

Housing and Community Development Corporation of Hawaii

PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND GOALS FOR FY 2005-2009

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

- *Applications for Special Project Section 8 Housing Choice Vouchers will be submitted provided that special vouchers are available and HCDCH meets the criteria for these vouchers.*
- *On December 8, 2004, HUD issued PIH 2005-1 (HA) which called for the Implementation of the Consolidated Appropriations Action, 2005 Funding Provisions for the Housing Choice Voucher Program.*
- *PIH 2005-1 statutorily reduced the HAP expenditures by .8% across-the-board, as enacted by Congress.*
- *PIH 2005-1 had reformed the Section 8 program whereby, HUD views the budgetary allocations as a benchmark.*

Reduce public housing vacancies:

- *Not to exceed 5% vacancy rate.*

Leverage private or other public funds to create additional housing opportunities:

- *Spearheading an Affordable Housing Task Force to identify creative ways in which private sector expertise, funds or land could be matched up with government funds or land to develop affordable rental housing.*

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) 90.0

- *The PHAS score is 74% or a standard performer.*

Improve voucher management: (SEMAP score) 90.0

- *The SEMAP score is 96% or a high performer.*

Increase customer satisfaction:

- *The HCDCH scored 9 out of 10 in the Resident Satisfaction Assessment Sub-System (RASS) for the fiscal year ending June 30, 2005.*

Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- *Provide training and incentives for managers who receive high customer satisfaction ratings.*
- *The HCDCH is developing strategies and training for public housing managers and their staff in order to obtain a high rating on the Resident Service and Satisfaction Survey.*

Renovate or modernize public housing units:

- *759 units (substantial rehabilitation).*
- *For the fiscal year, the following projects were completed: Waimaha-Sunflower Phase II and III (108 Units); Kalihi Valley Homes Phase II (63 units); Pumehana (7 Units); and Lanakila Homes Development Phase IIa and 2b (48 Units).*

- *Modernization at Kalihi Valley Homes Phase IIIa (45 Units) in construction; modernization of Ka Hale Kahaluu (50Units); Kalihi Valley Homes Phase IIIb (27 Units) in design; minor renovation at Noelani I and II (43 Units); and at Pumehana, Kalanihuia, and Makamae exterior structure renovations in progress (414 Units).*

Demolish or dispose of obsolete public housing:

- *There were 48 units demolished at Lanakila Homes. Remainder of the units (86 units) will be demolished in 2006.*

Provide replacement public housing:

- *48 new units were developed at Lanakila Homes in Phases IIa and IIb to replace demolished units.*
- *22 new units currently in design and will be developed at Lanakila Homes in Phase IIIa to replace demolished units.*

Provide replacement vouchers:

PHA Goal: Increase assisted housing choices

Objectives:

Other: (list below)

- Geographical Wait List
 - *Administrative rules have been implemented in December 2001.*
- Subject to market rental conditions.
- Conduct outreach efforts to potential voucher landlords.
 - *Outreach activities to attract new voucher landlords began in 03/05, which includes owners of accessible units and continues through 2005.*
 - *In September 2005, HCDCH and the City and County of Honolulu mailed out surveys to measure awareness and perceptions of the Section 8 Housing Choice Voucher Program among landlords across the State of Hawaii. The intent of the survey was to find ways to improve the administration of the program in order to attract additional participating landlords.*
- Increase voucher payment standards.
 - *Increased voucher payment standards to 110% of the FMRT.*

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

- Conduct financial analysis of all federal housing projects.
 - *A financial analysis has been completed for this reporting year.*

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

- *Ongoing.*

Implement public housing security improvements:

- *The HCDCH coordinated Neighborhood Watch and Voluntary Tenant Patrol programs in fourteen public housing sites.*

- *Supported Boys and Girls Club of Maui to provide after school youth program in public housing.*
- *Installed chain link fencing at Kupuna Homes O Waialua.*
- *Installed chain link fencing at Hale Aloha O' Puna.*
- *Installed a privacy fence at Noelani II.*
- *Installed chain link fencing at Pomaikai Elderly.*

Other: (list below)

- *December 2005, the new playground at Kuhio Park Terrace was opened. This project was a collaborative effort between Good Beginnings Alliance, KPT tenants and management and HCDCH. Approximately \$200,000 was raised for the playground, which will be enjoyed by the hundreds of KPT and Kuhio Homes children.*
- *Promulgated Chapter 17-2021, Grievance Procedure”, (effective August 5, 2005), which shortens the time for initiating grievances involving non-rent violations, criminal activity that threatens the health and safety of other residents, and drug-related criminal activity.*

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Increase the number and percentage of employed persons in assisted families:

- *Annually assist 200 public housing residents to attain their goals for economic self-sufficiency.*
- *From July 2005 – June 2006, the following assistance has been provided to federal public housing residents:*
 - *20 – 19 - Hour Tenant Aides*
 - *10 - High School Equivalency/CBASE*
 - *176 - Family Self-Sufficiency: Individual Training Service Plan*
 - *57 - Samoan Service Providers Association: Occupational skills training, job search assistance, job development support*
 - *142 - Child and Family Services: Case management and congregate activities for elderly residents*
 - *Continue the job placement program through the duration of funding (9/06) with outreach, job counseling, screening of applicants, training for job skills, and placement with Section 3 employers through collaboration with trade unions and the State apprenticeship program.*
 - *496 residents enrolled in the program*
 - *305 residents referred to jobs*
 - *112 residents gained employment*
 - *16 residents referred to apprenticeship programs*

Provide or attract supportive services to improve assistance recipients' employability:

- *The Department of Human Services and HCDCH created the Hawaii Integration Project (HIP) to provide individuals and families residing at KVH to achieve economic security and safe living environment. HIP's goal is to*

provide participants efficient and effective services. A coordinator was hired and an office set up at the KVH community center. A needs assessment was completed for Micronesian tenants regarding economic self-sufficiency. Regarding service integration, a strategy was developed to allow DHS and HCDCH workers to meet w/participants at the same time. In August 2005, the first family was successfully interviewed. We continue to work with DHS on the HIP.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

- *Annually provide or attract supportive services at 5 public housing sites that service elderly or disabled populations.*
- *Under the Resident Opportunities and Self-Sufficiency Program, case management and congregate services are being provided at Kalakaua Homes, Makua Alii, Paoakalani, Punchbowl Homes, Pumehana, Kalanhuia and Makamae.*

Other: (list below)

- *Encourage and support resident participation in an existing Individual Development Account (IDA).*
- *The HCDCH continues to monitor and encourage resident participation in any IDA program.*
- *Submitted and awarded a 2005 Resident Opportunities and Self-Sufficiency (ROSS) grant application for \$450,000 over three years at Kalakaua Homes, Makua Alii and Paoakalani. Partnering with Child and Family Services/Honolulu Gerontology to provide case management/services to assist elderly residents to age in place.*
- *Submitted and awarded a 2005 Resident Opportunities and Self-Sufficiency (ROSS) grant application for \$43,700 for a Family Self-Sufficiency Coordinator.*
- *Contracted FAQ Hawaii, Inc. to provide reliable and valid quantitative and qualitative information to design, implement administer and monitor supportive services statewide for \$350,000.*

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

- *Policy and procedures for reasonable accommodation/modification has been completed and disseminated too all offices of HCDCH.*
- *Complaint process has been established for the HCDCH.*
- *On-going education on Fair Housing is being provided to include, but not limited to only workshops, publications, etc.*
- *The HCDCH has established a partnership with the counties, non-profits, Hawaii Civil Rights Commission, Legal Aid Society of Hawaii, and the Armed Forces. This collaboration is to address one of the impediments*

identified in the Analysis of Impediments completed in the mid-1990's, which involved the lack of a general awareness of fair housing issues.

- *In collaboration with the counties, HCDCH will update the Fair Housing Analysis of Impediments.*
- *Training on "reasonable accommodations" conducted in December 2005 by the State of Hawaii Attorney General Office.*

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

- *Policy and procedures for reasonable accommodation/modification has been completed and disseminated too all offices of HCDCH.*
- *On-going education on Fair Housing is being provided to include, but not limited to only workshops, publications, etc.*

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other: (list below)

- Ongoing effort to post of fair housing posters at all projects and office sites.
 - *All project management offices have posters. Two main offices have posted the posters.*
- On-going efforts to educate the public and landlords.
 - *Free workshops have been conducted for anyone wishing to attend.*
- On-going training to educate staff.
 - *In coordination with several counties, workshops were offered to all staff members.*
 - *The public, residents, and HCDCH staff are making daily contact with the Fair Housing Officer on fair housing issues.*
- Provide information to the public.
 - *The HCDCH in conjunction with the counties has coordinated training for the public, landlords, and employees on fair housing laws.*
 - *Opened lines of communications with the public, residents, and staff.*
- Implement the Section 504 and ADA transition plans.
 - *Plans for carrying out the transition plans have commenced. Accessibility issues are being addressed at each project as they are scheduled.*
 - *Currently updating both the Section 504 and ADA transition plan.*

Other PHA Goals and Objectives: (list below)

Improve the housing delivery system through cost-effective management of federal and State government programs and resources.

- *Provide examples of how we improved housing delivery:*
 - *Automating major operational components such as public housing and Section 8 wait list data, work order processing and tracking, materials inventory, and public housing and Section 8 inspections. The computer system was upgraded to provide electronic transmission of HUD's 50058 Forms for public housing and Section 8 programs.*

- *Assess the feasibility of upgrading the computer network infrastructure to increase productivity. Throughout 2005, personal computers were upgraded, providing faster response time for users. HCDCH is in the process of developing a hardware and network plan, including upgrading the personal computers, cabling, and switches to provide faster response time for users.*
- *Ongoing SEMAP and PHAS training have been provided to HCDCH staff.*