

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																				
A.1	<p>PHA Name: <u>Hawaii Public Housing Authority</u> PHA Code: <u>HI001</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2019</u> PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The PHA Plan and all supporting documents are available on the internet: http://www.hpha.hawaii.gov/housingplans/index.htm</p> <p>Hard copies of the plan are available at the following locations:</p> <p style="margin-left: 40px;">Hawaii Public Housing Authority 1002 North School Street, Bldg. E Honolulu, Hawaii 96817</p> <table style="margin-left: 40px; width: 80%;"> <tr> <td style="width: 50%;">Lanakila Homes 600 Wailoa Street Hilo, Hawaii 96720</td> <td style="width: 50%;">Ka Hale Kahaluu 78-6725 Makolea Street Kailua-Kona, Hawaii 96740</td> </tr> <tr> <td>Kapaa 4726 Malu Road Kapaa, Hawaii 96746</td> <td>Kahekili Terrace 2015 Holowai Place Wailuku, Hawaii 96793</td> </tr> </table> <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;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Lanakila Homes 600 Wailoa Street Hilo, Hawaii 96720	Ka Hale Kahaluu 78-6725 Makolea Street Kailua-Kona, Hawaii 96740	Kapaa 4726 Malu Road Kapaa, Hawaii 96746	Kahekili Terrace 2015 Holowai Place Wailuku, Hawaii 96793	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	5-Year Plan. Required for all PHAs completing this form.
B.1	Mission. The Hawaii Public Housing Authority (HPHA) is committed to promoting adequate and affordable housing, economic opportunity and a suitable living environment, for low-income families and individuals, free from discrimination.
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>A. Need: There is a shortage of affordable rental housing for all eligible populations.</p> <p>Goal 1: Maximize the HPHA’s current resources for housing programs</p> <p>Objective 1a: Maintain occupancy at no less than 98% (adjusted for units in modernization) each fiscal year.</p> <p>Objective 1b: Increase voucher utilization to no less than 60% of available section 8 housing choice vouchers, subject to the availability of funds.</p> <p>Objective 1c: Annually assess the HPHA’s policies regarding continued occupancy in public housing.</p> <p>Objective 1d: Continue to actively pursue the completion of construction and/or modernization of existing public housing properties such as Lanakila Homes, Salt Lake Apartments, Kalihi Valley Homes, Wahiawa Terrace and Palolo Valley Homes.</p> <p>Goal 2: Increase the number of affordable housing units</p> <p>Objective 2a: Apply for additional State and Federal rental subsidies for tenant based rental assistance programs, subject to availability of funds, including without limitation seeking additional Veterans Affairs Supportive Housing (VASH) vouchers, Rental Assistance Demonstration (RAD) conversions, and the Choice Neighborhood Initiative (CNI).</p> <p>Objective 2b: Leverage affordable housing resources in the community through public private partnerships and the creation of mixed use, mixed finance housing with a goal of 3,500 additional units by FY2024.</p> <p>Objective 2c: Assess the HPHA’s inventory to identify potential for mixed finance redevelopment and pursue mixed finance redevelopment where feasible.</p> <p>Objective 2d: Continue to pursue mixed finance redevelopment and demolition/disposition of targeted properties, including without limitation, Mayor Wright Homes, Kuhio Park Terrace, AMP 37, AMP 38, AMP 39; continue to assess and pursue opportunity for mixed finance redevelopment or demonstration project at Puuwai Momi and other suitable properties.</p> <p>Objective 2e: Awarded RAD CHAPS for Kuhio Park Terrace and Mayor Wright Homes with the goal of submitting acceptable RAD applications.</p> <p>Objective 2f: Continue to improve VASH voucher lease up.</p> <p>B. Need: There is a high demand for housing for families at or below 30% of median income.</p> <p>Goal 3: Provide targeted assistance to families at or below 30% of median income</p> <p>Objective 3a: Exceed federal targeting requirements for families at or below 30% of AMI in public housing.</p> <p>Objective 3b: Exceed federal targeting requirements for families at or below 30% of AMI receiving section 8 tenant-based rental assistance.</p>

C. Need: The HPHA must meet HUD standards for program performance under the Federal Low-Income Housing Program

Goal 4: Improve the HPHA's Public Housing Assessment System Score to achieve a high performer score of no less than 90 points

- Objective 4a: Increase the HPHA's Score to no less than 22 points under the Management Assessment Subsystem of the PHAS.
- Objective 4b: Increase the HPHA's Score to no less than 35 points under the Physical Assessment Subsystem of the PHAS.
- Objective 4c: Maintain the HPHA's score of 25 points for the Financial Assessment Subsystem of the PHAS.
- Objective 4d: Maintain the HPHA's score of 10 points under the Capital Fund Subsystems of the PHAS.

Goal 5: Improve the HPHA's Section Eight Management Assessment Program (SEMAP) score to maintain a high performer rating with no less than 97 points

- Objective 5a: Maintain documentation that the HPHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 99% of the families in the samples were selected from the waiting list for admission in accordance with the HPHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.
- Objective 5b: Maintain documentation which shows that the HPHA's quality control sample of tenant files, for which a determination of reasonable rent was required, shows that for at least 98% of the units sampled the HPHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable.
- Objective 5c: The HPHA's quality control sample of tenant files show that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verification information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the HPHA used the appropriate utility allowances for the unit leased in determining the gross rent for at least 95% of the files sampled.
- Objective 5d: Conduct a review of utility rate data obtained within the last 12 months and adjust the utility allowance schedule as appropriate.
- Objective 5e: Maintain documentation that an HPHA supervisor (or other qualified person) re-inspected a minimum acceptable sample of units during the fiscal year as appropriate.
- Objective 5f: Maintain documentation that shows that HPHA took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority, including at least 2 outreach events/meetings.
- Objective 5g: Conduct and complete a reexamination for each participating family at least every 12 months.
- Objective 5h: Maintain the required number of active participants in the Family Self-Sufficiency Program.

Goal 6: Reduce or eliminate single audit findings in the HPHA’s annual compliance audit

- Objective 6a: Adhere to month-end closing procedures on account reconciliation for HPHA’s interfund balances.
- Objective 6b: Conduct an annual review of existing policies and procedures for HQS Inspections and enforcement to ensure current process is meeting full compliancy with the federal rules; make adjustments to procedures as necessary.
- Objective 6c: Maintain updated documentation that shows required monthly reviews are being performed on annual recertification and placement of tenant files.
- Objective 6d: Maintain an updated Uniformity of Tenant File Checklist under PMMSB and the Section 8 HCV Program to eliminate further errors and missing documents.
- Objective 6e: Conduct and complete a reexamination for each participating family at least every 12 months.
- Objective 6f: Provide ongoing support and training opportunities for necessary staff on accounting principles, operating procedures, enterprise software, and to keep abreast of changes in the federal rules.

Goal 7: Improve the Quality of Assisted Housing

- Objective 7a: Adopt a policy when determining income from assets for purposes of eligibility and subsidy determination in the Public Housing program and the Section 8 HCV program; update the policy determining the value of a checking account to be consistent with the policy determining the value of a savings account, by using the current balance to reduce administrative burden, excessive paperwork and added expense for the applicant.
- Objective 7b: Adopt policy which allows for a tenant with a live-in aide, who is lawfully present or admitted to the United States, to receive subsidy for an additional bedroom in the Section 8 HCV program, and to occupy an additional bedroom in the public housing program.
- Objective 7c: Establish a verification policy to ensure potential live-in aides meet the three elements within the definition of Live-In Aide.
- Objective 7c: Update HPHA’s Admissions and Continued Occupancy Policy (ACOP) to revise the “one-strike” admissions and termination policy to conform to the HUD Screening and Eviction Final Rule.
- Objective 7d: Extend the length of time an applicant may be denied admissions after drug-related criminal activity or convictions over the minimum of 3 years as required by HUD regulations.
- Objective 7e: Update the Admissions and Continued Occupancy Policy to implement new statutory or regulatory requirements.
- Objective 7f: Maintain and increase the multi-skilled worker program to promptly repair and maintain units that become vacant on a regular basis for faster and more efficient turnover of units, including the establishment of a highly skilled force account for capital repairs.
- Objective 7g: Expand the supply of assisted housing by reducing the amount of public housing vacancies, not to exceed 5% vacancy rate.

D. Need: The quality of life and economic vitality of the HPHA’s public housing communities must be enhanced as a means to achieve healthier communities.

Goal 8: Provide an improved living environment

- Objective 8a: Implement measures to de-concentrate poverty according to the HPHA’s de-concentration policy.
- Objective 8b: Implement public housing security improvements, such as increasing lighting, video surveillance, resident identification cards, utilizing after-hours quiet time, tenant participation with Resident Associations, and crime prevention through environmental design features.
- Objective 8c: Designate developments or buildings for particular resident groups (e.g. elderly or persons with disabilities) and/or pursue designated housing under HUD’s definition of designated housing.
- Objective 8d: Redevelop public housing and other properties through public/private partnerships, with updated or new amenities for residents, such as public spaces and parking.
- Objective 8e: Install adaptable design elements to allow elderly tenants to age in place.
- Objective 8f: Adopt procedures to efficiently remove abandoned property from HPHA units to provide quicker turnaround of units.
- Objective 8g: Leverage Capital Funds to accelerate modernization projects, study feasibility of utilizing public/private partnerships for the redevelopment of public housing and pursue mixed finance redevelopment opportunities with various HUD programs such as RAD and CNI.
- Objective 8h: Demolish or dispose of obsolete public housing units and provide replacement housing; including processing of requests for right of entry and non-exclusive easements, where appropriate.
- Objective 8i: Continue to refer criminal cases to the eviction board in an expeditious manner to maintain the health and safety of the public housing community.
- Objective 8j: Enforce non-smoking policy and establish or coordinate with community programs for smoking cessation.
- Objective 8k: Encourage and support the formation of resident associations.

Goal 9: Encourage Self-Sufficiency

- Objective 9a: Assist tenants in training and employment opportunities by promoting and monitoring all contractors to comply with Section 3 requirements.
- Objective 9b: Develop a system to track Section 3 efforts and results.
- Objective 9c: Establish a Section 3 Registry for businesses to find potential low-income individuals for employment opportunities.

E. Need: There is a need to improve the management and efficiency of federal government programs and resources, including the Section 8 Housing Choice Voucher Program and Federal Low-Income Housing.

Goal 10: Improve operational efficiency in the Housing Choice Voucher Program

- Objective 10a: Continue to develop relationships with more partners in the recruitment and retention of landlords.

- Objective 10c: Adopt policy changes/updates under the VASH project-based voucher program to provide for greater efficiencies and services for veteran participants.
- Objective 10d: Adopt policy changes and updates, including but not limited to, changes regarding new admissions, changes in family composition, additions to the household/voucher, continued participation, absence from the assisted dwelling unit, timing of HQS inspections, hardship waivers, maximizing budget authority, waiting list management, lottery systems for placement or termination, and any other administrative efficiencies.
- Objective 10e: Review of the Section 8 Administrative Plan for possible changes and updates to increase efficiency and implement statutory and regulatory changes, including but not limited to HOTMA regulations.

Goal 11: Increase assisted housing choices:

- Objective 11a: Conduct outreach efforts to potential voucher landlords.
- Objective 11b: Provide Section 8 voucher mobility counseling.
- Objective 11c: Assess all preferences and properties to determine whether preferences meet the current needs of the state.
- Objective 11d: Assess whether the needs of the housing residents are being met within the specified family/elderly/disabled properties.
- Objective 11e: Inform Section 8 residents of latest HUD policy and guideline changes.
- Objective 11f: Pursue designated housing for elderly-only project(s).

Goal 12: Improve the housing delivery system through cost-effective management of federal government programs and resources.

- Objective 12a: Further improve project-based accounting and management for federal public housing.
- Objective 12b: Update or revise policies, including but not limited to changes on admissions, continued occupancy, management, rent collections, write offs, inspections, no smoking, occupancy guidelines, citizen sponsors, transfers, waiting lists, and self-sufficiency to improve the management of public housing, create healthier communities, increase operational efficiencies, comply with regulatory/statutory requirements and/or the requirement to establish discretionary policies; work in consultation with the Resident Advisory Board and other resident organizations.
- Objective 12c: Convert some or all geographic waitlists to site-based waitlists.
- Objective 12d: Review updated HUD rules and adopt administrative rule changes meant to reduce administrative costs, increase program efficiency, improve tenant benefits, or foster self-sufficiency.
- Objective 12e: Continue to implement energy efficient cost saving measures on all properties.
- Objective 12f: Work with sister departments and higher education programs to peruse options to provide improvement to the quality of housing, living environment, and service programs.

F. Need: Provide an environment that enables families the opportunity for self-sufficiency and to further themselves economically.

Goal 13: Promote self-sufficiency and asset development of assisted households

- Objective 13a: Increase the number and percentage of employed persons in assisted families by conducting annual activities such as job fairs and job training events.
- Objective 13b: Engage supportive service providers to improve assistance recipients' employability.
- Objective 13c: Engage residents to participate in tenant aide positions for employment.
- Objective 13d: Engage supportive service providers to increase independence for the elderly or families with disabilities by continually attracting and providing supportive services.

- Objective 13e: Provide measures and opportunities to increase the income of residents to complement de-concentration and income targeting.
- Objective 13f: Evaluate the need and the feasibility of the HUD “Step Up” program to provide jobs and job training opportunities on HUD-assisted construction projects to residents of public housing and other low-income people.
- Objective 13g: Pursue grant opportunities to fund self-sufficiency coordinator positions through HUD grants or other available and appropriate sources.

G. Need: To ensure an equal opportunity in housing for all Americans

Goal 14: Ensure equal opportunity and affirmatively further fair housing

- Objective 14a: Undertake affirmative measures to ensure equal access to assisted housing regardless of race, color, religion, sex, national origin, creed, age, actual or perceived sexual orientation, gender identity, history of domestic violence, marital status, familial status, HIV infection and disability.
- Objective 14b: Continue to implement the Section 504 and ADA transition plans.
- Objective 14c: Improve Limited English Proficiency (LEP) training to non-English speaking and/or Limited English Proficiency speaking groups with an interpreter available on federal and state fair housing laws.
- Objective 14d: Implement the action plan set forth in the Fair Housing Analysis of Impediments updated in 2019 subject to the availability of funds.
- Objective 14e: Adopt a Homelessness Prevention Initiative that includes management’s utilization of emergency rental assistance, financial management tools and supportive living services such as mental health and other wellness programs with the focus on those high-risk individuals, such as youths, domestic violence victims, human trafficking survivors and the elderly.

H. Need: To improve general administrative proficiency within HPHA

Goal 15: Increase customer satisfaction

- Objective 15a: Automate more functions to provide increased quality of service such as web-based applications, increase web capabilities, and interactive voice response system.
- Objective 15b: Adopt a policy to pay landlords via electronic deposit into their account.

Goal 16: Concentrate on efforts to improve office management and operational efficiency:

- Objective 16a: Continue to automate major operation components of the PHA computer software such as work order processing and tracking, materials, inventory, and fixed assets to improve the efficiency and accuracy of financial accounting and reporting.
- Objective 16b: Continue to upgrade the computer network infrastructure with faster, more reliable, and redundant connections to increase overall productivity.
- Objective 16c: Implement a content management system for more efficient retrieval of documents stored electronically on the HPHA network.

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (FY2015-2019)

1. PHA Goal: Expand the supply of assisted housing
 - Section 8 HCV Program has continued to apply and be awarded additional rent subsidies when HPHA meets the criteria for specific funding.
 - HPHA currently maintains a vacancy rate of 5% and will aim to maintain a 2% vacancy rate into the future.
 - Current adjusted occupancy rate is 97% due to ongoing capital improvements and units in modernization.
 - In June of 2017, the HPHA submitted a letter of interest to convert the Towers at Kuhio Park under the RAD program. A Commitment to Enter into a Housing Assistance Payments (CHAP) was issued to the HPHA in October of 2018, and the HPHA and its redevelopment partner continue to engage in discussions with the HUD assigned transaction manager with the goal of submitting an acceptable RAD application to enter a total of 521 units.
 - The redevelopment of the AMP 31 Puuwai Momi property is being pursued in the regional master planning process in collaboration with the Hawaii Interagency Council on Transit Oriented Development, the Aloha Stadium Authority and the Department of Accounting and General Services. As described in the HPHA Board approved Annual Report redevelopment plan, several meetings have taken place and the HPHA is conducting its due diligence on discussions of potential uses of the property including a potential land swap, vertical school, retail and combined environmental review processes.
 - Complete the build out of Phase IIIb at the Lanakila Homes property in East Hawaii to bring back 16 public housing units online by the end of 2019 and discuss with Hawaii County the possibility of collaborating to build more units on the remaining site.
 - Complete the modernization of Salt Lake Apartments on Oahu to bring back 28 public housing units online by the end of 2019.
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 perfect SEMAP score of 100%: The 2012-2013 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 service satisfaction, including the redesign of the agency website and development of web-based applications.
 - HPHA has updated its pre-established no-smoking policy to conform with newly established HUD guideline throughout all public housing properties.
 - Renovate or modernize public housing units: As of June 30, 2018, HPHA has federal dollars in the amount of \$40,801,064 CFP funds and \$150,388,769 State CIP funds appropriated and budgeted for a total of \$191,189,833. HPHA has in contract \$7,914,613 in CFP and \$46,200,265 in State CIP for a total of \$54,114,878.
3. PHA Goal: Increase assisted housing choices
 - Conducted outreach activities to attract new voucher landlords through the distribution of informational flyers to families and landlords, including owners of accessible units.
 - Assisted 88 families under the Family Self-Sufficiency Program in FY 2018.
4. PHA Goal: Provide an improved living environment
 - HPHA added increased lighting, surveillance cameras and 24-hour security patrols at properties with high crime activity. Efforts at Mayor Wright Homes have reduced overall crime by half.

- HPHA’s multi-skilled worker pilot program to address vacant units in an expeditious matter has become an established program that has progressively grown in size.
 - HPHA conducted annual unit inspections and completed repair and maintenance on units found to have deficiencies; emergency work orders were addressed or abated within 24 hours.
 - HPHA improved its maintenance and repair of units as demonstrated in the higher scores received for the REAC inspections by HUD.
5. PHA Goal: Promote self-sufficiency and asset development of assisted household
- HPHA continues to operate the Tenant Aide Program for federal public housing residents.
 - HPHA continues to fill vacant positions in the Property Management Services Branch to assist tenants in accessing resident services and case management.
6. PHA Goal: Asset Management
- HPHA has a HUD Technical Assistance consultant team reviewing the current AMP structure. When their report is final, AMP structure changes might be made based on the findings.
 - HPHA continues to work cooperatively with HUD to update and complete the Declaration of Trust filings.
7. PHA Goal: Evaluate the current administration of HPHA’s Section 8 Housing Choice Voucher Program
- Rated as “High Performer” for the past five years.
 - 2013-2018 – “High Performer” SEMAP score.
 - Purged waitlist to remove non-responsive applicants.
 - Completing re-certifications, inspections and disbursing timely payments to landlords.
8. 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 Hawaii Home Lands, local county fair housing coordinators, and HUD FHEO to discuss impediments to fair housing.
 - HPHA continues to perform repair and modernization work and where possible continues to include the design and construction of accessible units in order to exceed the minimum requirement for 5% ADA units and 2% vision and hearing-impaired units.
 - In July 2018, the HPHA entered into a three (3) year Voluntary Compliance Agreement through the HUD’s Office of Fair Housing and Equal Opportunity for the purposes of executing HPHA’s Accessibility Surveys, Needs Assessments, Self-Evaluations and Transition Plans. Work that has been done include the consultant conducting site assessments, working on draft reports after meeting with advocacy groups and conducting interviews with disabled tenants. HPHA continues to submit progress reports to HUD as required.
9. 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, waitlist 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.

B.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

The HPHA supports the goals and objectives of VAWA and will comply with its requirements. The HPHA is currently working to implement policies to the Public Housing Program as required by VAWA. A review of policies and procedures will be conducted to ensure that all requirements are met or exceeded.

Recognizing the seriousness, HPHA amended its Administrative Policy on June 14, 2017, to establish a comprehensive VAWA policy, that reflects and supports VAWA's final rule, including a Preference designation in its Admission Policy for victims of domestic violence. The HPHA has completed the following in its efforts to support and comply with VAWA provisions:

- Established a list of domestic violence service providers statewide to provide referrals to aid applicant or resident victims.
- The Section 8 Administrative Plan has been updated to reflect HPHA policy on the prohibition against denial of assistance to victims of domestic violence, dating violence, and stalking as required by VAWA.
- Information regarding the VAWA is distributed to Section 8 tenants. New Section 8 leases require the HUD Tenancy Addendum which include provisions relating to VAWA.
- HPHA provides a preference for victims of domestic abuse under the section 8 and public housing programs.
- The fair housing policy in the HPHA Admissions and Continued Occupancy Policy for the Federally Assisted Public Housing Program has also been updated to reflect compliance with the provisions of VAWA.
- Information regarding the VAWA is given to all HPHA public housing residents at annual recertification and residents are required to sign a lease addendum acknowledging the VAWA protections. This notice and lease addendum are also available in Cantonese, Chuukese, Ilocano, Korean, Samoan, and Tagalog.
- HPHA staff received HUD training on the protections of VAWA in 2017.

A copy of the HPHA's policy is included as Attachment A.

B.5

Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

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. Under this PHA Annual Plan, the HPHA is clarifying that any change required to comply with state or federal rule, law, or regulation, where the HPHA is not able to adopt discretionary policy, would not be considered a significant amendment. However, the HPHA would continue to work with the Resident Advisory Board, Resident Associations, and staff for comments.

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 and/or the number of units being worked on comprises more than 15% of a developments ACC unit count. 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. Under this PHA Five Year Plan, the HPHA is clarifying that any change required to comply with state or federal rule, law, or regulation, where the HPHA is not able to adopt discretionary policy, would not be considered a significant amendment or modification. However, the HPHA would continue to work with the Resident Advisory Board, Resident Associations, and staff for comments.

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.

As part of the Rental Assistance Demonstration (RAD) Program, the definition of a substantial deviation from the agency's annual plan will exclude the following RAD-specific items, provided that the adjustments to the RAD plans are authorized by HPHA's Board of Directors in the normal course of business:

- (1) Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- (2) Changes to the construction and rehabilitation plan for each approved RAD conversion;
- (3) Changes to the financing structure for each approved RAD conversion;
- (4) The date the significant amendment is submitted to the PHA Plan website;
- (5) Decisions to dedicate a portion of the agency's existing capital funds budget and/or public housing reserves as a source of funds for purposes of a RAD conversion and recapitalization transaction.

B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Included as Attachment B</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>Included as Attachment C</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.
