

Annual PHA Plan
(Standard PHAs and Troubled PHAs)

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

OMB No. 2577-0226
Expires: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Hawaii Public Housing Authority</u> PHA Code: <u>HI001</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2016</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>5,332</u> Number of Housing Choice Vouchers (HCVs) <u>3,708</u> Total Combined Units/Vouchers <u>9,040</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 12.5%;">PH</th> <th style="width: 12.5%;">HCV</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV																								
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																									
		PH	HCV																														

B. Annual Plan Elements**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
 Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
 Financial Resources.
 Rent Determination.
 Operation and Management.
 Grievance Procedures.
 Homeownership Programs.
 Community Service and Self-Sufficiency Programs.
 Safety and Crime Prevention.
 Pet Policy.
 Asset Management.
 Substantial Deviation.
 Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Statement of Housing Needs and Strategy for Addressing Housing Needs**Housing Needs: Housing Needs of Families on the Public Housing Waiting List as of July 1, 2015**

Total Families on Waiting List = 11,134	# of families	% of total families
Income Levels		
Extremely low income <=30% AMI	10,552	94.77%
Very low income (>30% but <=50% AMI)	458	4.11%
Low income (>50% but <80% AMI)	81	0.73%
Average income	43	0.39%
Families with children	4,473	40.17%
Elderly families	2,270	20.39%
Families with Disabilities	2,146	19.27%
Single	2,245	20.16%
Racial Distribution		
Asian/Pacific Islander/Other	8,290	69.32%
White	2,202	18.41%
Hispanic	921	7.70%
Black	382	3.19%
American Indian, etc.	164	1.38%
Bedrooms Needed		
1BR and Studio	5,658	49.77%
2 BR	3,535	31.09%
3 BR	1,626	14.30%
4 BR	500	4.39%
5 BR	50	0.45%

Housing Needs of Families on the Section 8 Waiting List as of July 1, 2015

Total Families on Waiting List = 4,306	# of families	% of total families
Income Levels		
Extremely low income <=30% AMI	2,075	93.81%
Very low income (>30% but <=50% AMI)	103	4.65%
Low income (>50% but <80% AMI)	13	0.59%
Average income	21	0.95%
Families with children	1,181	53.39%
Elderly families	303	13.70%
Families with Disabilities	488	22.06%
Single	240	10.85%
Racial Distribution		
Asian/Pacific Islander/Other	1,522	73.92%
White	296	14.38%
Hispanic	147	7.14%
Black	70	3.40%
American Indian, etc.	24	1.16%
Bedrooms Needed		
1BR and Studio	991	44.56%
2 BR	626	28.15%
3 BR	471	21.18%
4 BR	114	5.53%
5 BR	22	0.58%
5+ BR	0	0.00%

The following data is drawn from the Hawaii Consolidated Plan PY 2015 – 2019 by the Hawaii Housing Finance and Development Corporation (HHFDC):

Projected Housing Need, 2014-2020					
% Area Median Income	Honolulu	Maui	Hawaii	Kauai	State
≤30%	4,076	1,377	2,355	330	8,138
30-50%	3,808	1,402	2,017	221	7,448
60%	2,415	748	1,003	462	4,629
60-80%	3,710	1,330	1,657	312	7,009
Sub-total affordable rental	14,008	4,857	7,033	1,325	27,224
80-100%	3,217	1,087	1,422	526	6,252
100-120%	2,950	956	1,292	433	5,631
120-140%	2,448	890	924	361	4,623
Sub-total affordable for-sale	8,615	2,933	3,638	1,320	16,506
>140%	8,573	6,204	4,041	1,555	20,373
TOTAL	31,197	13,994	14,712	4,200	64,103

*Source: Ricky Cassidy, Rental Housing Study, 12/30/14

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	1,211,537	1,346,554	11%
Households	403,572	445,513	10%
Median Income	\$49,820.00	\$67,116.00	35%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	59,400	51,995	83,300	54,850	195,970
Small Family Households *	16,530	17,890	34,125	23,635	102,605
Large Family Households *	4,695	5,605	10,680	8,165	27,755
Household contains at least one person 62-74 years of age	10,970	10,090	16,625	11,280	45,730
Household contains at least one person age 75 or older	10,725	10,195	12,675	7,235	21,730
Households with one or more children 6 years old or younger *	10,415	9,935	15,935	10,835	20,960

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Market Analysis

HOUSING MARKET AREA: The Hawaii Housing Market Area (HMA) is defined as the State of Hawaii which is comprised of the City & County of Honolulu and Counties of Hawaii, Maui, and Kauai.

The following housing market analysis is based primarily on information from the following sources: DBEDT, "Measuring Housing Demand in Hawaii, 2015-2025", April 2015; Ricky Cassidy, "Affordable Rental Housing Study Updates, 2014" for Honolulu, Hawaii, Kauai, and Maui, December 2014; and U.S. Census, 2009-2013 American Community Survey 5-Year Estimates.

HOUSING DEMAND:

Housing demand is impacted by population growth, the military presence, domestic migration and immigration, and foreign investment in Hawaii real estate. As of July 2013, the resident population of the HMA is approximately 1,404,054. Between 1990 and 2013, population grew at an average annual rate of 1.0%. The City & County of Honolulu experienced slower population growth at 0.7% a year, Hawaii and Maui counties grew at 2.0%, while Kauai County grew at 1.3% per year.

The resident population of Hawaii, which includes active-duty military personnel and their dependents, is projected to increase to 1,708,900 in 2040, an average growth rate of 0.8% per year over the projection period. The Neighbor Island counties are projected to have higher population growth than Honolulu. The resident population of Honolulu is projected to increase at an annual rate of 0.4% from 2010 to 2040, while Hawaii is projected to grow at 1.6% annually, Maui County at 1.4%, and Kauai County at 1.1%. As a result, the Neighbor Island population as the share of the state total will increase from 29.9% in 2010 to 36.4% in 2040, while the corresponding share of the City and County of Honolulu is projected to decrease from 70.1% to 63.6%.

Migration is one of the most important contributors to the state's population growth. Foreign immigration to Hawaii has been steady, increasing from 5,400 people per year on average in the 1990s to about 6,600

people per year over the past decade. However, domestic migration had a stronger increase, from about 32,000 people per year in the 1990s to above 43,000 people per year on average since 2002.

Another important driver of housing demand is the increase in the number of residential rental units being used as vacation rentals. There is evidence that local residential housing units are increasingly catering to visitors, either full or part time. According to the Hawaii Tourism Authority, "...the popularity and demand for alternative accommodations have grown rapidly over the years. If all of the identified units were available for visitor use at the same time, these units would account for up to 25% of Hawaii's total lodging inventory...."

Foreign buyers are yet another source of increased demand for housing in the local real estate market. The National Association of Realtors estimates that foreign buyers of properties in Hawaii accounted for 3.6% of all homes sold in 2012. Furthermore, in 2013, Hawaii properties were the second most popular for the Japanese buyers and the fourth most popular for the Canadian buyers. This increased demand from foreign buyers exerts additional price pressures on the housing sector, since often foreign buyers are not income-constrained and, in many cases, buy properties with cash.

DBEDT forecasts a long-range demand for a total of about 64,700 new housing units in Hawaii by the year 2025. This is based largely on the assumed increase in the number of households and is dependent on changes in social and economic factors, expected migration and immigration, and expected changes in the size and age distribution of the adult population. Forecasted demand by county is as follows:

Honolulu, 25,800 units; Hawaii, 19,600 units; Maui, 14,000 units; and Kauai, 5,300 units.

Number of Housing Units

In 2009-2013, Hawaii had a total of 522,200 housing units, 14% of which were vacant. Of the total housing units, 62% were single-unit structures, 38% were in multi-unit structures, and less than 0.5% was mobile homes. An estimated 29% of the housing units were built since 1990.

In the 1980s, the available housing inventory expanded by an average of just under 6,000 units per year. In the 1990s, the housing inventory increased by nearly 7,000 units per year and remained at about this level in the years prior to the recession (expanding by about 6,500 units per year between 2000 and 2008). As the economy recovered from the recession between 2009 and 2013, the housing supply expanded at a slower pace at only about 2,400 units per year.

In 1990, Honolulu accounted for 72.3% of the housing units, followed by Hawaii, Maui then Kauai at 12.4%, 10.8%, and 4.5% respectively. By 2013, Honolulu County accounted for 64.7% of total state housing units, Hawaii County had 16.0%; Maui County had 13.5% while Kauai County had 5.7% of the total.

The 2009-2013 ACS 5-Year Estimates reports that of the 449,800 occupied housing units, 259,300 (58%) were owner occupied and 190,500 (42%) were renter occupied. Historically, the homeownership rate in Hawaii has increased from approximately 50% in 1986 to above 60% between 2004 and 2007. As a result of the recession, the homeownership rate in Hawaii fell to about 55% in 2011. However, as the economy has recovered, the rate has been increasing.

After the recession, there was a temporary shift from owning to renting that was caused by a variety of factors including stricter mortgage lending requirements, job losses, and rapid increases in home prices which priced many potential home buyers out of the market. This in turn resulted in sustained rental price increases. While homeownership rates have recently increased, they are still below the pre-recession level.

The increase in Hawaii's housing stock needs to be compared with the population increase over time. The figure below highlights the expansion of housing supply in the late 1980s and early 2000s, compared with annual population growth. There is an increasing gap between annual population growth and housing supply growth. The result of this increasing gap has been continued housing price increases, leading to an unbalanced housing market.

Building permit activity provides a way to project where the housing market is going in the short-term. A high level of activity indicates more supply, which means that more demand will be met, and the potential for prices adjusting downwards. A low level of permits indicates less supply of housing and potentially higher prices.

The permit data for residential construction is not encouraging. There has not been a sustained increase in private residential construction, which is required to increase the housing supply. The 1980-2014 trend for building permits is downward.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	278,596	54%
1-unit, attached structure	36,021	7%
2-4 units	39,122	8%
5-19 units	59,892	12%
20 or more units	101,776	20%
Mobile Home, boat, RV, van, etc	987	0%
Total	516,394	100%

Table 30 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	3,117	1%	15,011	8%
1 bedroom	15,626	6%	40,073	22%
2 bedrooms	49,659	19%	63,212	34%
3 or more bedrooms	193,085	74%	65,730	36%
Total	261,487	100%	184,026	100%

Table 31 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Cost of Housing

The median monthly housing costs for mortgaged owners in 2013 was the highest in Honolulu County at \$2,362 per month, followed by Maui County at \$2,261 per month, Kauai County at \$2,022, and Hawaii County at \$1,637 per month.

Oahu renters paid the highest median rent in 2013 at \$1,535 per month, followed by Maui County renters at \$1,292 per month, Kauai County rents at \$1,281, and Hawaii County renters with the lowest rent at \$1,017 per month.

An estimated 48% of owners with mortgages, 12% of owners without mortgages, and 56% of renters in Hawaii spent 30% or more of household income on housing.

Hawaii's median housing value increased from \$496,600 in 2012 to \$500,000 in 2013. This increase, however, was not statistically different. Hawaii remained #1 in the ranking with the highest median housing value in the U.S.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	249,300	529,500	112%
Median Contract Rent	721	1,185	64%

Table 32 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	30,266	16.5%
\$500-999	48,753	26.5%
\$1,000-1,499	47,181	25.6%
\$1,500-1,999	28,852	15.7%
\$2,000 or more	28,974	15.7%
Total	184,026	100.0%

Table 33 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	13,800	No Data
50% HAMFI	32,945	3,220
80% HAMFI	92,885	10,830
100% HAMFI	No Data	26,325
Total	139,630	40,375

Table 34 – Housing Affordability

Data Source: 2007-2011 CHAS

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

- Open the wait list for the Section 8 Housing Choice Voucher program in 2016 for a limited time.

Financial Resources: Planned Sources and Uses

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Federal Grants		
a. Public Housing Operating Fund	\$24,636,210	Operations and maintenance of public housing
b. Public Housing Capital Fund	\$9,184,654	Capital repairs, management improvements, operations, administrative costs
c. Section 8 Tenant-Based Assistance	\$27,600,000	Housing Assistance Payments and Administrative costs
d. Family Self Sufficiency Program	\$132,031	FSS Coordinator expenses
Public Housing Dwelling Rental Income	\$14,868,552	Operations and maintenance of public housing
State Capital Improvement Program	\$15,250,000	Capital repairs and associated administrative costs
State General Fund	\$4,000,000	Operations and maintenance of public housing
Total Resources for Public Housing or Tenant Based Assistance	\$95,671,447	
Other Project Based Resources: Performance Based Contract Administration	\$31,680,048	PBCA payments to landlords; administrative costs

Operations and Management.

- Adopt changes to the Admissions and Continued Occupancy Policy for Federally Assisted Public Housing regarding its pet policy, consistent with CFR, including updates and revisions.
- Assess the need to establish policies to minimize the number of over-income families in public housing, including possible termination of tenancy for such families.
- Establish a multi-skilled worker program to promptly repair and maintain public housing units that become vacant on a regular basis for faster and more efficient turnover of units, including establishment of a highly skilled force account for capital repairs.
- Adopt administrative rules to allow the HPHA to implement a lottery system to:
 - Randomly choose families (excluding the elderly, disabled, and victims of domestic violence) to terminate from the Housing Choice Voucher Program if the HPHA must terminate Housing Assistance Payments contracts due to insufficient funding ; and
 - Randomly choose families (considering all adopted preferences) to process for participation in the Housing Choice Voucher Program.
- Adopt rules to conduct Home Quality Standards (HQS) inspections every other year, except in circumstances where HPHA may determine a need for an annual inspection (e.g., tenant complaint).
- Prepare for administrative rule updates to comply with HUD change from HQS inspections to the Uniform Physical Conditions Standards-Voucher (UPCS-V) when appropriate.
- Adopt rules allowing families that exceed the largest public housing unit size to receive Section 8 Housing Choice Voucher, rather than splitting the household to fit into existing unit sizes.
- Adopt rules where the HPHA may award Section 8 Housing Choice Vouchers to public housing residents for the following reasons in the following order and not equal priority:
 1. Involuntarily displaced such as for relocation due to modernization activity, or based on an emergency where conditions of the public housing dwelling unit, building, or project pose an immediate, verifiable threat to life, health or safety of the family, and the family cannot be relocated to another public housing unit in the same program, meeting their needs.
 2. Approved for a transfer as a reasonable accommodation for a unit with special features, and have not been offered a unit in the public housing program that meets the family's needs and have waited over one year.
 3. Victims of domestic violence, or stalking, or reprisals, or hate crime, and cannot be safely transferred to another public housing unit in the same program.
 4. Homeless families, provided "Homeless" is defined by HUD.
- Adopt rules to provide greater security for tenants and staff, including no trespassing 24 hours a day at some or all of the HPHA properties.
- Adopt rules to efficiently remove abandoned property from HPHA units to provide quicker turnaround of units.
- Implement the action plan set forth in the Fair Housing Analysis of Impediments to be updated in 2015, subject to the availability of funds.
- Implement recently adopted Hawaii Administrative Rule (HAR) revisions to prohibit smoking in public housing, and provide tenants with revised lease addenda outlining enforcement strategies for the "No Smoking" policy, including reviewing and amending the HAR based on HUD's forthcoming rules.
- Adopt rules for tenants that enter public housing by way of citizen sponsorship into the State of Hawaii, to include the income of the sponsor when calculating the rent for the tenants.
- Adopt rules regarding remaining members of assisted tenant families to allow only the original household members at the time of placement in federal public housing program to retain the unit and public housing assistance where other members of the family have left the unit; and to provide for the termination of the rental agreement/assistance or nonrenewal of the rental agreement once all household members are no longer in the household; and to provide an exception for families where the original parents in the household are survived by minors who were subsequently added to the household, until the minors reach a certain age (e.g., 21 years of age).
- Revise the Admissions and Continued Occupancy Policy and applicable administrative rules to allow additions of more than one family member as long as the addition does not require the family to be transferred to a larger unit and as long as the addition would not cause overcrowding of the unit in accordance with county occupancy standards.

- Consider converting some or all geographical waitlists to site-based waitlists.
- Review updated HUD rules and adopt administrative rule changes meant to reduce administrative costs, increase program efficiency, improve tenant benefits, or foster self-sufficiency.

Pet and Assistance Animals Policy Revisions

- Limit tenants to one pet, regardless of the category of animal.
- Decrease maximum size limitation for a dog or cat from 25 lbs to 21 lbs at adulthood.
- Not allow certain breeds of animals as a pet.
- Update the types of required vaccinations.
- Decrease maximum capacity limitation of aquariums that may be kept from 25 gallons to 5 gallons.
- Require the removal of any pet offspring from the premises within a certain time after birth. For dogs or puppies, removal will be required by 8 weeks after birth. For cats or kittens, removal will be required by 12 weeks after birth. For all other animals, removal will be required by 6 weeks after birth.
- Provide that the presence of offspring of an approved pet is conclusive evidence of violation of the requirement to have a pet spayed or neutered. Thereafter, this requirement will be immediately enforced.
- Clarify that tenants may only pet-sit for pets that are approved by the HPHA as a pet and have obtained an HPHA pet permit. Pets that are not approved by the HPHA or do not have an HPHA pet permit shall not be brought onto property, either by a tenant or by a tenant's guest. This is to ensure the health and safety of the residents and their approved pets.
- Clarify that the Pet Policy does not apply to approved assistance animals, and that owners of approved assistance animals must follow reasonable conditions of owning an assistance animal.
- Clarify that violation of a reasonable condition of owning an assistance animal, including causing physical injury or property damage, is grounds for rescission of approval of assistance animal, removal of assistance animals from premises, and for termination of tenancy or eviction.

See Attachment A: HPHA's Pets and Assistance Animals Policy

(For information only as the definitions were not revised.) In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are used:

Substantial Deviation: A substantial change in the goals identified in the Five-Year Plan. For example, making a formal decision not to pursue a listed goal; or substituting an entirely different set of activities to achieve the goal.

Significant Amendment/Modification: Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out.

For Capital Fund Program projects that deviate from the Capital Fund Program Five-Year Action Plan and the Capital Fund Program Annual State/Performance and Evaluation Reports, only projects that meet the following criteria shall require 5-Year and Annual Plan Amendment: the amount of funds being required exceeds \$10 Million; number of units being worked on comprises more than 15% of a developments ACC unit count; or work requires the relocation of more than two neighboring occupied units. Where work is not specifically budgeted, monetary placeholders will be provided in lieu of specific development language.

c) The PHA must submit its Deconcentration Policy for Field Office review.

See Attachment B: Deconcentration Policy.

De-Concentration Summary reveals 2 AMP sites are below the 85% threshold and 7 AMP site is above 115% threshold. Applicants will be placed accordingly.

B.2 New Activities

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- | Y | N | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Mixed Finance Modernization or Development. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Demolition and/or Disposition. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Project-Based Assistance under RAD. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Over-Income Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Police Officers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Non-Smoking Policies. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project-Based Vouchers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Units with Approved Vacancies for Modernization. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

HPHA New Activities:

Mixed Finance Modernization or Development

Mayor Wright Homes Redevelopment (AMP 32, Project #1003, 364 units)

HPHA issued a Request for Qualifications (RFQ) on July 11, 2014 for a developer/partner to complete a mixed-income, mixed-finance, mixed use-redevelopment project at Mayor Wright Homes. Hunt Development Companies was selected as the Master Developer team leader, and a Predevelopment Agreement was executed on March 24, 2016. It is anticipated that construction will begin in approximately two years following master planning and environmental reviews.

Kuhio Park Terrace, Kuhio Homes and Kuhio Park Terrace Low-Rise Redevelopment (AMP 40, Project #s1007, 1010, 174 units).

HPHA received a \$300,000 Choice Neighborhoods Initiative (CNI) planning grant in 2012, which resulted in a comprehensive Transformation Plan with input from community members, stakeholders and partners to revitalize the Kuhio Park Terrace, Kuhio Homes, Kuhio Park Terrace Low-Rise and Kalihi neighborhood area. A Regulatory and Operating Agreement is being negotiated with Michaels Development Group for the second phase. It is anticipated that once agreement is reached, construction will begin in approximately two years following master planning and environmental reviews.

Mixed Finance Redevelopment

The HPHA will evaluate and identify additional properties, on all islands, in its portfolio that have potential for public-private, mixed-finance, mixed-income, mixed-use redevelopment opportunities through Section 18 of the Housing Act of 1937 and various HUD programs including but not limited to the Rental Assistance Demonstration program, Choice Neighborhoods Initiative, VASH and any other federal, state, or local source such as the issuance of PHA bonds pursuant to Chapter 356D, Hawaii Revised Statutes.

Through public/private partnerships, the redevelopment of public housing and other properties will enhance communities with updated or new amenities for residents, such as public spaces and parking.

Project-Based Vouchers

HPHA plans to evaluate the property inventory for potential sites that might benefit from the use of project-based vouchers in addition to the properties listed below. The agency will also evaluate potential application for participation in the new HUD Rental Assistance Demonstration program.

150 Project-based vouchers are part of the Kuhio Park Terrace Towers redevelopment, and the HPHA will be looking to add additional Project-based vouchers for the Kuhio Homes and Kuhio Park Terrace Low-Rise redevelopment. (HPHA is seeking additional replacement housing vouchers for public housing units that will be temporarily removed from inventory while the Kuhio Homes and Kuhio Park Terrace Low-Rise are redeveloped. Those units will be restored in future phases when redevelopment has been completed.)

305 units at Palolo Homes I and II. The Palolo Homes I and II site-based waiting list shall be closed by the Section 8 Branch upon approval of this plan in order to better serve the current families in the program and reduce application processing costs except for 4 bedroom units. The list may be reopened at a later date upon notice by the HPHA.

Consistent with the HPHA's efforts to sustain and increase the availability of decent, safe, and affordable housing, the HPHA plans to continue its utilization of rent subsidy vouchers through the Federal Project-Based Certificate/Voucher Program. The HPHA will earmark up to the maximum allowable vouchers as specified in 24 CFR 983 and will utilize project basing on the counties of Oahu, Kauai, Maui, and Hawaii in accordance with program guidelines and objectives.

To maximize utilization and to encourage tenant development, HPHA applied for and received HUD approval on August 8, 2001 to exceed the 25 percent cap for dwelling units in any building to be assisted under a housing assistance payment (HAP) by requiring owners to offer supportive services. To minimize the loss of existing housing inventories, HPHA applied for and received HUD approval on October 4, 2001 to attach Project Based Assistance to State-owned public housing projects in areas, which exceed the 20 percent poverty rate limitation.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants)

HPHA is focusing capital improvements funding on protecting residents and the physical housing assets. In addition to the annual federal Capital Funding Program (CFP) grant, we are seeking state Capital Improvements Program (CIP) funds from the State Legislature in order to make needed repairs and modernize existing housing stock. In planning the use of funds, priority is being given to those needs that protect the health and safety of residents, such as ADA/Section 504 modifications, hot water systems and repairing sidewalks; and those that prevent further deterioration of housing, such as roof and spalling repairs, termite treatment and repairs, and other site repairs.

Further, due to recent changes in PHAS Scoring factors, priority is also given to capital projects that restore previously vacant, uninhabitable units to rentable status. Due to the unpredictability of such capital projects, such as locations of such units and cause of un-inhabitability, the HPHA will be unable to maintain complete advance plans regarding these projects. This will result in slight modifications to the Capital Fund Program Five-Year Action Plan and the Capital Fund Program Annual State/Performance and Evaluation Reports; any such deviation shall not be considered by the HPHA to be a Substantial Deviation or Significant Amendment/Modification necessitating amendment of the HUD Approved PHA 5-Year and Annual Plan unless the amount of funds being required exceeds \$10 Million, comprises more than 15% of a developments ACC unit count, or requires the relocation of more than two neighboring occupied units in accordance with the HPHA's definition section in 10.0 infra.

For the Capital Fund Program Five-Year Action Plan and the Capital Fund Program Annual State/Performance and Evaluation Reports, where work is not specifically budgeted, monetary placeholders will be provided in lieu of specific development language, subject to Section 10.0 infra.

B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See Attachment C: PHA Certifications of Compliance with the PHA Plans and Related Regulations</p>
B.4	<p>Most Recent Fiscal Year Audit</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Section 8 Housing Choice Vouchers CFDA No. 14.871 Finding No.: 2015-01 Special Tests and Provisions HQS Enforcement – Significant Deficiency</p> <p>Cause: 3 out of 40 sample shows re-inspection was not performed timely.</p> <p>Public and Indian Housing CFDA No. 14.850 Finding No.: 2015-02 Eligibility – Material Weakness</p> <p>Cause: certain required documents as tested were misplaced, incomplete, not properly checked or signed, some calculations were incorrect as described below:</p> <ol style="list-style-type: none"> 1) For 2 out of 80 tenant files tested, we noted that the tenant files could not be located. 2) For 2 out of 80 tenant files tested, we noted that the annual re-examination was not completed within the fiscal year. 3) For 19 out of 80 tenant files tested, we noted that the annual re-examination was not completed in a timely manner. 4) For 5 out of 80 tenant files tested, we noted no verification of social security numbers, citizenship declaration form or birth certificates. 5) For 8 out of 80 tenant files tested, we noted no indication that a criminal background check was performed for adult household family members. 6) For 10 out of 80 tenant files tested, we noted that the rent per the Form 50058 did not agree to the amount charged per the respective rent runs. 7) For 4 out of 80 tenant files tested, we noted that income after exclusions was miscalculated, incorrectly input into the Form 50058 or not properly verified. 8) For 4 out of 80 tenant files tested, we noted that the Family Annual/Update Report form, used to facilitate the annual re-examination, was not signed by the Housing Specialist and/or tenant. During our testing, we also noted that the tenant files selected had corrections and/or adjustments made to the file subsequent to the annual re-examination. For 7 out of the 80 tenant files selected, we noted that the corrections and/or adjustments changed the total tenant payment and retroactive adjustments were made.

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

1. PHA Goal: Expand the supply of assisted housing

- Apply for additional rental subsidies: Applications for HUD Specific Section 8 Housing Choice Vouchers will be submitted provided that HUD specific funding is available and HPHA meets the criteria for the specific funding.
- Reduce public housing vacancies, not to exceed 5% vacancy rate.
- As of June 30, 2015, there were 128 vacant units.
- HPHA will aim to maintain this 5% vacancy rate into the future.
- Current occupancy rate is approximately 94%, with approved modernization and Type C units included the adjusted occupancy rate is 96%.

2. PHA Goal: Improve the quality of assisted housing

- Improve public housing management: (PHAS score) HPHA currently maintains a 97% rent collection rate. HPHA completes 100% of emergency work orders within 24 hours and has met its goal to inspect 100% of units and systems using the Uniform Physical Condition Standard (UPCS). HPHA has completed system-wide upgrades to its network and computer software to increase the efficiency of administered programs. Additionally, HPHA's staff received HUD-provided training on rent calculation and internal PHAS training.
 - Improve voucher management: Attained a SEMAP score of 95%: The 2014-2015 final assessment SEMAP score ranks HPHA as a "High Performer."
 - Increase customer satisfaction: HPHA has begun the development process to automate certain functions geared at enhancing customer service delivery and customer satisfaction including the redesign of the agency website and development of web-based applications. HPHA has implemented a no-smoking policy throughout all public housing properties.
 - Renovate or modernize public housing units: As of June 30, 2015, HPHA has federal dollars in the amount of \$33,375,345 CFP funds and \$172,979,000 State CIP funds appropriated and budgeted for a total of \$206,354,345. HPHA has expended \$29,096,219 in CFP and \$34,020,601 in State CIP for a total of \$63,116,820. Additionally, HPHA partnered with HUD to offer a workshop on federal relocation requirements for staff and local partners.
- | | |
|---|--|
| • Kau'iokalani Fire Damage Repair | Des: \$6,500, Const: \$39,037 CIP |
| • Maili II Type C Vacant Unit | Des: <i>in-house</i> , Const: \$124,932 CIP |
| • Hale Nana Kai O Kea Site & Dwelling / ADA | Des: \$240,330 CIP, Const: \$2,458,082 CFP/CIP |
| • Puahala Homes Site Repairs | Des: \$4,500 CIP, Const: \$44,020 CIP |
| • Kauhale O Hanakahi Exterior Painting | Des: <i>in-house</i> , Const: \$99,890 CIP |
| • HPHA Campus Electrical Connections Repair | Des: <i>in-house</i> , Const: \$5,970 CIP |
| • Mayor Wright Homes Security Camera System | Des: <i>in-house</i> , Const: 136,005 CIP |
| • Palolo Valley Homes Modernize Bldg. 16,17 & 20 | Des: \$676,508 CFP, Const: \$6,120,750 CFP/CIP |
| • Paoakalani Repavement / ADA | Des: \$17,189 CIP, Const: \$141,885 CFP |
| • Makua Alii Repavement / ADA | Des: \$50,810 CIP, Const: \$422,473 CFP |
| • Kalakaua Homes Repavement / ADA | Des: \$29,230, Const: \$229,305 CFP/CIP |
| • Kauhale Ohana Replace Sewage Lift Station | Des: \$9,000 CIP, Const: \$72,272 CIP |
| • Kalihi Valley Reroofing Bldg. 20,21 & 30 | Des: \$51,930 CIP, Const: \$611,524 CFP |
| • Kalihi Valley Reroofing Bldg. 32, 36, 37, 41 & 42 | Des: \$51,930 CIP, Const: \$1,214,572 CFP |
| • Wahiawa Terrace Type C Vacant Unit | Des: \$140,901 CIP, Const: \$1,377,309 CFP |
| • Puuwai Momi Electrical Upgrade | Des: \$180,928, Const: \$2,442,167 CFP |
| • Kauhale Nani Exterior Lighting Upgrade | Des: <i>in-house</i> , Const: \$49,326 CIP |
| • Lanakila Homes—Exterior Paint Comm. Ctr. | Des: <i>in-house</i> , Const: \$48,300 CIP |
- Leverage capital funds to accelerate modernization projects. HPHA leveraged State funding, through the use of state CIP funds, in order to offset decreases in federal program funding.
 - Provide replacement public housing: Under the Master Development Agreement, HPHA will redevelop Kuhio Homes and Kuhio Park Terrace Low-Rise with Michaels Development with an estimated 400 units.

- Adopted a Violence Against Women Reauthorization Act (VAWA) Policy covering the administration of public housing and Section 8 programs, consistent with the Violence Against Women Act of 1994 and the Reauthorization Act of 2013.
- Adopted changes to the Admissions and Continued Occupancy Policy for Federally Assisted Public Housing regarding its pet policy, consistent with CFR procedures.

3. PHA Goal: Increase assisted housing choices

- Geographical Wait List: Administrative rules implemented in December 2001.
- Conduct ongoing outreach efforts to potential voucher landlords: Outreach activities to attract new voucher landlords began in March, 2005, including owners of accessible units, and is ongoing on an annual basis.

4. PHA Goal: Provide an improved living environment

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
- HPHA added increased lighting, surveillance cameras and 24-hour security patrols at selected properties with high crime activity. Efforts at Mayor Wright Homes have reduced overall crime by half.

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

- HPHA continues to operate the Tenant Aide Program for federal public housing residents.
- HPHA continues to fill vacant positions in the Property Management and Maintenance Services Branch to assist tenants in accessing resident services and case management.

6. PHA Goal: Evaluate the current administration of HPHA's Section 8 Housing Choice Voucher Program

- 2013, 2014, 2015 – rated as “High Performer”.
- 2015 – 95% SEMAP score designated as High Performer.
- Began the process of removing local preferences to lease up people off the waitlist by date and time to ensure fairness.
- Purged waitlist to remove non-responsive applicants
- Adopted temporary compliance measures proposed by HUD
- Completing re-certifications, inspections and disbursing timely payments to landlords.

7. PHA Goal: Ensure equal opportunity and affirmatively further fair housing

- HPHA evaluated agency-specific limited English proficiency (LEP) needs in order to supplement the HPHA's LEP plan and update procedures accordingly.
- HPHA provided training to staff on applicable laws, regulations, policies and procedures on the following topics: reasonable accommodations, assistance animals, limited English proficiency, and fair housing.
- HPHA offered a full day fair housing training for all employees and residents.
- HPHA evaluated the proposed rule on affirmatively furthering fair housing to identify changes to the analysis of fair housing impediments planning process.
- HPHA continues to participate in the fair housing consortium with Hawaii Civil Rights Commission, Legal Aid Society of Hawaii, Department of Hawaiian Home Lands, local county fair housing coordinators, and HUD FHEO to discuss impediments to fair housing.

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

- Continue to automate major operation components of the PHA computer software such as work order processing and tracking, materials, inventory, and fixed assets. Section 8, Low income public housing, wait list and financial modules were recently upgraded.
- Continue to upgrade the computer network infrastructure with faster, more reliable, and redundant connections to increase overall productivity. Upgrade computers with newer models, to provide faster response time for users, and standardize versions of office software.
- Ongoing SEMAP and PHAS training is being provided to HPHA staff.

<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attachment D: Resident Advisory Board Comments</p> <p>See Attachment E: Public Hearing Testimony</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See Attachment F: Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C.</p>	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CRP). Attachment G.</p>
<p>C.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See HUD Form - 50075.2 approved by HUD on June 24, 2015.</p>