent with the State eviction and Federal moratorium HPHA continues to suspend evictions for the nonpayment of rent. Project managers continue to refer a tenant for eviction when tenant violations involve serious health and safety violations.

## VI. Construction Management

### A. Program Activities and Major Projects

#### Vacant Units Undergoing Modernization as of August 31, 2020.

1. Construction and design continue on vacant units undergoing modernization and Type C vacant units (units requiring work beyond that of routine maintenance and repairs).
2. Summary status totals by State and Federal Vacant Units under construction or design:

<b>State</b>	0
<b>Federal</b>	96
	<b>96</b>

3. Summary status totals by Island by units made vacant for Modernization projects and vacant units by Type C under demolition/disposition, construction or design:

	Demolition/Disposal	Construction	Design/Bidding	Subtotal	Type C			Total
					Construction	Design/Bidding	Emergency Proclamation	
<b>ʻOahu</b>	4	72	0	76	0	0	0	76
<b>Hawaiʻi</b>	0	1	0	1	0	0	9	10
<b>Mauʻi</b>	0	2	0	2	0	1	5	7
<b>Molokai</b>	0	0	0	0	2	0	0	2
<b>Kauaʻi</b>	0	0	0	0	0	0	1	1
<b>Subtotal</b>	<b>4</b>	<b>75</b>	<b>0</b>	<b>79</b>	<b>2</b>	<b>0</b>	<b>15</b>	<b>96</b>

**Multi-Site Projects:**

1. Lead-Based Paint (LBP) Risk Assessment – Assessments and reports of all sites are complete. Contract to remove lead-based paint at 4 sites is routing for AG review.
2. AMP 34, 35 & 42 (Towers)
  - a. Upgrade to Ventilation System at AMP 34, 35 and 42 Projects:  
Replacement of roof fans at Makamae is completed. The Contractor is to schedule testing and balancing (TAB) of all fans with the TAB contractor.
  - b. Upgrade to Fire Alarm (FA) Systems and Call for Aid (CFA) Systems at Various Projects:
    - 1) Call for Aid and Fire Alarm projects at AMP 35 Punchbowl Homes – Call for Aid.

The penetrations for the Intercom system have been completed as well as the rough-in work on the exterior and interior of the units on the 6<sup>th</sup> and 7<sup>th</sup> floors have been completed. Contractor has implemented special COVID-19 protocol for entering tenants' units.

- 2) Call for Aid and Fire Alarm projects at AMP 34 Makua Ali'i – Fire Alarm. The old Fire Alarm system has been demolished and the Contractor is working on the punch list. Final inspection scheduled for the first week of August.
  - c. Kalanihuia and Makamae – Reroofing and Repairs  
Makamae – 90% of the roofing work has been completed.
  - d. Paoakalani and Makua Ali'i – Building and ADA Improvements  
Work on walkway painting stalled due to hazmat work, but flooring work continues. Units 223 and 224, site walls of Paoakalani and Unit 101, the recreation room at Makua Alii on going.
3. State Elderly Projects (MU 42)  
Kamalu and Ho`olulu – Upgrade to State Elevators  
Contractor is submitting shop drawings for review.
4. 2020 Environmental Reviews  
All 69 housing sites have been inspected with the exception of the architectural historical inventory portion at the neighbor island sites. With COVID-19 travel restrictions been recently lifted for inter-island travel, the consultant has resumed inspections. The consultant has also been submitting draft Environmental Review reports to HPHA for review

#### **O`ahu Projects:**

1. Salt Lake Apartments – Major Modernization – The contract work has been completed, the permits closed, and the Certificate of Occupancy has been issued. Due to numerous break-ins, the original locks and deadbolts are being changed and added to the scope of this contract.
2. Punchbowl Homes – Exterior Repairs, Re-roofing, Site and ADA Improvements  
Ewa wing – corrective work on ADA shower stalls is substantially complete. Units 112, 113, 713 and 714 were turned over to the AMP. Walkways topping is ongoing.

Diamond Head wing – units are painted except bathrooms; upper cabinets are installed. Vinyl flooring installed, shower pans, panels and valves are being installed. Walkways chipping and scarification is almost complete.

Mauka wing – 2<sup>nd</sup> to 7<sup>th</sup> floor hallway work is complete. Lobby – Existing ADA ramp has been demolished and the construction of the new ramp for the lobby is ongoing. Welding at lobby grills is complete.

Parking Lot – Building B parking lot paint stripping except “STOP” sign is complete. Main parking lot asphalt is complete except near canopy. ADA stalls need correction. Concrete curbs work at Ewa parking lot is complete.

3. Ho`okipa Kahalu`u – Site work for ADA Compliance  
The contract has been executed. The consultant is working with the Department of Public Planning and Permitting (DPP) to make revisions to drawings requested by zoning review to obtain the building permit.
4. Wahiawa Terrace:
  - a. Site and Building Improvements  
The Contractor will be completing the punch list items by September 4, 2020.
  - b. Sewer Pump Station  
The consultant contract is routing for final execution.
5. Kaui`okalani – Site and Building Improvements  
The Contractor completed the punch list items. Final inspection was performed. Close out documents have been requested.
6. Waipahu I & II - Design of Structural Repairs, Security Improvements and LBP Removal  
The consultant is working on the preliminary design drawings.
7. AMP 33 – Upgrade to water heating systems at Ka`ahumanu Homes and Kamehameha Homes.  
Negotiation of the contract is in process after HPHA received approval from the State Procurement Office for an alternate procurement to negotiate the contract with the low bidder.
8. Spencer House – Stairs Replacement. The Construction Contract has been awarded to CC Engineering and Construction, Inc. The Contract is being executed.

9. Hale Laulima - Modification to ADA Unit Entrances.  
Contractor completed concrete work for sidewalks and structural stair modifications and is finishing up painting and landscaping work.

#### **Hawai'i County Projects:**

1. Lanakila Homes
  - a. Demolition of Phase IIIb & IV – The Contractor has removed all excess vegetation off-site and is applying herbicide on the worst spots. The Contractor has encapsulated the contaminated soil from Kapiolani Street down to Ululani Street. The Contractor started encapsulation work below Ululani Street, and more topsoil has been installed below Kapiolani Street.
  - b. Burnt Unit 10D – The Notice to Proceed was issued to the Contractor who deferred demolition work to September 2020. Both the Contractor and demolition subcontractor weren't able to mobilize. The Contractor stated he will still meet the time of performance.
2. Hale Aloha O Puna – COVID-19 Supplemental Proclamation Vacant Unit Repairs to 9 Units  
Approval was granted to repair the vacant units. The Contractor suspects asbestos in the mastic for the floor tiles and is preparing to test it.
3. Pahala – Utility Improvements: The Consultant contract is executed, and the design will begin once travel restrictions are eased.
4. Ka Hale Kahalu`u and Hale Ho`okipa – Security Upgrades. The Consultant is completing the bid documents and will then apply for the Building Permit. CIP construction funds have been secured.

#### **Mau'i County Projects:**

1. Kahekili Terrace:
  - a. Environmental Testing of Soil  
HPHA is moving forward with the Department of Health, (DOH) mandated Remedial Action Plan (RAP) to address the soil hazards long term. DOH is still reviewing the Environmental Hazard Mitigation Plan.
  - b. Renovation to Burnt Vacant Unit

The Contract has been awarded. The Notice to Proceed and the Pre-Construction meeting is being scheduled as soon as the contract is fully executed, and the Building Permit is issued.

2. Pi'ilani Homes – Physical Improvements  
The Board For Action approved the HPHA to request to HUD to grant an easement to Maui County for access to install and maintain a fire hydrant.
3. AMP 39 (Mau'i) – COVID-19 Supplemental Proclamation Vacant Unit Repairs to 4 Units  
Contract is being routed for execution.

**Kaua'i County Projects:**

1. AMP 38 – Infrastructure and Site Improvements at Hale Ho'olulu, Hale Nana Kai O Kea and Hui O Hanamaulu  
Overall Construction work is at approximately 57% complete.
2. AMP 38 – COVID-19 Vacant Unit Repairs to 38 Units  
Supplemental Contract No. 1 for unit C4 at Hale Ho'olulu is currently routing for execution. The supplemental contract includes additional repairs due to water leaks damages and removal of asbestos in floor tiles and converting the unit to an accessible unit.
3. 'Ele'ele – Building and Site Improvements  
Draft supplemental contract to include the ADA corrections work at Ele'ele to the consultant's contract is currently routing for review.
4. Kapa'a – Modernization and ADA Building and Site Improvements.  
The HPHA is currently reviewing and negotiating the fee proposal submitted by the consultant for the approved revisions to their scope of work.

**B. State Capital Improvement Projects (CIP) & Federal Capital Fund Program (CFP), Training, Staffing**

1. The State Capital Improvement Program (CIP)
  - a. The HPHA is in the process of identifying and prioritizing the preliminary draft request for CIP funds for the next biennium budget.
  - b. The HPHA is reviewing Federally funded positions in the Construction Management Branch to convert to State General

Funded positions to be able to offset its budget to fund positions to administer the CIP appropriations as mandated by the Department of Budget and Finance.

2. The Federal Capital Fund Program (CFP)
  - a. Due to the COVID-19 pandemic emergency, HUD has extended the expenditure and obligation deadlines of all open Capital funds by one year, 2021.
  - b. HPHA should be receiving \$13.37M for the CFP 2020 funds and will request its release once the funds are available.

**VII. Section 8 Subsidy Programs Branch**

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

**A. Program Activities for August 2020**

1. Voucher:  
HPHA expended a total of \$2,998,438 (99.25% of eligible HUD funds received) in housing assistance payments (HAP) to private landlords on behalf of 2,424 voucher holders. Issued a total of 9 vouchers for New Admission, Project Based, VASH and port-ins. Currently, 38 families are in search of housing.
2. 471 VASH families were assisted, \$428,191 was paid in HAP. 6 veterans received VASH vouchers, 4 leased up, and 31 veterans are in search of housing.
3. Inspections update:

<b>August 2020</b>	
Housing Quality Standards (HQS) Inspections	234
HQS Inspections Failed	108
Quality Control Inspections	8
<b>Total Inspection completed from 08/01/2020-08/31/2020</b>	<b>242</b>

Total Rent increase request received	26
Approved	21
Denied	5

4. **Family Self Sufficiency (FSS) Program:**

The FSS Program continues to offer employment case management, resources, and escrow savings to its 64 active participants.

The current total number of Section 8 graduates is 139 and the total number of LIPH graduates is 20 since the program's inception. Currently, there are 20 of 44 Section 8 participants and 11 of 20 LIPH participants eligible to receive monthly escrow credits. The total monthly escrow deposits for August 2020 was \$4,532.00.

5. **Rent Supplement Program (RSP):**

RSP made a payment of \$129,328 to the landlords on behalf of 300 families.

**VIII. Compliance Office**

A. **Program Activities for August 2020**

- Continue to process tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act. The most common requests the office receives include:
  - a. Transfers to accessible or ground floor units;
  - b. Installation of air conditioning;
  - c. Approval to keep assistance animal;
  - d. Approval of live-in aides;
  - e. Disability-related unit modifications;
  - f. Utility allowances for disability-related medical equipment;
  - g. Domestic violence emergency transfers;
- Monitored HPHA's COVID-19 email hotline for tenant reporting of pending or positive COVID-19 test results

B. **Planned activities for September 2020**

- Continue to respond to requests for reasonable accommodations; conduct research on the following issues:
  - Releasing S8 tenants from leases
- Continue to ensure Compliance with Section 504 of the Rehabilitation Act and the Fair Housing Act;
- Continue to work with the Fair Housing Coordinators of the Counties and Hawaii Housing Finance and Development Corporation and with the

University of Hawai'i Economic Research Organization (UHERO) to prepare the fair housing analysis of impediments for the State of Hawaii.

## VIII. Information Technology Office

### A. Program Activities

1. **Telework Implementation:** Due to technical issues, the VPN routing paths were changed to allow for a more direct approach. HPHA is implementing a direct line to support telework via 100Mb lease line and 100 licenses hosted at a security firewall bundle.
2. **Emphasys Elite Administration:** Added into TRAINING environment additional waiting list and pre-AMP projects to reflect changes in the PMMSB structure.
3. **Teleconferencing Support:** Ongoing. Webcams and other support devices being purchased, but due to COVID-19 effects on transportation and distribution services sectors, equipment delivery is delayed.

## X. Human Resources

### A. Summary of Staffing:

Filled positions FTE:	297
Tenant Aide Program:	20
Positions (unable to recruit hiring freeze):	26
Positions (on continuous recruitment):	27
Other vacancies (to be in recruitment in the near future):	32

### B. Program Activities:

1. Agency-wide interviews were conducted and/or hired for the following positions: Public Housing Supervisor III, Social Service Aide IVs, General Laborer II, Info Tech Band B, Building Maintenance Worker Is and Building Maintenance Helpers.
2. Since the start of the school in mid-August, a total of 7 employees have been requested leave to assist with their children distance learning under the Families Firsts Coronavirus Act. The distance learning is now extended until October 12, 2020. Managers and supervisors have been flexible with these staff requests, and that it doesn't disrupt their office/branch operations during this unprecedented time.

3. Due to the social distancing guidelines, staff participated in various webinar trainings such as: Housing Choice Voucher Financial Accounting and Reporting, 2020 Public Housing Repositioning, Bloodborne Pathogen & Workplace Safety, HEROS HUD Exchange (Environmental Training) and Procurement Basics.
4. As the state continues to see a spike of COVID-19 cases, a total of 6 employees tested positive in August, with maintenance 5 and 1 administrative staff. These employees were able to get tested and quarantine at home under the guidance of Department of Health and their own Primary Care Physician. Some employees who had direct contact got tested with negative results. All of the staff who tested positive returned back to full duty safely.
5. Human Resources Office will continue to guide and train managers on "employer contact tracing", should any COVID positive cases arise in the workplace.
6. The Department of Labor and Industrial Relations, Hawaii Industrial and Occupational Safety and Health (HIOSH), conducted a site-inspection at AMP 37's Hilo base yard and the administration office.
7. Workers Compensation: There was one injury reported, and the employee has been out for 10 working days and returned to full duty.