

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

HOUSING AND COMMUNITY
DEVELOPMENT CORPORATION
OF HAWAII
(HI001/HI901)
Version 2

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan Agency Identification

PHA Name: State of Hawaii Housing Authority (Housing and Community Development Corporation of Hawaii)

PHA Number: HI001 (Federal Public Housing) and HI901 (Section 8 Tenant-Based Assistance)

PHA Fiscal Year Beginning: (07/2000)

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA (Oahu)
- PHA Project management offices (East and West Hawaii, Kauai, and Maui Only)
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library (Regional Libraries and Waianae Library Only)
- PHA Website (<http://www.hcdch.state.hi.us>)
- Other (list below)
 - State of Hawaii Legislative Reference Bureau

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's additional mission is:

B. Goals

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:
 - Section 8 vouchers and certificates to increase allocation by 1,000 vouchers/certificates (30%) over 5 Years.
 - Reduce public housing vacancies:
 - Not to exceed 3% vacancy rate.
 - Leverage private or other public funds to create additional housing opportunities:
 - 1,500 units through tax credit projects.
 - HOPE VI Projects
 - Mayor Wright Homes
 - Kuhio Park Terrace
 - Acquire or build units or developments
 - Other (list below)
 - 150 new special needs units/beds.
 - 500 new, rehabilitated, or preserved rental units per year.
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score): 90.0
 - Improve voucher management: (SEMAP score): 90.0
 - Increase customer satisfaction:

- Achieve a rating of 6 or higher in the Resident Satisfaction Assessment Sub system (RASS) of the Public Housing Assessment System (PHAS)

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.

Renovate or modernize public housing units:

- 800 units (substantial rehabilitation)

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

Conduct outreach efforts to potential voucher landlords

Increase voucher payment standards

Implement voucher homeownership program:

Implement public housing or other homeownership programs:

- 750 first-time homebuyers per year.

Implement public housing site-based waiting lists:

Convert public housing to vouchers:

Other: (list below)

- Geographical Wait List

- Subject to market rental conditions:

- Conduct outreach efforts to potential voucher landlords

- Increase voucher payment standards.

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.

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

Implement public housing security improvements:

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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 300 public housing residents to attain their goals for economic self-sufficiency.
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
 - Transition 1,800 homeless persons from shelters to permanent housing.
 - Encourage and support resident participation in an existing Individual Development Account (IDA).
 - Provide measures and opportunities to increase the income of residents to complement deconcentration and income targeting.

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:
 - 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:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)
 - Posting of fair housing posters at all projects and office sites.
 - On-going efforts to educate the public and landlords.
 - On-going training to educate staff.

- Designation of a Fair Housing Officer.
- Establish a complaint process.
- Provide information to the public.
- Implement the Section 504 and ADA transition plans.

Other PHA Goals and Objectives: (list below)

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

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

(Not submitted in accordance instructions in Notice PIH 99-51 (HA))

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (Deconcentration Plan) - Attachment A (hi001a01)
- FY 2000 Capital Fund Program Annual Statement (Included in Annual Plan, pages 29 through 35.)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart - Attachment B (hi001b01)
- FY 2000 Capital Fund Program 5 Year Action Plan (Included in the Annual Plan, pages 36 through 55.)
- Public Housing Drug Elimination Program (PHDEP) Plan - Attachment C (hi001c01)
- Comments of Resident Advisory Board or Boards - Attachment D (hi001d01)
- Other (List below, providing each attachment name)
 - Comments from State-wide Public Hearings - Attachment E (hi001e01)
 - Definitions Substantial Deviation and Significant Modification - Attachment F (hi001f01)
 - Cover Letter To Readers - Attachment G (hi001g02)
 - Summary of HCDCH and RAB Consultation Meeting - Attachment H (hi001h02)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Notice: Members of the public wishing to examine the Supporting Documents may do so, during regular business hours, by contacting HCDCH's Planning and Evaluation Office, located at 677 Queen Street, Suite 300, Honolulu, Hawaii 96813, at (808) 587-0637 and making an appointment for conducting such a review.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program (See Attachment G for further information)	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] (See Attachment G for further information on the A&O)	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan (See Attachment G for further information on the Section 8 Administrative Plan)	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/1999 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy (See Attachment G for further information on the A&O)	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the public housing A & O Policy (<i>See Attachment G for further information on the A&O</i>)	Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan (<i>See Attachment G for further information on the Section 8 Administrative Plan</i>)	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy (<i>See Attachment G for further information on the A&O</i>)	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan (<i>See Attachment G for further information on the Section 8 Administrative Plan</i>)	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	resident services grant) grant program reports	Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	2,422 + *3,171	5	2	2	N/A	4	4
Income >30% but <=50% of AMI	2,642	4	2	2	N/A	4	4
Income >50% but <80% of AMI	3,875	3	2	2	N/A	4	3
Elderly	N/A	5	2	2	N/A	N/A	4
Families with Disabilities	N/A	5	N/A	2	N/A	N/A	N/A
Hawaiian	N/A	4	2	2	N/A	4	4
Asian/Pacific Islander	N/A	4	2	2	N/A	4	4
Hispanic	N/A	4	2	2	N/A	N/A	2

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Black	N/A	3	2	2	N/A	N/A	2
American Indian/Eskimo/Aleut	N/A	4	2	2	N/A	N/A	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- State of Hawaii Consolidated Plan - 1998
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
 - a) Hawaii Housing Policy Study 1997 Update
- Other sources: (list and indicate year of information)
 - a) 1990 US Census Data: Database C90STF1A and C90STF3A
 - b) *A recent point in time survey of the homeless identified approximately 3,171 homeless persons statewide.
 - c) HUD - Community 2020 Software Program 1998
 - 1997 Estimate Vacancy Rates (Tract)
 - 1990 Overcrowded Housing Units (Tract)
 - 1990 Percent Minority Households (Tract)
 - 1997 Estimated Population by Race (Tract)
 - 1997 Estimated Age of Population (Tract)
 - d) Fair Housing Analysis of Impediments in the State of Hawaii, November 1, 1996.
 - e) State of Hawaii, Data Book - 1998

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List (Public Housing)

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (As of May 1999)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	6,364		N/A
Extremely low income <=30% AMI	5,554	87.3%	
Very low income (>30% but <=50% AMI)	715	11.2%	
Low income (>50% but <80% AMI)	95	1.5%	
Families with children	4,259	66.9%	
Elderly families	909	14.3%	
Families with Disabilities	1,164	18.3 %	
White	1,069	16.8%	
Black	173	2.7%	
Hispanic	253	4%	
Am Indian, etc.	21	.3%	
Japanese	447	7%	
Chinese	320	5%	
Korean	326	5.1%	
Filipino	823	13%	
Samoan	450	7%	
Hawaiian	1,687	26.5%	
Cambodian	11	.2%	
Laotian	41	.6%	
Vietnamese	284	4.5%	
Asian/Pacific Islander	367	5.8%	
Other	92	1.4%	
Characteristics by Bedroom Size (Public			

Housing Needs of Families on the Waiting List (Public Housing)			
Housing Only)			
1BR	3,005	47.2%	N/A
2 BR	2,371	37.2%	N/A
3 BR	778	12.2%	N/A
4 BR	178	2.8%	N/A
5 BR	32	.5%	N/A
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List (Section 8 Tenant-Based)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance (As of May 1999)			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6,696		N/A
Extremely low income <=30% AMI	5,664	84.5%	
Very low income (>30% but <=50% AMI)	911	13.6%	
Low income (>50% but <80% AMI)	121	1.8%	
Families with children	5,497	82.1%	
Elderly families	475	7.1%	
Families with Disabilities	676	10%	
White	1,071	16%	
Black	181	2.7%	

Housing Needs of Families on the Waiting List (Section 8 Tenant-Based)			
Hispanic	266	4%	
Am Ind/Eskimo	22	.3%	
Japanese	417	6.2%	
Chinese	210	3.1%	
Korean	180	2.7%	
Filipino	775	11.6%	
Samoan	574	8.6%	
Hawaiian	2,272	33.9%	
Cambodian	8	.1%	
Laotian	35	.5%	
Vietnamese	263	3.9%	
Asian/Pac Islander	388	5.8%	
Other	34	.5%	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? (12 months - April 1999)</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
 - Outsourcing.
 - Change to a geographical wait list.
- Reduce time to renovate public housing units.
 - Outsourcing.

- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources.
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional Section 8 units should they become available .
- Leverage affordable housing resources in the community through the creation of mixed - finance housing.
 - State of Hawaii Low Income Housing Tax Credit Program
 - Rental Housing Trust Fund
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
 - State of Hawaii Hula Mae Mortgage Program
 - State of Hawaii Mortgage Credit Certificate Program
 - State of Hawaii Rent Supplement Program
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available.
- Affirmatively market to local non-profit agencies that assist families with disabilities.
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations.
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)	All figures in the Section are current.	
a) Public Housing Operating Fund	\$8,967,690	
b) Public Housing Capital Fund	\$17,130,821	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$19,090,848	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$1,189,540	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	N/A
i) HOME	N/A	N/A
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	All figures in the Section are as of June 30, 1999	
Comprehensive Grant Program 1998-1999	\$12,621,064	Public Housing Capital Improvements
Family Investment Center 1994	\$365,346	Public Housing Supportive Services
Drug Elimination Grant		
1996	\$146,123	Public Housing Supportive Services/Safety/Security

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1997	\$968,294	Public Housing Supportive Services/Safety/Security
1998	\$1,294,271	Public Housing Supportive Services/Safety/Security
Economic Development and Support 1997	\$337,358	Public Housing Supportive Services
3. Public Housing Dwelling Rental Income	All figures in the Section are current.	
	\$14,129,200	Public Housing Operations
4. Other income (list below)	All figures in the Section are current.	
Interest Income	\$497,020	Public Housing Operations
Other Income	\$321,867	Public Housing Operations
4. Non-federal sources (list below)	All figures in the Section are current.	
State General Funds	\$507,337	Public Housing Security
Total resources	\$77,566,777	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit:
- First 25 on wait list and correct bedroom size.
- When families are within a certain time of being offered a unit: (state time)

- Other:
- Special needs units which is verified during the initial application process.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
- Eviction from PHA after 1985.

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)
- Geographical Areas (Island)
 - Island of Oahu
 - Honolulu (Red Hill to Palolo)
 - Central Oahu (Wahiawa to Waialua)
 - Windward and
 - Leeward (Pearl City, Waipahu, Waianae, Nanakuli, Kapolei)
 - Island of Hawaii
 - East Hawaii (Hilo, Honokaa to Ka'u) and
 - West Hawaii (Kona, Kohala, Waimea)
 - Islands of Maui and Molokai
 - East Maui (Kahului to Wailuku)
 - West Maui (Lahaina), and
 - Molokai
 - Island of Kauai
 - East Kauai (Hanamaulu to Kapaa, Kilauea), and

➤ West Kauai (Koloa to Kekaha)

b. Where may interested persons apply for admission to public housing?

- PHA housing management main administrative office
- PHA housing project management office
- Other (list below)
 - By mail

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 - Health and safety reasons.
- Overhoused
- Underhoused
- Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - To allow tenants with disabilities to transfer from State to Federal or From Federal to State housing projects.
- Resident choice: (state circumstances below)
- Other: (list below)
 - Employment/Educational opportunities

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction (*By County - Hawaii, Maui, City and County of Honolulu, and Kauai*)
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 2 Substandard housing
- 1 Homelessness
- 2 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
 The PHA's Admissions and (Continued) Occupancy policy
 PHA briefing seminars or written materials
 Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
 Any time family composition changes
 At family request for revision
 Other (list)

(6) Deconcentration and Income Mixing *(Not submitted in accordance instructions in Notice PIH 99-51 (HA))*

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:

- Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer Section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- Convictions against a person(s) and/or property.
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the Section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to Section 8 tenant-based assistance? (select all that apply)

- PHA housing management main administrative office
 Other (list below)
 - Programs Office (Applications)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

- Written request with “reasonable” reasons for extension (60 day extension).

If yes, state circumstances below:

- Medical hardships.

- Availability of units in the local rental market.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose Section 8 assistance programs)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction (*By County - Hawaii, Maui, City and County of Honolulu, and Kauai*)
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

2 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 2 Substandard housing
- 1 Homelessness
- 2 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction (*By County - Hawaii, Maui, City and County of Honolulu, and Kauai*)
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan. *The HCDCH will utilize each county in the State (Hawaii, Maui, City and County of Honolulu, and Kauai) as an area preference for residents who live and/or work in that specific county. The area preference (county) are being outlined in the agency's Administrative Rules and Admission and Continued Occupancy Plan.*

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose Section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose Section 8 programs to the public?

- Through published notices
- Other (list below)
- Special purpose agencies.
 - State of Hawaii - Department of Human Services
 - Financial Assistance Advisory Council
 - State of Hawaii - Department of Labor and Industrial Relations, Workforce Development Division – Welfare to Work Program
 - City and County of Honolulu – Work Hawaii
 - Kauai County – Family Self-Sufficiency Program
 - Hawaii County – Hawaii Economic Development Council
 - Maui County – Maui Economic Development Council
 - US Small Business Administration

4. PHA Rent Determination Policies

[24 CFR Part 903.7.9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

2. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply),

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses (To and from work only.)
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
 - Any time there is a change in family composition.
 - Any time there is an interim rent adjustment.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative, to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The Section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
 - Market studies
 - Operating costs plus debt service

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard?
(select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - The PHA has chosen to serve additional families by lowering the payment standard
 - Reflects market or submarket
 - Other (list below)
- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families
 - Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
 - Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.79 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (List below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA project management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template, or, at the PHA’s option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number HI08P00171000 FFY of Grant Approval: N/A

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$1,713,082
3	1408 Management Improvements	\$215,071
4	1410 Administration	\$901,194
5	1411 Audit	\$2,600
6	1415 Liquidated Damages	\$0
7	1430 Fees and Costs	\$1,610,856
8	1440 Site Acquisition	\$0
9	1450 Site Improvement	\$712,132
10	1460 Dwelling Structures	\$4,496,081
11	1465 Dwelling Equipment-Nonexpendable	\$605,777
12	1470 Nondwelling Structures	\$107,866
13	1475 Nondwelling Equipment	\$17,385

14	1485 Demolition	\$131,768
15	1490 Replacement Reserve	\$0
16	1492 Moving to Work Demonstration	\$0
17	1495 Relocation Costs	\$292,994
18	1498 Mod Used for Development	\$6,324,015
19	1502 Contingency	\$0
20	Amount of Annual Grant (Sum of lines 2-19)	\$17,130,821
21	Amount of line 20 Related to LBP Activities	\$5,627
22	Amount of line 20 Related to Section 504 Compliance	\$132,341
23	Amount of line 20 Related to Security	\$0
24	Amount of line 20 Related to Energy Conservation Measures	\$0

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide Mgmt Improvements	1) Improve mgmt deficiencies in PHAS	1408	\$20,000
	2) Upgrade HA computer program to address new PHAS requirements		\$30,079
	3) Economic Development (FIC)		\$88,504
	4) Employee Training Program	"	\$51,188
	5) Tenant opportunities	"	\$25,300
		Total 1408	\$215,071
HA-Wide Admin.	1) Non-Tech Salaries (1410.01)	1410	\$106,983
	2) Tech Salaries (1410.02)	"	\$582,182
	3) Fringe Benefits (1410.09)	"	\$206,749
	4) Travel (1410.10)	"	\$1,280
	5) Sundry (1410.19)	"	\$4,000
		Total 1410	\$901,194
HA-Wide Fees and Costs	1) A&E Services (1430.01)	1430	\$1,399,244
	2) Inspection Costs (1430.07)	"	\$152,572
	3) Travel (1430.19)	"	\$24,320
	4) Sundry (1430.19)	"	\$34,720
		Total 1430	\$1,610,856

HA-Wide	Non-Routine Vacancy Prep	1460	\$0
“	Non-Routine PM Repairs	1460	\$0
“	Appliances	1465	\$0
“	Vehicle Replacement	1475	\$0
“	Demo (Maili I & Waimaha/Sunflower)	1485	\$131,768
“	Relocation Expenses (\$1,500/unit and applicable staff time for coordination)	1495	\$292,994

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA 1-03 Mayor Wright Homes	Site: None	1450	\$0
	Dwelling Structures: None	1460	\$0
	Dwelling Equipment: Replacing hot water solar storage tanks	1465	\$525,000
	Nondwelling Structures: None	1470	\$0
	Nondwelling Equipment: None	1475	\$0
	Project Total		
HA 1-33 Maili I	Site: Roads/Parking Areas	1450	\$16,982
	Concrete Walkways	“	\$22,610
	Fencing/Retaining Walls	“	\$23,100
	Ground Work	“	\$23,975
	Onsite Infrastructure	“	\$52,496
	Electrical Distribution Systems	“	\$10,080
	Site Lighting	“	\$12,600
	Landscaping	“	\$32,061
	Miscellaneous Site Work	“	\$12,250

	Dwelling Structures:		
	Roofing	1460	\$137,453
	Heating/Cooling System	“	\$17,500
	Exterior Structural Work	“	\$56,849
	Waterproofing/Coating	“	\$64,824
	Walkways/Lanais	“	\$6,720
	Electrical Systems	“	\$50,018
	Resident Protection	“	\$4,920
	Mechanical Systems	“	\$7,700
	Termite Control	“	\$31,500
	Doors	“	\$32,708
	Windows	“	\$41,038
	Accessibility Work	“	\$9,800
	Building Miscellaneous	“	\$1,400
	Kitchen Work	“	\$60,420
	Flooring	“	\$30,598
	Utilities	“	\$10,500
	Bathroom Work	“	\$64,850
	Hazardous Material Abatement	“	\$37,874
	Dwelling Equipment		
	None	1465	\$10,360
	Nondwelling Structures:		
	Nondwelling Structures (i.e., hot water & trash encl., etc.)	1470	\$16,100
	Project Total		\$899,286
HA 1-56 Kauhale Nani	Site:		
	Roads/Parking Areas	1450	\$97,103
	Concrete Walkways	“	\$49,867
	Exterior Stairs/Steps	“	\$8,250
	Fencing/Retaining Walls	“	\$28,380
	Electrical Distribution Systems	“	\$49,500
	Site Lighting	“	\$18,150
	Landscaping	“	\$19,186
	Miscellaneous Site Work	“	\$3,960
	Dwelling Structures:		
	Roofing	1460	\$307,724
	Heating/Cooling Systems	“	\$148,500
	Exterior Structural Work	“	\$175,738
	Waterproofing/Coating	“	\$207,812
	Walkways/Lanais	“	\$10,230
		“	\$38,346

	Exterior Stairs	“	\$135,960
	Electrical Systems	“	\$2,442
	Resident Protection	“	\$132,000
	Mechanical Systems	“	\$29,700
	Termite Control	“	\$85,800
	Doors	“	\$49,500
	Windows	“	\$49,500
	Accessibility Work	“	\$6,600
	Building Miscellaneous	“	\$121,938
	Kitchen Work	“	\$30,635
	Flooring	“	\$179,132
	Bathroom Work	“	\$101,970
	Hazardous Material Abatement		
	Dwelling Equipment		
	Appliances (17 Units)	1465	\$27,060
	Nondwelling Structures:		
	Nondwelling Structures (i.e. Community Building, etc.)	1470	\$76,560
	Nondwelling Equipment:		
	Playground Equipment	1475	\$13,200
	Project Total		\$2,204,743
HA 1-57	Site:		
Waimaha/Sunflower	Roads/Parking Areas	1450	\$20,549
	Concrete Walkways	“	\$44,710
	Fencing/Retaining Walls	“	\$31,387
	Ground Work	“	\$8,578
	Onsite Infrastructure	“	\$63,190
	Electrical Distribution System	“	\$16,896
	Site Lighting	“	\$11,827
	Landscaping	“	\$24,503
	Miscellaneous Site Work	“	\$9,942
	Dwelling Structures:		
	Roofing	1460	\$161,889
	Heating/Cooling Systems	“	\$107,808
	Exterior Structural Work	“	\$100,581
	Waterproofing/Coating	“	\$240,590
	Walkways/Lanais	“	\$46,788
	Exterior Stairs	“	\$71,482
	Electrical Systems	“	\$88,347
	Resident Protection	“	\$40,212
	Mechanical Systems	“	\$16,220
			\$64,334

	Termite Control	“	\$89,872
	Doors	“	\$95,272
	Windows	“	\$73,041
	Accessibility Work	“	\$5,069
	Building Miscellaneous	“	\$152,092
	Kitchen Work	“	\$123,777
	Flooring	“	\$149,527
	Bathroom Work	“	\$388,981
	Hazardous Material Abatement		
	Dwelling Equipment		
	Appliances	1465	\$43,357
	Nondwelling Structures:		
	Nondwelling Structures (i.e. trash enclosures, laundry area, etc.)	1470	\$15,206
	Nondwelling Equipment:		
	Nondwelling Equipment (playground equipment, appliances, etc.)	1475	\$4,185
	Project Total		\$2,310,212

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA-Wide Management Improvements		
1) Improve mgmt deficiencies in PHMAP	09/30/02	09/30/04
2) Upgrade HA computer program to address new PHMAP requirements	09/30/02	09/30/04
3) Economic Development (FIC)	09/30/02	09/30/04
4) Employee Training Program	09/30/02	09/30/04
5) Tenant opportunities	09/30/02	09/30/04

HA-Wide Administration	09/30/02	09/30/04
Fees & Costs	09/30/02	09/30/04
Relocation Expenses	09/30/02	09/30/04
HA 1-03 Mayor Wright Homes	09/30/02	09/30/04
HA 1-33 Maili I	09/30/02	09/30/04
HA 1-56 Kauhale Nani	09/30/02	09/30/04
HA 1-57 Waimaha Sunflower	09/30/02	09/30/04

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5-Year Action Plan from the Table Library and insert here)

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development

HA1-03	Mayor Wright Homes	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Site:				
Road/Parking Areas			\$52,858	FFY '02
Concrete Walkways			\$46,877	"
Exterior Stairs/Steps			\$2,829	"
Fencing/Retaining Walls			\$23,084	"
Ground Work			\$2,489	"
Onsite Infrastructure			\$89,741	"
Electrical Distribution Systems			\$15,446	"
Site Lighting			\$16,476	"
Landscaping			\$19,542	"
Miscellaneous Site Work			\$9,679	"
Dwelling Structures:				
Roofing			\$260,471	"
Heating/Cooling Systems			\$93,072	"
Exterior Structural Work			\$235,823	"
Waterproofing/Coating			\$409,572	"
Walkways/Lanais			\$63,696	"
Exterior Stairs			\$43,262	"
Electrical Systems			\$318,947	"
Resident Protection			\$39,168	"
Mechanical Systems			\$16,114	"
Termite Control			\$23,933	"
Doors			\$165,070	"
Windows			\$279,000	"
Accessibility Work			\$52,844	"
Building Miscellaneous			\$3,717	"
Kitchen Work			\$301,249	"
Interior Stairs			\$5,092	"
Flooring			\$44,683	"
Utilities			\$61,784	"
Bathroom Work			\$377,878	"
Hazardous Material Abatement			\$527,563	"
Dwelling Equipment:				
Appliances			\$76,775	"
Nondwelling Structure				
Nondwelling Structures (i.e. Trash encl., etc.)			\$9,334	"
Sub Total FFY '02			\$3,688,068	
Site:				
Road/Parking Areas			\$46,197	FFY '04
Concrete Walkways			\$40,970	"
Exterior Stairs/Steps			\$2,472	"
Fencing/Retaining Walls			\$20,176	"
Ground Work			\$2,176	"
Onsite Infrastructure			\$78,435	"
Electrical Distribution Systems			\$13,500	"
Site Lighting			\$14,400	"

Landscaping	\$17,080	“
Miscellaneous Site Work	\$8,460	“
Dwelling Structures:		
Roofing	\$227,656	“
Heating/Cooling Systems	\$81,346	“
Exterior Structural Work	\$206,113	“
Waterproofing/Coating	\$357,973	“
Walkways/Lanais	\$55,671	“
Exterior Stairs	\$37,812	“
Elevator	\$14,341	“
Electrical Systems	\$278,766	“
Resident Protection	\$34,234	“
Mechanical Systems	\$14,084	“
Termite Control	\$20,918	“
Doors	\$144,274	“
Windows	\$243,851	“
Accessibility Work	\$46,187	“
Building Miscellaneous	\$3,249	“
Kitchen Work	\$263,297	“
Interior Stairs	\$4,451	“
Utilities	\$54,000	“
Flooring	\$39,054	“
Bathroom Work	\$330,272	“
Hazardous Material Abatement	\$461,100	“
Dwelling Equipment:		
Appliances	\$67,102	“
Nondwelling Structure		
Nondwelling Structures (i.e. Trash encl., etc.)	\$50,192	“
Nondwelling Equipment:		
Nondwelling Equipment	\$3,679	“
Sub Total FFY '04	\$3,283,488	
Total estimated cost over next 5 years	\$7,496,556	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
HA1-05	Kalihi Valley Homes	0	0
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Site:			
Roads/Parking Areas			\$53,926
Concrete Walkways			\$120,188
Exterior Stairs/Steps			\$22,712
			FFY '01
			“
			“

Fencing/Retaining Walls	\$124,664	“
Ground Work	\$20,946	“
Onsite Infrastructure	\$123,150	“
Electrical Distribution Systems	\$7,066	“
Site Lighting	\$8,075	“
Landscaping	\$26,373	“
Miscellaneous	\$13,365	“
Dwelling Structures:		
Roofing	\$267,478	“
Heating/Cooling Systems	\$34,068	“
Exterior Structural Work	\$68,528	“
Waterproofing/Coating	\$334,004	“
Walkways/Lanais	\$27,254	“
Exterior Stairs	\$30,798	“
Electrical Systems	\$270,022	“
Resident Protection	\$14,738	“
Mechanical Systems	\$27,456	“
Termite Control	\$45,424	“
Doors	\$263,460	“
Windows	\$288,756	“
Accessibility Work	\$60,263	“
Building Miscellaneous	\$4,038	“
Kitchen Work	\$352,850	“
Interior Stairs	\$19,179	“
Flooring	\$23,798	“
Bathroom Work	\$452,589	“
Hazardous Material Abatement	\$587,728	“
Dwelling Structures:		
Appliances	\$81,340	“
Nondwelling Structures:		
Nondwelling Equipment (i.e. Trash encl., laundry area, etc.)	\$65,764	“
Sub Total FFY '01	\$3,840,000	
Site:		
Roads/Parking Areas	\$27,665	FFY '02
Concrete Walkways	\$61,659	“
Exterior Stairs/Steps	\$11,652	“
Fencing/Retaining Walls	\$63,955	“
Ground Work	\$10,746	“
Onsite Infrastructure	\$63,178	“
Electrical Distribution Systems	\$3,625	“
Site Lighting	\$4,143	“
Landscaping	\$13,530	“
Miscellaneous Site Work	\$6,856	“
Dwelling Structures:		
Roofing	\$137,222	“
Heating/Cooling Systems	\$17,478	“
Exterior Structural Work	\$35,156	“
Waterproofing/Coating	\$171,351	“
Walkways/Lanais	\$13,982	“
Exterior Stairs	\$15,800	“
Electrical Systems	\$138,527	“
Resident Protection	\$7,561	“

Mechanical Systems	\$14,086	“
Termite Control	\$23,304	“
Doors	\$135,161	“
Windows	\$148,138	“
Accessibility Work	\$30,916	“
Building Miscellaneous	\$2,071	“
Kitchen Work	\$181,020	“
Interior Stairs	\$9,838	“
Flooring	\$12,209	“
Bathroom Work	\$232,188	“
Hazardous Material Abatement	\$301,516	“
Dwelling Equipment		
Appliances	\$41,729	“
Nondwelling Structures:		
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)	\$33,738	“
Sub Total FFY '02	\$1,970,000	
Site:		
Roads/Parking Areas	\$100,937	FFY '03
Concrete Walkways	\$224,961	“
Exterior Stairs/Steps	\$42,511	“
Fencing/Retaining Walls	\$233,339	“
Ground Work	\$39,205	“
Onsite Infrastructure	\$230,505	“
Electrical Distribution Systems	\$13,226	“
Site Lighting	\$15,115	“
Landscaping	\$49,364	“
Miscellaneous	\$25,016	“
Dwelling Structures:		
Roofing	\$500,650	“
Heating/Cooling Systems	\$63,767	“
Exterior Structural Work	\$128,267	“
Waterproofing/Coating	\$625,170	“
Walkways/Lanais	\$51,012	“
Exterior Stairs	\$57,645	“
Electrical Systems	\$505,413	“
Resident Protection	\$27,585	“
Mechanical Systems	\$51,391	“
Termite Control	\$85,023	“
Doors	\$493,130	“
Windows	\$540,478	“
Accessibility Work	\$112,796	“
Building Miscellaneous	\$7,558	“
Kitchen Work	\$660,446	“
Interior Stairs	\$35,898	“
Flooring	\$44,544	“
Bathroom Work	\$847,131	“
Hazardous Material Abatement	\$1,100,076	“
Dwelling Equipment:		
Appliances	\$152,247	“
Nondwelling Structures		
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)	\$123,094	“
Sub Total FFY '03	\$7,187,500	

Total estimated cost over next 5 years	\$12,997,500
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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
HA1-08	Palolo Valley Homes	0	0
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Site:			
Roads/Parking Areas		\$5,822	FFY '02
Concrete Walkways		\$17,247	"
Exterior Stairs/Steps		\$1,001	"
Fencing/Retaining Walls		\$19,626	"
Ground Work		\$7,910	"
Onsite Infrastructure		\$92,250	"
Electrical Distribution Systems		\$9,513	"
Site Lighting		\$3,505	"
Landscaping		\$14,209	"
Miscellaneous Site Work		\$4,372	"
Dwelling Structures:			
Roofing		\$103,421	"
Heating/Cooling Systems		\$7,510	"
Exterior Structural Work		\$41,267	"
Waterproofing/Coating		\$107,831	"
Walkways/Lanais		\$9,452	"
Exterior Stairs		\$6,008	"
Electrical Systems		\$58,635	"
Resident Protection		\$10,764	"
Mechanical Systems		\$9,452	"
Termite Control		\$40,053	"
Doors		\$51,103	"
Windows		\$37,543	"
Accessibility Work		\$16,822	"
Building Miscellaneous		\$2,954	"
Kitchen Work		\$49,626	"
Interior Stairs		\$4,726	"
Flooring		\$45,532	"
Bathroom Work		\$47,534	"
Hazardous Material Abatement		\$316,368	"
Dwelling Equipment:			
Appliances		\$9,291	"
Nondwelling Structures			
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)		\$12,657	"
Sub Total FFY '02		\$1,164,004	
Site:			
Roads/Parking Areas		\$5,822	FFY '03
Concrete Walkways		\$17,247	"
Exterior Stairs/Steps		\$1,001	"

Fencing/Retaining Walls	\$19,626	“
Ground Work	\$7,910	“
Onsite Infrastructure	\$92,250	“
Electrical Distribution Systems	\$9,513	“
Site Lighting	\$3,505	“
Landscaping	\$14,209	“
Miscellaneous Site Work	\$4,372	“
Dwelling Structures:		
Roofing	\$103,421	“
Heating/Cooling Systems	\$7,510	“
Exterior Structural Work	\$41,267	“
Waterproofing/Coating	\$107,831	“
Walkways/Lanais	\$9,452	“
Exterior Stairs	\$6,008	“
Electrical Systems	\$58,635	“
Resident Protection	\$10,764	“
Mechanical Systems	\$9,452	“
Termite Control	\$40,053	“
Doors	\$51,103	“
Windows	\$37,543	“
Accessibility Work	\$16,822	“
Building Miscellaneous	\$2,954	“
Kitchen Work	\$49,626	“
Interior Stairs	\$4,726	“
Flooring	\$45,532	“
Bathroom Work	\$47,534	“
Hazardous Material Abatement	\$316,368	“
Dwelling Equipment:		
Appliances	\$9,291	“
Nondwelling Structures		
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)	\$12,657	“
Sub Total FFY '03	\$1,164,004	
Site:		
Roads/Parking Areas	\$5,913	FFY '04
Concrete Walkways	\$17,516	“
Exterior Stairs/Steps	\$1,017	“
Fencing/Retaining Walls	\$19,932	“
Ground Work	\$8,034	“
Onsite Infrastructure	\$93,690	“
Electrical Distribution Systems	\$9,661	“
Site Lighting	\$3,559	“
Landscaping	\$14,431	“
Miscellaneous Site Work	\$4,440	“
Dwelling Structures:		
Roofing	\$105,036	“
Heating/Cooling Systems	\$7,627	“
Exterior Structural Work	\$41,911	“
Waterproofing/Coating	\$109,515	“
Walkways/Lanais	\$9,600	“
Exterior Stairs	\$6,102	“
Electrical Systems	\$59,551	“
Resident Protection	\$10,932	“

Mechanical Systems	\$9,600	“
Termite Control	\$40,678	“
Doors	\$51,901	“
Windows	\$38,129	“
Accessibility Work	\$17,085	“
Building Miscellaneous	\$3,000	“
Kitchen Work	\$50,401	“
Interior Stairs	\$4,800	“
Flooring	\$46,243	“
Bathroom Work	\$48,276	“
Hazardous Material Abatement	\$321,308	“
Dwelling Equipment:		
Appliances	\$9,436	“
Nondwelling Structures:		
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)	\$12,854	“
Nondwelling Equipment:		
Nondwelling Equipment	\$1,750	“
Sub Total FFY '04	\$1,183,928	
Total estimated cost over next 5 years	\$3,511,936	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
HA1-12	Makua Alii	0	0
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Site:			
Roads/Parking Areas			\$91,200
Concrete Walkways			\$69,247
Exterior Stairs/Steps			\$5,000
Fencing/Retaining Walls			\$27,000
Onsite Infrastructure			\$135,960
Landscaping			\$31,389
Dwelling Structures:			
Roofing			\$369,049
Exterior Structural Work			\$226,111
Waterproofing/Coating			\$751,123
Walkways/Lanais			\$342,936
Elevator			\$105,000
Electrical Systems			\$123,636
Resident Protection			\$253,405
Termite Control			\$61,422
Doors			\$40,345
Windows			\$36,949
Accessibility Work			\$118,237
Kitchen Work			\$110,087
Flooring			\$223,470

Bathroom Work	\$159,165	“
Hazardous Material Abatement	\$974,562	“
Dwelling Equipment:		“
Appliances	\$29,677	“
Nondwelling Structures:		“
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)	\$240,000	“
Nondwelling Equipment:		“
Nondwelling Equipment	\$2,200	“
Sub Total FFY '04	\$4,527,170	
Total estimated cost over next 5 years	\$4,527,170	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
HA1-29	Pomaikai`	0	0
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Site:			
Concrete Walkways			\$11,876
Fencing/Retaining Walls			\$10,850
Onsite Infrastructure			\$12,990
Electrical Distribution Systems			\$4,459
Site Lighting			\$5,351
Landscaping			\$5,634
Miscellaneous Site Work			\$2,913
Dwelling Structures:			
Roofing			\$51,726
Heating/Cooling Systems			\$9,661
Exterior Structural Work			\$26,468
Waterproofing/Coating			\$39,603
Walkways/Lanais			\$7,419
Electrical Systems			\$14,625
Resident Protection			\$9,809
Mechanical Systems			\$1,486
Termite Control			\$16,349
Doors			\$12,120
Windows			\$3,901
Accessibility Work			\$13,079
Building Miscellaneous			\$1,189
Kitchen Work			\$12,574
Flooring			\$14,268
Bathroom Work			\$17,537
Hazardous Material Abatement			\$94,788
Dwelling Equipment:			
Appliances			\$7,907
Nondwelling Structures			
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)			\$6,688
Sub Total FFY '01			\$415,270

Site:			
Concrete Walkways		\$28,077	FFY '02
Fencing/Retaining Walls		\$25,650	"
Onsite Infrastructure		\$30,710	"
Electrical Distribution Systems		\$10,541	"
Site Lighting		\$12,649	"
Landscaping		\$13,318	"
Miscellaneous Site Work		\$6,887	"
Dwelling Structures:			
Roofing		\$122,287	"
Heating/Cooling Systems		\$22,839	"
Exterior Structural Work		\$62,575	"
Waterproofing/Coating		\$93,628	"
Walkways/Lanais		\$17,541	"
Electrical Systems		\$34,575	"
Resident Protection		\$23,191	"
Mechanical Systems		\$3,514	"
Termite Control		\$38,651	"
Doors		\$28,655	"
Windows		\$9,224	"
Accessibility Work		\$30,921	"
Building Miscellaneous		\$2,811	"
Kitchen Work		\$29,726	"
Flooring		\$33,732	"
Bathroom Work		\$41,463	"
Hazardous Material Abatement		\$224,094	"
Dwelling Equipment:			
Appliances		\$18,693	"
Nondwelling Structures			
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)		\$15,812	"
	Sub Total FFY '02	\$981,764	
Site:			
Roads/Parking Areas		\$14,020	FFY '03
Nondwelling Structures			
Nondwelling Structures (i.e. Community Center, etc.)		\$148,000	"
Nondwelling Equipment			
Appliances		\$2,200	"
	Sub Total FFY '03	\$164,220	
Total estimated cost over next 5 years		\$1,561,254	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
HA1-31	Hale Hauoli	0	0
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Site:			
Roads/Parking Areas			\$38,560
			FFY '01

Concrete Walkways	\$75,395	“
Exterior Stairs/Steps	\$25,000	“
Fencing/Retaining Walls	\$119,000	“
Ground Work	\$41,500	“
Onsite Infrastructure	\$128,000	“
Electrical Distribution Systems	\$25,000	“
Site Lighting	\$24,000	“
Landscaping	\$42,927	“
Miscellaneous Site Work	\$5,000	“
Dwelling Structures:		
Roofing	\$145,016	“
Exterior Structural Work	\$50,195	“
Waterproofing/Coating	\$213,117	“
Exterior Stairs	\$20,000	“
Electrical Systems	\$97,140	“
Resident Protection	\$56,000	“
Mechanical Systems	\$36,400	“
Termite Control	\$52,000	“
Doors	\$54,200	“
Windows	\$18,880	“
Accessibility Work	\$84,000	“
Building Miscellaneous	\$8,000	“
Kitchen Work	\$142,508	“
Flooring	\$93,200	“
Bathroom Work	\$163,100	“
Hazardous Material Abatement	\$327,034	“
Dwelling Equipment:		
Appliances	\$50,600	“
Nondwelling Structures		
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)	\$242,500	“
Nondwelling Equipment		
Appliances	\$2,200	“
Demolition		
Demolition	\$10,000	“
Sub Total FFY '01	\$2,390,472	
Total estimated cost over next 5 years	\$2,390,472	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
HA1-33	Maili I	1	5
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Site:			
Roads/Parking Areas			\$16,982
Concrete Walkways			\$22,610
Fencing/Retaining Walls			\$23,100
			Planned Start Date (HA Fiscal Year)
			FFY '01
			“
			“

Ground Work	\$23,975	“
Onsite Infrastructure	\$52,496	“
Electrical Distribution Systems	\$10,080	“
Site Lighting	\$12,600	“
Landscaping	\$32,061	“
Miscellaneous Site Work	\$12,250	“
Dwelling Structures:		
Roofing	\$137,453	“
Heating/Cooling Systems	\$17,500	“
Exterior Structural Work	\$56,849	“
Waterproofing/Coating	\$64,824	“
Walkways/Lanais	\$6,720	“
Electrical Systems	\$50,018	“
Resident Protection	\$4,920	“
Mechanical Systems	\$7,700	“
Termite Control	\$31,500	“
Doors	\$32,708	“
Windows	\$41,038	“
Accessibility Work	\$9,800	“
Building Miscellaneous	\$1,400	“
Kitchen Work	\$60,420	“
Flooring	\$30,598	“
Utilities	\$10,500	“
Bathroom Work	\$64,850	“
Hazardous Material Abatement	\$37,874	“
Nondwelling Equipment:		
Appliances	\$10,360	“
Nondwelling Structures		
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)	\$16,100	“
Demolition		
Demolition	\$7,000	“
Sub Total FFY '01	\$906,286	
Total estimated cost over next 5 years	\$1,812,572	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
HA1-44	Piilani Homes	0	0

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Site:		
Road/Parking Areas	\$14,593	FFY '04
Concrete Walkways	\$43,027	“
Fencing/Retaining Walls	\$2,750	“
Ground Work	\$5,762	“
Onsite Infrastructure	\$24,200	“
Landscaping	\$31,761	“
Miscellaneous Site Work	\$7,071	“
Dwelling Structures:		

Doors		\$9,980	“
Windows		\$8,732	“
Accessibility Work		\$9,600	“
Building Miscellaneous		\$2,400	“
Kitchen Work		\$13,059	“
Flooring		\$2,796	“
Bathroom Work		\$14,800	“
Hazardous Material Abatement		\$50,255	“
Dwelling Equipment			
Appliances		\$7,080	“
Nondwelling Structures			
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)		\$5,000	“
	Sub Total FFY '02	\$344,237	
Site:			
Roads/Parking Areas		\$7,386	FFY '03
Concrete Walkways		\$13,828	“
Fencing/Retaining Walls		\$7,000	“
Ground Work		\$2,200	“
Onsite Infrastructure		\$3,700	“
Site Lighting		\$7,200	“
Landscaping		\$11,536	“
Miscellaneous Site Work		\$1,660	“
Dwelling Structures:			
Roofing		\$99,258	“
Exterior Structural Work		\$13,563	“
Waterproofing/Coating		\$27,264	“
Electrical Systems		\$13,380	“
Mechanical Systems		\$2,560	“
Termite Control		\$10,000	“
Doors		\$9,980	“
Windows		\$8,732	“
Accessibility Work		\$9,600	“
Building Miscellaneous		\$2,400	“
Kitchen Work		\$13,059	“
Flooring		\$2,796	“
Bathroom Work		\$14,800	“
Hazardous Material Abatement		\$50,255	“
Dwelling Equipment			
Appliances		\$7,080	“
Nondwelling Structures			
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)		\$132,800	“
Nondwelling Equipment			
Appliances		\$2,200	“
	Sub Total FFY '03	\$474,237	
Site:			
Roads/Parking Areas		\$11,079	FFY '04
Concrete Walkways		\$20,742	“
Fencing/Retaining Walls		\$10,500	“
Ground Work		\$3,300	“
Onsite Infrastructure		\$5,550	“
Site Lighting		\$10,800	“

Landscaping	\$17,303	“
Miscellaneous Site Work	\$2,490	“
Dwelling Structures:		
Roofing	\$148,888	“
Exterior Structural Work	\$20,345	“
Waterproofing/Coating	\$40,896	“
Electrical Systems	\$20,069	“
Mechanical Systems	\$3,840	“
Termite Control	\$15,000	“
Doors	\$14,970	“
Windows	\$13,098	“
Accessibility Work	\$14,400	“
Building Miscellaneous	\$3,600	“
Kitchen Work	\$19,589	“
Flooring	\$4,194	“
Bathroom Work	\$22,200	“
Hazardous Material Abatement	\$75,382	“
Dwelling Equipment		
Appliances	\$10,620	“
Nondwelling Structures		
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)	\$45,840	“
Nondwelling Equipment		
Appliances	\$660	“
Sub Total FFY '04	\$555,355	
Total estimated cost over next 5 years	\$1,373,829	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
HA1-57	Waimaha/Sunflower	0	0
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Site:			
Roads/Parking Areas			\$20,549
Concrete Walkways			\$44,710
Fencing/Retaining Walls			\$31,387
Ground Work			\$8,578
Onsite Infrastructure			\$63,190
Electrical Distribution Systems			\$16,896
Site Lighting			\$11,827
Landscaping			\$24,503
Miscellaneous Site Work			\$9,942
Dwelling Structures:			
Roofing			\$161,889
Heating/Cooling Systems			\$107,808
Exterior Structural Work			\$100,581
Waterproofing/Coating			\$240,590

Walkways/Lanais	\$46,788	“
Exterior Stairs	\$71,482	“
Electrical Systems	\$88,347	“
Resident Protection	\$40,212	“
Mechanical Systems	\$16,220	“
Termite Control	\$64,334	“
Doors	\$89,872	“
Windows	\$95,272	“
Accessibility Work	\$73,041	“
Building Miscellaneous	\$5,069	“
Kitchen Work	\$152,092	“
Flooring	\$123,777	“
Bathroom Work	\$149,527	“
Hazardous Material Abatement	\$388,981	“
Dwelling Equipment:		
Appliances	\$43,357	“
Nondwelling Structures:		
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)	\$15,206	“
Nondwelling Equipment:		
Nondwelling Equipment (i.e. Playground equipment, appliances, etc.)	\$4,185	“
Demolition:		
Demolition	\$124,768	“
	Sub Total FFY '01	\$2,434,980
Site:		
Roads/Parking Areas	\$6,165	FFY '02
Concrete Walkways	\$13,413	“
Fencing/Retaining Walls	\$9,416	“
Ground Work	\$2,573	“
Onsite Infrastructure	\$18,957	“
Electrical Distribution Systems	\$5,069	“
Site Lighting	\$3,548	“
Landscaping	\$7,351	“
Miscellaneous Site Work	\$2,983	“
Dwelling Structures:		
Roofing	\$48,567	“
Heating/Cooling Systems	\$32,342	“
Exterior Structural Work	\$30,174	“
Waterproofing/Coating	\$72,177	“
Walkways/Lanais	\$14,036	“
Exterior Stairs	\$21,445	“
Electrical Systems	\$26,504	“
Resident Protection	\$12,064	“
Mechanical Systems	\$4,866	“
Termite Control	\$19,300	“
Doors	\$26,962	“
Windows	\$28,582	“
Accessibility Work	\$21,912	“
Building Miscellaneous	\$1,521	“
Kitchen Work	\$45,627	“
Flooring	\$37,133	“
Bathroom Work	\$44,858	“
Hazardous Material Abatement	\$116,694	“

Dwelling Equipment:		
Appliances	\$13,007	“
Nondwelling Structures:		
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)	\$4,562	“
Nondwelling Equipment:		
Nondwelling Equipment	\$1,255	“
Demolition:		
Demolition	\$37,431	“
	Sub Total FFY '02	\$730,494
Site:		
Roads/Parking Areas	\$14,385	FFY '03
Concrete Walkways	\$31,297	“
Fencing/Retaining Walls	\$21,971	“
Ground Work	\$6,004	“
Onsite Infrastructure	\$44,233	“
Electrical Distribution Systems	\$11,827	“
Site Lighting	\$8,279	“
Landscaping	\$17,152	“
Miscellaneous Site Work	\$6,960	“
Dwelling Structures:		
Roofing	\$113,322	“
Heating/Cooling Systems	\$75,465	“
Exterior Structural Work	\$70,407	“
Waterproofing/Coating	\$168,413	“
Walkways/Lanais	\$32,752	“
Exterior Stairs	\$50,037	“
Electrical Systems	\$61,843	“
Resident Protection	\$28,148	“
Mechanical Systems	\$11,354	“
Termite Control	\$45,034	“
Doors	\$62,910	“
Windows	\$66,691	“
Accessibility Work	\$51,129	“
Building Miscellaneous	\$3,548	“
Kitchen Work	\$106,464	“
Flooring	\$86,644	“
Bathroom Work	\$104,669	“
Hazardous Material Abatement	\$272,287	“
Dwelling Equipment:		
Appliances	\$30,350	“
Nondwelling Structures:		
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)	\$10,644	“
Nondwelling Equipment:		
Nondwelling Equipment (i.e. Playground equipment, appliances, etc.)	\$2,929	“
Demolition:		
Demolition	\$87,338	“
	Sub Total FFY '03	\$1,704,486
Total estimated cost over next 5 years	\$7,304,940	

Optional 5-Year Action Plan Tables			
Development	Development Name	Number	% Vacancies

Number	(or indicate PHA wide)	Vacant Units	in Development	
HA1-66	Salt Lake Apartment	2	7	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Site:				
Roads/Parking Areas			\$25,886	FFY '02
Concrete Walkways			\$13,817	"
Fencing/Retaining Walls			\$3,857	"
Site Lighting			\$6,800	"
Landscaping			\$6,465	"
Miscellaneous Site Work			\$1,200	"
Dwelling Structures:				
Roofing			\$15,830	"
Heating/Cooling Systems			\$24,000	"
Exterior Structural Work			\$127,408	"
Waterproofing/Coating			\$76,599	"
Walkways/Lanais			\$14,372	"
Exterior Stairs			\$20,000	"
Elevators			\$35,429	"
Electrical Systems			\$5,160	"
Resident Protection			\$86,684	"
Termite Control			\$38,571	"
Doors			\$9,513	"
Windows			\$51,943	"
Accessibility Work			\$7,143	"
Building Miscellaneous			\$1,200	"
Kitchen Work			\$14,791	"
Flooring			\$4,887	"
Security			\$7,143	"
Bathroom Work			\$26,480	"
Hazardous Material Abatement			\$80,197	"
Dwelling Equipment:				
Appliances			\$2,480	"
Nondwelling Structures				
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)			\$3,857	"
Sub Total FFY '02			\$711,712	
Site:				
Roads/Parking Areas			\$64,714	FFY '03
Concrete Walkways			\$34,543	"
Fencing/Retaining Walls			\$9,643	"
Site Lighting			\$17,000	"
Landscaping			\$16,164	"
Miscellaneous Site Work			\$3,000	"
Dwelling Structures:				
Roofing			\$39,574	"
Heating/Cooling Systems			\$60,000	"
Exterior Structural Work			\$318,521	"

Waterproofing/Coating	\$191,497	“
Walkways/Lanais	\$35,928	“
Exterior Stairs	\$50,000	“
Elevator	\$88,571	“
Electrical Systems	\$12,900	“
Resident Protection	\$216,711	“
Termite Control	\$96,430	“
Doors	\$23,782	“
Windows	\$129,857	“
Accessibility Work	\$17,857	“
Building Miscellaneous	\$3,000	“
Kitchen Work	\$36,977	“
Flooring	\$12,217	“
Security	\$17,857	“
Bathroom Work	\$66,200	“
Hazardous Material Abatement	\$200,493	“
Dwelling Equipment		
Appliances	\$6,200	“
Nondwelling Structures		
Nondwelling Structures (i.e. Trash encl., laundry area, etc.)	\$34,643	“
Sub Total FFY '03	\$1,804,279	
Total estimated cost over next 5 years	\$2,515,991	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
HA1-71	Noelani I	0	0
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Planned Start Date (HA Fiscal Year)			
Site:			
Roads/Parking Areas		\$14,996	FFY '04
Concrete Walkways		\$33,056	“
Ground Work		\$16,500	“
Onsite Infrastructure		\$20,900	“
Electrical Distribution Systems		\$5,700	“
Site Lighting		\$19,950	“
Landscaping		\$26,738	“
Miscellaneous Site Work		\$4,750	“
Dwelling Structures:			
Roofing		\$72,753	“
Exterior Structural Work		\$84,362	“
Waterproofing/Coating		\$165,640	“
Exterior Stairs		\$12,350	“
Electrical Systems		\$58,318	“
Resident Protection		\$20,520	“
Mechanical Systems		\$6,080	“
Termite Control		\$27,000	“
Doors		\$33,145	“
Windows		\$15,260	“

Building Miscellaneous	\$4,750	“
Kitchen Work	\$44,154	“
Interior Stairs	\$28,500	“
Flooring	\$59,445	“
Bathroom Work	\$56,288	“
Dwelling Equipment:		
Appliances	\$41,800	“
Nondwelling Structures:		
Nondwelling Structures (i.e. Trash encl., etc.)	\$70,000	“
Nondwelling Equipment:		
Nondwelling Equipment	\$17,500	“
Sub Total FFY '04	\$960,455	
Total estimated cost over next 5 years	\$960,455	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PHA-Wide	Management Improvements	N/A	N/A	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1.) Improve management deficiencies in PHAS			\$150,000	FFY '01
2.) Upgrade HA computer program to address new PHAS requirements			\$100,214	“
3.) Economic development programs			\$360,900	“
1.) Employee training program			\$28,956	FFY '02
2.) Implement staffing assessment program			\$50,000	“
3.) Implement cost effective measures			\$25,000	“
1.) Employee training program			\$25,000	FFY '04
Total estimated cost over next 5 years			\$955,141	

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

- Mayor Wright Homes – Honolulu, Hawaii
- Kuhio Park Terrace - Honolulu, Hawaii

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip

to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: Waimanalo Homes	
1b. Development (project) number: HI10P001025	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/> (Conditional pending approval of Certificate of Consistency with the Consolidated Plan – Submitted 11/17/99)	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application submitted for submission: 08/12/99	
5. Number of units affected: 32	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 11/99 (Phase II)	
b. Projected end date of activity: 05/00 (Phase II)	

Demolition/Disposition Activity Description	
1a. Development name: Lanakila Homes I (Phase II and Phase III)	
1b. Development (project) number: HI10P001004	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application submitted for submission: 08/18/99	
5. Number of units affected: 44 – Phase II, 46 – Phase III	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 44 Units (02/00) – Phase II, 46 Units (02/01) – Phase III	

b. Projected end date of activity: 44 Units (11/00) – Phase II, 46 Units (11/01) – Phase III

Demolition/Disposition Activity Description
1a. Development name: Lanakila Homes II (Phase II) 1b. Development (project) number: HI10P001013
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application submitted for submission: 08/18/99
5. Number of units affected: 4
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 4 Units (02/00) b. Projected end date of activity: 4 Units (11/00)

Demolition/Disposition Activity Description
1a. Development name: Kalihi Valley Homes 1b. Development (project) number: HI10P001005
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application submitted for submission: 01/01/01
5. Number of units affected: 99
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 99 Units (04/02) b. Projected end date of activity: 99 Units (03/03)

Demolition/Disposition Activity Description
--

1a. Development name: Waimaha/Sunflower 1b. Development (project) number: HI10P00157
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application submitted for submission: 08/01/00
5. Number of units affected: 18
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 18 Units (11/01) b. Projected end date of activity: 18 Units (01/02)

Demolition/Disposition Activity Description
1a. Development name: Maili I 1b. Development (project) number: HI10P00133
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application submitted for submission: 11/01/00
5. Number of units affected: 20
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 02/02 b. Projected end date of activity: 04/02

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>DD/MM/YY</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	156
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:

<input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants

- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program.
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?
(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to Section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for Section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method - Listed by Priority (waiting list, random selection, specific criteria, other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or Section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants

	(start of FY 2000 Estimate)	(As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments.
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments.
- Residents fearful for their safety and/or the safety of their children.
- Observed lower-level crime, vandalism and/or graffiti.
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents.
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority.
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports.
- PHA employee reports.
- Police reports.
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs.
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities.
- Crime Prevention Through Environmental Design.
- Activities targeted to at-risk youth, adults, or seniors.
- Volunteer Resident Patrol/Block Watchers Program.
- Other (describe below)

1. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan.
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence).
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents.
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services.
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: hi001c01)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)](Not submitted in accordance instructions in Notice PIH 99-51 (HA) - Inactive until final regulation issued.)

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.) *Note: 1999 Audit (Year ended June 30, 1999)*
2. Yes No: Was the most recent fiscal audit submitted to HUD? (01/00)
3. Yes No: Were there any findings as the result of that audit? (5)
4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? (5)
5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?
The HCDCH sent HUD a response on the unresolved findings on April 17, 2000. The HCDCH received a reply from HUD on May 15, 2000 indicating that there were no longer any unresolved findings.

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management.
 - Development-based accounting.
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachments hi001d01 and hi001e01

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

- Five Year Plan - Apply for additional rental voucher. Increased the number Section 8 vouchers and certificates to 1,000 or an increase of 30% over five years.
- Component 3.B.(4)b.2. High rent burden and substandard housing are now being identified as preferences.
- Component 3.B.(4)b.3. High rent burden and substandard housing are also being designated as second priority in admissions. This will bring the Section 8 preferences in line with public housing preferences.
- Component 4.A.(1)f.1. "At family option" box is now checked.

Other: (list below)

- Summary of HCDCH and RAB Consultation Meeting held on May 31, 2000 (hi001h02).

B. Description of Election process for Residents on the PHA Board:

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and Section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (State of Hawaii)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

19. Definition of "Substantial Deviation" and "Significant Amendment or Modification"

[24 CFR Part 903.7 (r)(2)] (See Attachment F (hi001f01))

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

BENJAMIN J. CAYETANO
GOVERNOR



SHARYN L. MIYASHIRO
ACTING EXECUTIVE DIRECTOR

ROBERT J. HALL
ACTING EXECUTIVE ASSISTANT

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:
00:PEO/1422

June 6, 2000

To Whom It May Concern:

FROM: Sharyn L. Miyashiro *Sharyn Miyashiro*
Acting Executive Director
Housing and Community Development Corporation of Hawaii

SUBJECT: Public Housing Agency Plan Supportive Documents

In accordance with U.S. Department of Housing and Urban Development (HUD) guidance published in Notices PIH 99-33 (HA), 99-51 (HA), and 2000-12 (HA), this letter is to inform readers that certain supportive documents to the Housing and Community Development Corporation of Hawaii Public Housing Agency Five-Year and Annual Plans are not in a final, approved form. The documents not in final form are listed on the Pages 3 and 4 of the FY 2000 Annual Plan as drafts.

The following supportive documents to the HCDCH Five-Year and Annual Plans are available for public viewing and several are in draft form:

Annual Plan Page #	Subject	Document Title/Explanation
3	Most recent board-approved operating budget.	Federal Public Housing Operating Budget. Low-Rent Public Housing Program, Performance Funding System.
3	Public Housing rent determination policies.	Administrative Rule,, Subtitle 15, Chapter 190, §15-190-52, Minimum Rents and 53, Rents (Draft). HCDCH Admissions and Continued Occupancy Policy, Chapter 6, Determination of Total Tenant Payment (Draft).
3	Schedule of flat rents.	Administrative Rule,, Subtitle 15, Chapter 190, Exhibit D, HCDCH Flat Rents Schedule

		HCDCH Admissions and Continued Occupancy Policy, Chapter 6, Determination of Total Tenant Payment (Draft).
3	Schedule of flat rents.	Administrative Rule,, Subtitle 15, Chapter 190, Exhibit D, HCDCH Flat Rents Schedule (Draft). HCDCH Admissions and Continued Occupancy Policy, Chapter 6, Determination of Total Tenant Payment (Draft).
3	Section 8 rent determination.	HCDCH draft Administrative Rule, Subtitle 15, Chapter 185, §15-185-46. HCDCH Administrative Plan for the Section 8 Voucher Program, Chapter 11, Owner Rents, Rent Reasonableness, and Payment Standards (Draft).
4	Public housing grievance procedures	HCDCH Administrative Rule Subtitle 15, Chapter 183, Grievance Procedures. HCDCH Admissions and Continued Occupancy Policy, Chapter 13, Complaints, Grievances, and Appeals (Draft).
4	Section 8 informal review and hearing procedures.	HCDCH Administrative Rule Subtitle 15, Chapter 183, Grievance Procedures. Administrative Plan for the Section 8 Voucher Program, Chapter 19, Complaints and Appeals (Draft).

The HCDCH will publish notices concerning the public hearings on the draft administrative rules and procedures mentioned above.

Members of the public wishing to view the supporting documents listed above may do so, during regular business hours, by contacting the HCDCH's Planning and Evaluation Office, located at 677 Queen Street, Suite 300, Honolulu, Hawaii 96813, at (808) 587-0637 and by making an appointment for conducting such a review.

Summary of the HCDCH and Resident Advisory Board Consultation Meeting
Wednesday, May 31, 2000
1002 North School Street, Bldg. L
Honolulu, Hawaii 96817

Meeting began at 9:19 a.m.

(EA - HCDCH Executive Assistant)

EA: Our discussion at this meeting will be focused around the PHA Annual Plan. During the past few months, we have been working together to formulate the HCDCH PHA Five-Year and Annual Plan.

On April 3, 2000, our PHA plans were submitted to HUD. Throughout April 2000, we received informal questions on the plan from HUD. On May 9, 2000, we had a conference call with HUD staff, to discuss the Capital Fund Program input to the plan. On May 18, 2000, we had a conference call with Joyce Lee, San Francisco Coordinator for HUD. The HUD staff pointed out the deficiencies in our plan and what had to be addressed as well as recommended courses of action. On May 25, 2000, we received a letter from HUD delineating the specific deficiencies to our plan. It also indicated that we had fourteen days to correct the deficiencies. Correction on the deficiencies included having a consultation meeting with the Resident Advisory Board (RAB).

There are two key areas. One is the Capital Fund, which is our Annual Statement and Five-Year Action Plan for the Capital Fund Program. The deficiencies that HUD pointed out to us was that our Annual Statement and Five-Year Action Plan time span is incorrect. The other key area is the availability of supporting documents dealing rent determination, flat rents, and Section 8 procedures.

Resident: Is the packet we received in the mail being submitted to HUD?

Staff: No, the only items being submitted are the plan itself and any attachments that we change or add. The Administrative Rules, the Administrative Plan, and the Admissions and Continued Occupancy will not be submitted. However, they will be available for review by the public.

Resident: This is for information in the Plan. It says we have this particular provision stated in our administrative rules.

Staff: Yes. The draft administrative rules. You are basically looking at the changes that we are proposing.

EA: Based on what was discussed in the past. We did not add anything new. That is the key, there is nothing new. Let me reiterate that we are going to be covering things that we decided upon at previous meetings with the RAB.

- Staff: In the PHA Annual Plan under Supporting Documents, we are placing a check mark in the most recent board-approved operating budget. Currently, HUD does not require agencies to submit an operating budget. However, in your packet, there is a letter from the San Francisco regional office. It deals with the approved operating budget for the Low Rent Public Housing program. We prepare a request to HUD for what we call an operating subsidy. The operating subsidy supplements the rents collected from you. Since the rent we collect does not cover all the expenses, the operating subsidy covers the deficit or shortfall. We submit a request to HUD annually for the subsidy that is approved by the Board of Commissioners. In the past, the amount of operating subsidy varied from 100% down to 82%. For example, we may ask for \$10M, but they may fund us at 92% or \$9.2M. This is a requirement for this Annual Plan and it is available for review by the public.
- Staff: In the Admissions and Continued Occupancy Policy (ACO), Chapter 6, determination of total tenant payment is basically the greater of 30% of a resident's adjusted gross income, 10% of monthly income, and the minimum rent established by HCDCH. The 30% for public housing is statutory. It is basically a federal regulation. The second part of that would be the flat rents. For flat rents, look under Chapter 6, page 21.
- The ceiling rent was taken out because of previous meetings with the RAB. Flat rents are based on market rents. HUD determines what a market rent would be as far as by island.
- Resident: That is not right. If they go based on island, I mean the rents between town and Waianae are lower.
- Staff: If you look under your Administrative Rule 15-190, Federally Assisted Housing Project on the last page, it shows the flat rent schedule, Exhibit D. HUD has a methodology of establishing fair market rents by island and is updated once a year. The regulation that deals with flat rents is 24 CFR 888-111 and 888-113.
- EA: It is a guideline establishing HUD's fair market rates across the nation and specifically for Honolulu and the counties in Hawaii. In establishing a flat rent, HUD allows us to use fair market rent as a flat rent for our public housing. We are showing you the existing fair market rents from HUD and using all the parameters of marketability and comparable rents for specific projects
- Resident: You are going by 30%? You are going to give us a choice of 30% or flat rent, it is a choice?
- EA: That is correct.
- Resident: Your 30% of a three bedroom is like \$1000, not 30%, but your flat rent is \$1102.
- Resident: Instead of going by the ceiling rent process, which would have been no less than 75% under the maintenance of that one unit. Why do you want to go that way? Did HUD do away with ceiling rents?

- EA: For those who were already using ceiling rents, they are allowed to use ceiling rents as a planning structure. Since we only went by 30%, we cannot use ceiling rents, we have to determine flat rents. Our flat rent determination is based on HUD's FMR, at least for this first year plan. Basically, families have a choice of rental options.
- Staff: It should be pointed out that the administrative rules are drafts and we must go through the public hearing process. There is still time to change the rules. If you feel that the fair market rent established by HUD is not right, voice your opinion on what you feel is best at the public hearing.
- Staff: Section 8 Rent Determination Payment Standard Policy is now being check marked. Draft Administrative Rules 15-185, Page 16 covers payment determination. The last paragraph is where payment standards for Section 8 program are explained. It is our intention to modify that, where it says between 90 and 110% of the fair market rent. We intend to change that to key to the fair market rent. Right now, we set it at 100% fair market rent.
- Staff: Administrative Rule 15-183 deals with formal grievance procedures for public housing. It has not changed. It is basically the process that is in effect right now and shall continue. We are check marking the appropriate box.
- Staff: As for Section 8 Informal Review and Hearing Procedures, it is the equivalent of the public housing grievance procedures, but informal. The Section 8 Administrative Plan, Chapter 19 also deals with the informal review procedures.
- Staff: We have established Residency Preference for families who live or work or have been hired to work in the county of Maui, Hawaii, Kauai, or City and County of Hawaii. The preference is stated in the HCDCH ACO. Also, we have outlined the same information on the PHA Annual Plan, Page 23.
- Resident: Do you still have the handicap and the kind, disable, elderly preference?
- Staff: There are others preferences that were addressed at earlier meetings with the RAB and the PHA plan is reflective of what the RAB desired to have as preferences. The federal preferences are different from the resident's preference. You still have your homeless, your 50%, and all those things that were discussed, along with the working families area preference.
- The reason why it is being brought up is that we have the resident preference in there, but HUD wanted more specific detail on the area of the preferences. That is why we have the preference down to the county level. We are not changing the plan at all, rather explaining that the preference is by county.
- Resident: Why is veteran's preference crossed out in the ACO?
- Staff: Veteran preference is already identified as a preference in the PHA Plan. Now, we have to change the various portions in the ACO to agree with the Plan. If you go through your PHA plan (Page 17), all of these things that are checked off in the PHA

Annual Plan that was submitted to HUD in April 2000. They have to be added to the ACO as a preference. So you are going to see that people displaced, victims of domestic violence, homeless, veterans, all of that have to be added to the ACO.

Staff: For the Annual Statement – Capital Fund Program, we took the FY 2000 to 2003 from the original plan and added FY 2004. The first four years are not changed. For the fifth year, we are continuing current project projection out another year (FY 2004). The \$17,130,821 figure is the new 2000 figures. More detail is provided in the annual statement section of the PHA plan. The plan provides details for the remainder of the five years - Years 2001 to 2004.

Resident: Are they going to have renovations at Kalihi Valley Homes (KVH) and when does that take place?

Staff: The project has already started with the 1999 funds for KVH. The project is so immense that we cannot do it with a single funding year. We need to carry it over eight years. The first phase may be three or four buildings. We will be doing the renovations to the buildings, which include the site work for the buildings, the sidewalk plantings, and the parking lot around the buildings. Then we will move onto the next area and the next phase.

Resident: Hopefully, the funds that are appropriated now are still going to KVH and not somewhere else.

Staff: That is correct.

Resident: What happens if a housing emergency occurs? Do you have emergency funds out of all the other places?

Staff: Depending on the gravity of the emergency, we would have to look at all available funds.

Resident: In the Capital Funds section, how are the monies being allocated to the programs. There is money for Family Investment Center (FIC). What does that mean on the administrative level? Is that the \$88,000 for improvements on economic development for the FIC?

Staff: Part of the Capital fund Program is set aside for administration. In the case of FIC, part of this program is being funded through this federal fund. The funds are actually earmarked for economic development for all the communities at the projects, not only the FIC. The funds in the capital funds are used for supportive services. They are not used to pay for administrative staff. For programs such as the sewing classes, the service providers are paid.

Resident: I want to know more about the \$1,500 per unit for the relocation expenses for Maili and Waimaha Sunflower and applicable staff time for coordination.

EA: When the budget is compiled, we are allowed to charge salaries and staff related costs to relocation. Staff is spending time to plan and coordinate the relocation effort. All our staff salary gets charged to various accounts. If they are working on something that involves capital fund, then it will get charged to that program. The \$1,500 represents normal charges to day-to-day salaries. For example, our staff engineer time is charged to Capital Fund Program. Although we are employees of the state, the state legislature does not allocate general fund money for our employees. The housing programs must generate revenues to pay part of the employee salary, whether it is from public housing program, state rent program, and other program funding.

Resident: This question deals with the cost of relocation for a resident. Families that have two or three telephone lines installed. Will the family be reimbursed for the re-installation of two or three telephone lines?

EA: The HCDCH staff will check on your question.
*(Answer: The HCDCH will reimburse residents for the reinstallation of all **authorized** telephone jacks or lines. Authorized is defined as having permission from the unit management for the additional jack and/or line location(s). For example, Resident "A" requests authorization from the housing project management to install an additional telephone jack in Bedroom #1. Management approves the request and the resident has the additional jack installed in their unit at their own expense. If after the installation, the HCDCH relocates the resident in order to perform a full modernization of the unit and upon returning to the unit, the additional telephone jack in Bedroom #1 is no longer there. Because the resident had prior management approval for the additional jack, the HCDCH would reimburse the resident to have the telephone jack in Bedroom #1 reinstalled. The key is that the resident had an **authorized** telephone jack installed prior to the modernization of the unit.)*

Resident: How many residents have been hired in the last two years? Is it possible to get the number of residents employed in the HCDCH?

EA: Yes, it is our goal to create more employment opportunities for our residents. As you know, some of our housing projects are managed by private management. We have contracts with all of the private management companies and they in turn hire residents. Some residents are also employed as tenant aides in the HCDCH, but not specifically in management positions.
(Answer: Currently, there are twenty-four residents employed in the HCDCH as Tenant Aides. Additionally, private project management units are employing twenty-seven residents. We are still obtaining the number of low-income recipients who are being employed under the Section 3 Program.)

Resident: What is resident protection in the Capital Fund Program on Page 34?

Staff: Any kind of security devices such as security cameras in parking garage. It is also for smoke detectors, fire alarms, etc.

- Resident: Is there any process where the private management units are audited or checked because of resident complaints?
- EA: Based on residents, who inform us of any problems, we will check the management units and the resident complaints. I think the RAB can assist in communicating to us the residents' feelings and any complaints that have not been addressed by the management unit's administrators.
- Staff: Next is the Demolition and Disposition portion of the PHA Annual Plan. When looking at the PHA Capital Fund Annual Statement and the Five-Year Action Plan, it shows the demolition of Maili I. We added Maili I in the section on demolition in order to be consistent with the Capital Fund Program. We still must submit a separate demolition application to HUD for approval. Staff is still doing the cost analysis for the project. The analysis will be completed in November.
- Staff: For Item Number 16 (Fiscal Audit), the HCDCH is required by HUD to conduct an annual audit by an independent accounting firm. The latest audit we submitted was for Fiscal Year 1999. There were five findings. Three of the findings were in fiscal office (compensation, reconciliation and the forms for the operating subsidies). Two of the findings had to do with eligibility. At the time that we submitted the PHA Plans, we did not have any response from HUD so the findings were still open. As of May 31, 2000, we have received a response from HUD and all of our findings have been resolved. We explained in the revised PHA plan that we did send our response to HUD on April 17, 2000. We received a response back from HUD on May 15, 2000 indicating that they are accepting our resolutions and no unresolved findings remain.
- Staff: The last item is the cover letter. Along with the comments about checking the boxes, there will be a letter to whoever reviews the plan that those items are available. We also said in the cover letter that we are still going to the public hearing process for the administrative rules and administrative plans.
- Resident: What if there were two or three sections that some of us did not really agree on. When will the public hearings be held?. You just need our comments on this. You do not need any prior approval from our community. Correct?
- Staff: There will be no public hearings for the current PHA Annual Plan for FY 2000. We are responding to HUD's comments regarding the deficiencies. The key is that the changes are technical. If your disagreement is with the rules and procedures, there will be public hearings on the Administrative Rules, the ACO, and the Administrative Plan for Section 8.
- The public hearing process for the administrative rules and administrative plans will take three to four months. It is anticipated that a series of informational meetings with the RAB and other housing project communities will be held to discuss the proposed rules and policies. The statutory public hearings will follow the informational meetings. There are no specific dates for all of this to occur, but obviously, it is based on what we have discussing about now.

However, we are now asking for your final comments on the PHA Plans by June 2, 2000. (As of June 5, 2000, no additional written were submitted by any RAB member.)

Resident: Can we as residents track how the plans are implemented as the years go by and to see where we are on this?

Staff: Not only can you, but also we expect you to. This is one major function of the RAB. Once the plans are approved, copies of the final plan will be mailed out to the management units, to every member of the IRAB, and to the public libraries. We will also post the plans on the HCDCH Internet web site.

The meeting adjourned at 11:40 a.m.

ITEMS FOR FURTHER DISCUSSION

Key Issues:

- Flat rent
- Fair Market Rents
- Mini classes for tenants on grievance procedure
- Correct and update all rules and plans
- Phone jacks answer
- Process (Four months process time)
 - Informational meetings
 - Public hearings
 - Board approval
 - Governor's approval
 - Implementation
- Resident employment statistics
- Management agent evaluations
- Stipend