

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 2003

HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

HI001 – Federal Public Housing
HI901 – Section 8 Housing Choice Voucher Program

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

**PHA Plan
Agency Identification**

PHA Name: Housing and Community Development Corporation of Hawaii

PHA Number: HI001 (Federal Public Housing) and HI901 (Section 8 Housing Choice Voucher)

PHA Fiscal Year Beginning: (mm/yyyy) 07/2003

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 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
- PHA management offices
- 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 Only)
- PHA website: (<http://www.hcdch.state.hi.us>)
- Other (list below)
 - State of Hawaii Legislative Reference Bureau
 - State of Hawaii Department of Business, Economic Development, and Tourism

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

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- 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 mission is: (state mission here)

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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 to increase allocation by 1,000 vouchers (30%) over five years. (Accomplished - 2000)
 - Reduce public housing vacancies:
 - Not to exceed 3% vacancy rate.
 - Leverage private or other public funds to create additional housing opportunities:
 - Tax Credit Program.
 - Rental Housing Trust Fund.
 - Acquire or build units or developments
 - Other (list below)
 - Shelter Plus – 37 units (New - 2002)
- PHA Goal: Improve the quality of assisted housing.
Objectives:

- Improve public housing management: (PHAS score) 90.0
 - Improve voucher management: (SEMAP score) 85.0 (Updated for 2003).
 - 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)
 - Develop strategies and training for PH managers and staff to obtain a high rating on the Resident Service and Satisfaction Survey.
 - Renovate or modernize public housing units:
 - 779 units. (Updated - 2002)
 - 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 (Subject to market rental conditions)
 - Increase voucher payment standards (Subject to market rental conditions)
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
 - Geographical Wait List

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:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Anticipate the first lower income families will move into higher income projects and higher income families will move into lower income projects in January 2002.

- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
 - HOPE VI Projects:
 - Mayor Wright Homes, Honolulu, Hawaii (Submitted, not awarded – CY 2000)
 - Kuhio Park Terrace, Honolulu, Hawaii (Submitted, not awarded – CY 2001.
 - However, HCDCH resubmitted a HOPE VI grant application to HUD for Kuhio Park Terrace – Honolulu, Hawaii in December 2002.)

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)
 - 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. (Accomplished – 2001)
 - On-going efforts to educate and provide information to the general public and to landlords.
 - On-going training to educate staff.
 - Designate a Fair Housing Officer. (Accomplished - 2000)
 - Establish a complaint process. (Accomplished - 2000)
 - Update “Fair Housing Analysis of Impediments in the State of Hawaii Report.” (Changed to 2003)
 - Implement the Section 504 and ADA transition plans. (On-going)

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 2003
[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.

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 (Attachment A - hi001a01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Progress Report on Five-Year Plan Mission and Goals Accomplishment (Attachment C - hi001c01)
- Section 8 Homeownership Program Capacity Statement (Attachment D - hi001d01)
- Implementation of Public Housing Resident Community Service Requirements (Attachment E - hi001e01)
- Pet Ownership Policy (Attachment F - hi001f01)
- Resident Membership on PHA Governing Board (Attachment G - hi001g01)
- Resident Advisory Board Membership (Attachment H - hi001h01)
- Definition of "Substantial Deviation" and "Significant Amendment Or Modification" (Attachment I - hi001i01)
- Public Housing Asset Management Statement or Table (Attachment J - hi001j01)
- Deconcentration of Poverty and Income Mixing (Attachment K -hi001k01)
- FFY 2003 Capital Fund Annual Statement/Performance and Evaluation Report (Attachment L - hi001l01)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment M - hi001m01)
- Responses to Comments from Resident Advisory Board and State-Wide Public Hearings (Attachment N - hi001n01)
- Required Initial Assessment (Attachment O - hi001o01)

Optional Attachments:

- PHA Management Organizational Chart (Attachment B - hi001b01)
- Other (List below, providing each attachment name)
 - Federal Project-Based Certificate/Voucher Program (Attachment P - hi001p01)

- Resident Service and Satisfaction Survey Follow Up Plan (Attachment Q – hi001q01)

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	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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 2/18/99 <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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	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	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	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
X	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) Included as an attachment to the FY 2003 PHA Plan.	Annual Plan: Capital Needs
X	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
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 resident services grant) grant program reports	Annual Plan: Community 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 903.7 9 (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	Access-ibility	Size	Location
Income <= 30% of AMI	2,422 + *3,171	5	4	2	Not Available	4	4
Income >30% but <=50% of AMI	2,642	5	4	2	Not Available	4	4
Income >50% but <80% of AMI	3,875	5	4	2	Not Available	4	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Elderly	Not Available	5	4	2	Not Available	Not Available	4
Families with Disabilities	Not Available	5	4	Not Available	4	Not Available	4
White	Not Available	4	4	2	Not Available	3	3
Black	Not Available	4	4	2	Not Available	3	3
Hispanic	Not Available	4	4	2	Not Available	3	3
Am Indian, etc.	Not Available	4	4	2		3	3
Asian/Pacific Islander	Not Available	4	4	2	Not Available	4	4

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.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2001
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study - Hawaii Housing Policy Study
Indicate year: 1997 Update
- Other sources: (list and indicate year of information)
 1. American FactFinder data (US Census)
Indicate year: 2000
 - QT-H1. General Housing Characteristics: 2000
 - QT-H3. Household Population and Household Type by Tenure: 2000
 - QT-01. Profile of General Demographic Characteristics: 2000
 - QT-02. Profile of Selected Social Characteristics: 2000
 - QT-03. Profile of Selected Economic Characteristics: 2000
 - QT-04. Profile of Selected Housing Characteristics: 2000
 2. *Point in time homeless survey, which identified approximately 3,171 homeless persons statewide.
 3. Fair Housing Analysis of Impediments in the State of Hawaii, November 1, 1996.

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/s. **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			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" 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	18,846		59%
Extremely low income <=30% AMI	15,510	82.3%	
Very low income (>30% but <=50% AMI)	2,808	14.9%	
Low income (>50% but <80% AMI)	546	2.9%	
Families with children	8,839	46.9%	
Elderly families	4,372	23.2%	
Families with Disabilities	3,072	16.3%	
White	4,580	24.3%	
Hispanic	731	3.88%	
Black	518	2.75%	
Am Indian, etc.	145	.77%	
Asian/Pacific Islander/Other	12,872	68.3%	
*The numbers on the wait list have increased over two-fold due to a change in the structure of the public housing wait list from a site-based to a geographical list. There are numerous duplications because a family can be on several geographical wait lists at the same time.			
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR (includes Suites)	1,943	35.9%	+105 (3.0%)
2 BR	1,457	26.4%	+52 (2%)
3 BR	1,514	27.9%	+24 (2%)
4 BR	435	8.0%	+40 (16%)
5 BR	59	.1%	-7 (-17.5%)
5+ BR	0	0%	0 (0%)
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			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<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	2,869		8%
Extremely low income <=30% AMI	2,132	74.3%	
Very low income (>30% but <=50% AMI)	625	21.7%	
Low income (>50% but <80% AMI)	83	2.9%	
Families with children	1,707	59.5%	
Elderly families	390	13.6%	
Families with Disabilities	198	18.1%	
White	797	27.8%	
Hispanic	17	.6%	
Black	56	1.98%	

Housing Needs of Families on the Waiting List			
Am Indian, etc.	22	.8%	
Asian/Pacific Islander/Other	1,968	68.6%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 50 Months (April 1999)			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
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			

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 2003 grants)		
a) Public Housing Operating Fund	\$10,664,110	
b) Public Housing Capital Fund	\$15,619,921	
c) HOPE VI Revitalization	*(\$20,000,000)	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Housing Choice Voucher Assistance	\$20,498,086	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	-	-
Comprehensive Grant	\$15,740,060	PH Capital Improvements
Public Housing Drug Elimination Program	\$1,115,345	PH Supportive Services/Safety/Security
HOPE VI Demolition	\$135,000	
3. Public Housing Dwelling Rental Income	\$14,496,795	PH Operations
4. Other income (list below)		
Interest Income	\$222,671	PH Operations
Other Income	\$353,080	PH Operations
4. Non-federal sources (list below)		
State General Fund	\$507,337	PH Security
Total resources (Total resources to include HOPE VI grant)	\$79,352,405 (\$99,352,405)	

*Waiting for HOPE VI award announcements.

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: (state number)
- First 25 on wait list and correct bedroom size.
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
- 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 (By Island)
 - Island of Oahu
 - Honolulu (Red Hill to Palolo)
 - Central Oahu (Wahiawa to Waialua)
 - Windward and
 - Leeward (Pearl City, Waipahu, Waianae, Nanakuli, and Kapolei)
 - Island of Hawaii
 - East Hawaii (Hilo, Honokaa to Kau) and
 - West Hawaii (Kona, Kohala, Waimea)
 - Island 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 main administrative office
- PHA development site management office
- Other (list below)
 - By mailing in application.

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 and education 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)
- HCDCH Administrative Rule - §15-190-5 and 6
(<http://www.hcdch.state.hi.us>).

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

(The following section on (6) Deconcentration and Income Mixing is being disregarded and completed as instructed in NOTICE PIH 99-51, NOTICE PIH 2001-4, NOTICE PIH 2001-26, and 24 CFR 903.2 dated August 6, 2002 in its place see Attachment K - hi001k01.)

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)
- Geographical

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)
- Waive first month's rent.

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 (See Attachment P – hi001p01)
- 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 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 Housing Choice Voucher 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 Admissions 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.
 - U.S. 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?

3. 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
- 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 a 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)
- Other:
 - At or above 90%, but at or below 110% of FMR. (Hawaii Administrative Rules, Title 15 Subtitle 14, Chapter 185 (Section 8 - Housing Voucher Program))

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 903.7 9 (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. (Attachment B - hi001b01)
- A brief description of the management structure and organization of the PHA follows: (Attachment B – hi001b01)

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	4,499	256
Section 8 Vouchers	2,910	0
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (Mainstream)	85	0
Special Purpose Section 8 Certificates/Vouchers (Welfare-To-Work)	900	150
Public Housing Drug Elimination Program (PHDEP)	2597	
Other Federal Programs(list individually)		
Family Investment Center	100	

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)
 - Policy and Procedures Manual for Maintenance Management.
 - Admissions and Continued Occupancy Plan.
 - Hawaii Administrative Rules, Title 15, Subtitle 14, Chapter 190 (Federally-Assisted Housing Projects).

- (2) Section 8 Management: (list below)
 - Section 8 Administrative Plan.
 - Hawaii Administrative Rules, Title 15 Subtitle 14, Chapter 185 (Section 8 - Housing Voucher Program).
 - Hawaii Administrative Rules, Title 15 Subtitle 14, Chapter 195 (Section 8 - Homeownership Program)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

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)
 - HCDCH Hearings Office
 - Property Maintenance and Management Office

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)
- Section 8 Housing Choice Voucher Assistance Unit
 - Property Management and Maintenance Office

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 L (hi001101)

-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 **TO BE ASSIGNED HUD** FFY of Grant Approval:

- Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost

**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

**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)

(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 L (hi001101)

-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	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

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:
- Kuhio Park Terrace (Honolulu, Hawaii). Proposal submitted to HUD in December 2002. Waiting for HOPE VI award announcements.
- 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: Lanakila Homes (Phase IIA, IIB, III, and IV)
1b. Development (project) number: HI10P001004, HI10P001013, HI10P001014
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date application approved, submitted, or planned for submission: DD/MM/YY (09/12/99)
5. Number of units affected: 28 - Phase IIA, 20 - Phase 11B, 46 - Phase III, 48 - Phase IV
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: 28 Units (01/03) – Phase IIA, 20 Units (04/04) – Phase IIB, 46 Units (02/04) – Phase III, 48 Units (08/05) - Phase IV b. Projected end date of activity: 28 Units (11/03) – Phase IIA, 20 Units (11/04) Phase IIB, 46 Units (12/04) – Phase III, 48 Units (06/05) - Phase IV

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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (27/02/01)
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 (05/02) b. Projected end date of activity: 99 Units (04/14)

Demolition/Disposition Activity Description
1a. Development name: Kuhio Park Terrace 1b. Development (project) number: HI10P001010
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 approved, submitted, or planned for submission: <u>(To be submitted in December 2002 – HOPE VI Application)</u>
5. Number of units affected: 274
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: 274 Units (09/03) b. Projected end date of activity: 614 Units (10/15)

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: (DD/MM/YY)
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: 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

See Voluntary Conversion Initial Assessment (Attachment O – hi001o01)

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: Waimanalo Homes 1b. Development (project) number: HI10P001025
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" 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 checked="" 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: <u>(13/10/2000)</u>
5. Number of units affected: 28 6. Coverage of action: (select one) <input checked="" 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: The HCDCH is developing a Section 8 Homeownership Program pursuant to 24 CFR 982.625, Section 8 Housing Choice Voucher Assistance: Housing Choice Voucher Program, Homeownership Option. This program provides an option for eligible tenants to use their Section 8 Housing Choice Voucher assistance vouchers for mortgage payments rather than for rental assistance. The intent of the program is to promote and encourage homeownership, self-sufficiency, and in time, complete independence of government assistance. This program provides homebuyer education classes prior to purchasing a home. Preference is given to applicants who complete or are enrolled in and in full compliance with the HCDCH's family self-sufficiency program or are enrolled in and in full compliance with the HCDCH's welfare-to-work program or other self-sufficiency program. See HCDCH Section 8 Homeownership Program - Capacity Statement at Attachment D (hi001d01).

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. See HCDCH Section 8 Homeownership Program - Capacity Statement at Attachment D (hi001d01).

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:

- Has been admitted to the Section 8 Housing Choice Voucher Program;
- Is in compliance with the terms of the lease and the Section 8 Housing Choice Voucher Program;
- A first-time homeowner, a cooperative member, or a family of which a family member is a person with disabilities, and use of the homeownership option is needed as a reasonable accommodation so that the program is readily accessible to and usable by such person;
- Participant demonstrates that the annual income of the adult family members who will own the home is not less than the federal minimum hourly wage multiplied by 2,000 hours, and

except for an elderly family or a disabled family, any welfare assistance received by the family shall not count in determining annual income;

- Is currently employed on a full-time basis, with an average of not less than thirty hours per week and has been continuously employed during the year before commencement of homeownership assistance for the family, except for an elderly family, a disabled family, or a family that includes a person with disabilities and has been determined that an exemption is needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities;
- Has pre-qualified for a loan;
- Has not defaulted on a mortgage securing debt to purchase a home under the Section 8 Homeownership Option Program;
- Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, has no present ownership interest in a residence at the commencement of homeownership assistance for the purchase of a home;
- Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, has entered a contract of sale specifying the price and other terms of sale by the seller to the applicant; provide that the applicant will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector; provide that the applicant is not obligated to purchase the unit; provide that the applicant is not obligated to pay for any necessary repairs; and certifies that the seller has not been debarred, suspended, or subject to a limited denial of participation;
- Applicant will also satisfactory complete a pre-assistance homeownership counseling program approved by the HCDCH.
- Family adult members who are purchasers must meet the definition of a qualified resident of Hawaii.
 1. Is a citizen of the United States or a resident alien;
 2. Is at least eighteen years of age; and
 3. Is domiciled in the State and shall physically reside in the dwelling unit purchased.

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 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?

04/08/97 MOU and 09/04/99 Welfare-To-Work Agreement

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)
- Coordination of clients participating in community services as a condition to receive TANF and maintain housing as described in the TANF Agreement with HCDCH.

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)
- ⌘ Implemented Earned Income Disregard policy.

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 (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)
Goodwill Industries of Hawaii Occupational skills training, job search assistance, and job development support.	100 adult residents	First come, first served with outreach; open to all interested	Goodwill Industries outreach and PHA referrals	Public housing resident at targeted sites
YMCA of Honolulu – Communities In School Life skills training through family strengthening activities, cultural workshops, and substance abuse education.	50 adult and youth residents	First come, first served with outreach; open to all interested	YMCA of Honolulu – Communities In School outreach and PHA referrals	Public housing resident at targeted sites
Maui Economic Opportunity, Inc. Case management and life skills training through drug education, family strengthening activities and cultural events.	35 adult residents	First come, first served with outreach; open to all interested	MEO outreach and PHA referrals	Public housing resident at targeted sites
Child and Family Services Case management services for the elderly.	100 adult residents	First come, first served with outreach; open to all interested	Child and Family Services and outreach and PHA referrals	Public housing resident at targeted sites
Kalihi Valley Technology Centers On-site basic and advance computer classes in addition to an open computer lab.	16 adult and 8 youth residents	First come, first served with outreach; open to all interested	Resident Association outreach with resident associations	Public housing resident at targeted sites
C-Base Continuing education for high school-	45 residents covering a	First come, first served with	Resident association outreach and PHA	Public housing resident at

equivalency through Adult Community Schools	6 week period; program consist of 5 – 6 week periods.	outreach; open to all interested	referrals	targeted sites
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(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of:01/07/00)
Public Housing	0	
Section 8	161	87 as of 1/21/02

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:

- FSS Program Coordinator has been hired and overseeing the Program’s Contractor and coordinating activities between the Contractor, HCDCH staff, and clients.
- WorkHawaii has been contracted to provide case management from May 15, 2002 to April 30, 2004.
- FSS Coordinating Committee has been formed to advise and assist the implementing the program.
- Information flyers were mailed out to Section 8 recipients inviting them to the orientation sessions, which are being held three times a month.
- Applications for the FSS Program are provided at the orientation meetings to interested families.
- A lottery system has been developed for selecting program participants and alternates.
- Enrollment interviews and Contract of Participation have been processed and executed for 87 families.
- Participants are receiving case management services, educational, employment and supportive service referrals based on their individual needs.

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

See Attachment E (hi001e01) for a summary of the HCDCH's Implementation of Community Service Requirement.

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)
 - Newspaper Articles

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

Oahu:	Kauai:	Maui
Hale Laulima	Kapaa	Kahekili Terrace
Kaahumanu Homes		Makani Kai Hale
Kauhale Nani		
Kamehameha Homes		
Maili I and II		
Makamae – Elderly		
Pumehana – Elderly		
Puuwai Momi		
Salt Lake		
Waimaha-Sunflower		
Waipahu I and Waipahu II		

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)
 - Combined neighborhood walks between housing projects and community groups.
 - Continued support training for staff, residents, and community partners who participate in community activities, voluntary resident patrols, and/or resident associations.

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

Oahu

Puuwai Momi Homes
 Waipahu I
 Waipahu II

Kauai

Hanamaulu
 Kappa
 Kekaha Ha'aheo

Maui

Kahekili Terrace
 Makani Kai Hale

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)
 - Development of Neighborhood Watch Manual with the Honolulu Police Department

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

Oahu

Ka'ahumanu Homes
 Kalihi Valley Homes
 Kamehameha Homes
 Kauhale Nani
 Kau'iokalani
 Kuhio Park Terrace
 Maili II
 Mayor Wright Homes
 Nanakuli Homes
 Puuwai Momi Homes
 Wahiawa Terrace
 Waimaha/Sunflower
 Waipahu I
 Waipahu II

Kauai

Hanamaulu
 Kappa
 Kekaha Ha'aheo

Maui

Kahekili Terrace
 Makani Kai Hale

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 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 2003 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)] (See Attachment F - hi001f01)

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: Audit report has been formally approved by the HCDCH Board of directors.
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit? 8
4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? 1
5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Public Housing Asset Management Statement (Attachment J – hi001j01)

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. Only preliminary analysis has been completed and no specific location(s) and/or management unit(s) has been identified for possible privatization.
- 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 Attachment M (hi001m01)
- 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. See Attachment N (hi001n01)
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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.) (See Attachment G (hi001g01))

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)
 - Resident Associations - provide residents with knowledge and skills to form an active association.
 - Tenant Opportunities Program (TOP) - continue to assist and provide technical assistance to resident associations on the administration of TOP grants.

- Economic Development and Supportive Services Program (EDSS) - continue to administer the EDSS program for Kuhio Park Terrace and the surrounding community.
- Resident Opportunities and Self-Sufficiency Program (ROSS) - identify resident associations who may be eligible for ROSS grants and work with HUD to promote awareness of these opportunities.
- Section 3 Employment Opportunities - assess residents needs and job readiness and implement and coordinate appropriate training programs.
- The HCDCH has begun construction on a Resource Center located at Kuhio Park Terrace on Oahu. The center will house State and nonprofit entities that will provide educational, economic, and supportive services for residents of KPT and the surrounding community.

Other: (list below)

4. 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 I - hi001i01)

Attachments

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

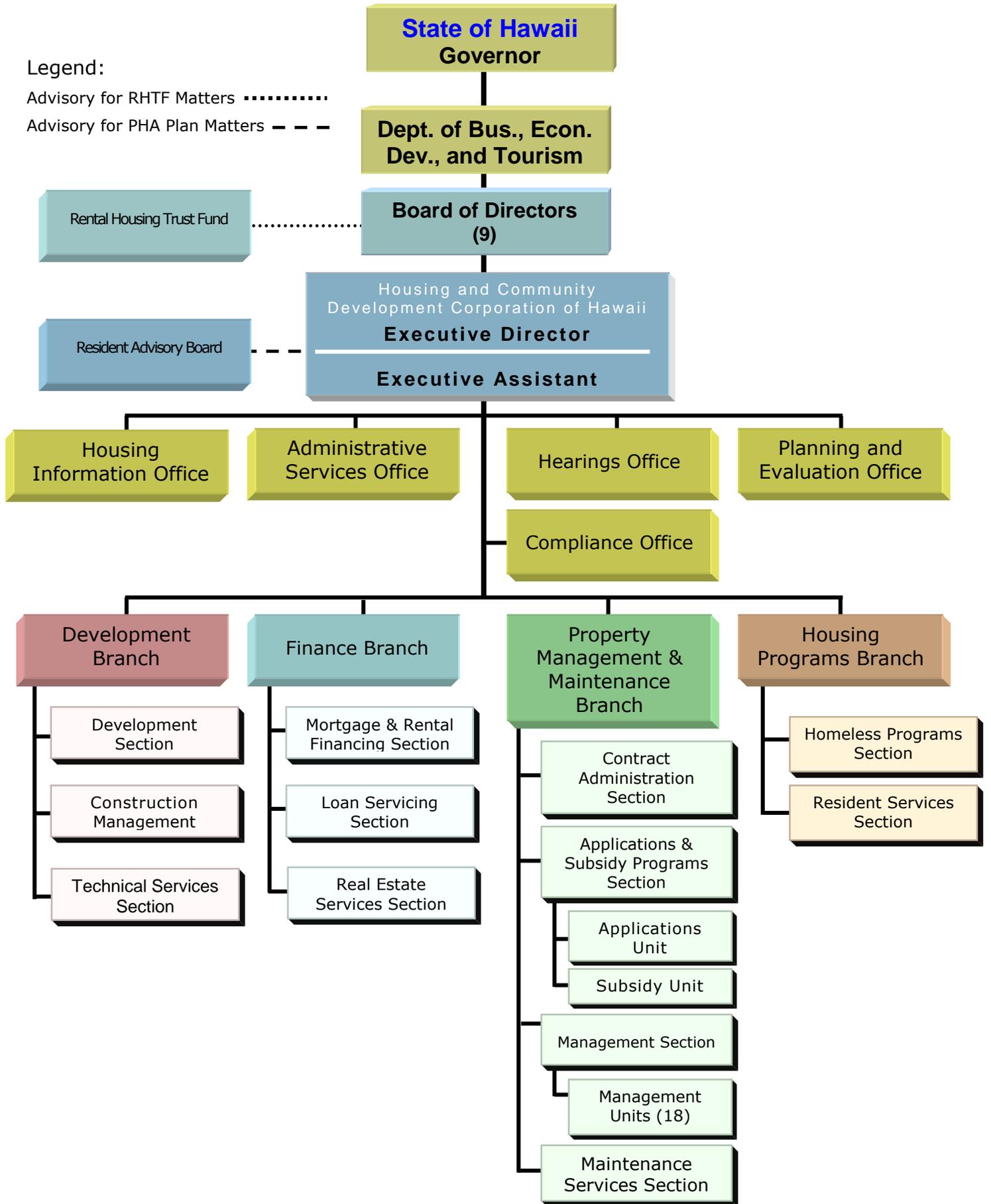
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HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

ADMISSIONS POLICY FOR THE DECONCENTRATION OF FEDERAL FAMILY PUBLIC HOUSING DEVELOPMENTS

It is the intent of the HCDCH to promote adequate and affordable housing, economic opportunity and a suitable living environment free of discrimination. Tenant selection and assignment for federal public housing shall be made without regard to race, color, religion, ancestry/national origin, sex, familial status, physical or mental disability, marital status, age, or HIV infection. To improve community quality of life and economic vitality, the HCDCH will implement measures to provide for deconcentration of poverty and income-mixing. The HCDCH will bring higher income tenants into lower income developments and lower income tenants into higher income developments. Additionally, the HCDCH will support measures to raise the income of households that currently reside in federal public housing. All measures and incentives that are undertaken to accomplish deconcentration and income-mixing will be uniformly applied.

Housing and Community Development Corporation of Hawaii



The following is a brief description of the management structure and organization of the HCDCH:

The Housing and Community Development Corporation is governed by a nine member Board of Directors. The HCDCH is comprised of the Office of the Executive Director; five support offices (Housing Information, Administrative Services, Hearings, Planning and Evaluation, and Compliance) and four branches (Finance, Development, Property Management and Maintenance, and Housing Programs). The Rental Housing Trust Fund (RHTF) Advisory Commission is also attached to the HCDCH.

The following are brief summaries of Board of Directors, Executive Director, each office, and branch:

Board of Directors:

- Establishes policies and executive direction for the Corporation.
- Approves programs and actions taken by the Corporation.
- Approves for adoption and/or revision administrative rules and procedures for the various programs of the Corporation.

Executive Director:

- Serves as the focal point for the execution of the statutory provisions relating to housing management services, housing development, and the delivery of housing and housing services to the State of Hawaii.
- Provides for the overall administration and management of all functions and activities related to the day-to-day operations of the Corporation.
- Implements programs to meet Corporation-wide goals and objectives in consonance with applicable plans and guidelines.
- Provides central coordination to integrate delivery and staff support services to promote achievement of the HCDCH goals and objectives.
- Serves as the focal point for program and personnel evaluation and program and personnel development.

Housing Information Office:

- Provides for public relations functions.
- Serves as an intake for inquiries and complaints, and assists branches and offices with advocacy efforts.
- Develops cost-effective communication tools such as printed products, audio/visual materials, special events and presentations, public service announcements, and consumer services.

Administrative Services Office:

- Provides fiscal, budgeting, purchasing, central files, personnel, and computer systems services in support of the Corporation's programs.
- Maintains an inventory of all real property owned or controlled by the Corporation.
- Provides financial and fund analysis, maintains organizational charts and functional statements, and coordinates audit services.

Hearings Office:

- Represents the Corporation at all eviction hearings at the hearing board level and on appeals.
- Conducts hearings to resolve disputes between residents and the Corporation.
- Assists and advises the Executive Director and other staff on rules and regulations relating to hearings and evictions.

Planning and Evaluation Office:

- Provides housing research and needs assessments and overall planning support functions.
- Serves as the focal point for the development of housing strategies for the long and short-range/functional plans.
- Evaluates the implementation of the Corporation's objectives and policies.
- Assists in the development of housing studies and reports.
- Develops legislative proposals and reports and administrative rule-making procedures and coordinates and assists in the development and revisions of the rules and bylaws, as necessary.

Compliance Office:

- Provides oversight to ensure that programs and activities operate according to federal and state requirements, corporate policies, and fair housing laws and regulations.
- Investigates incidents of waste, fraud and abuse, and, if necessary, imposes enforcement action.
- Performs annual and special reviews of the Corporation's programs to ensure uniform application and implementation of rules, policies, and procedures.
- Coordinates training on Management Assessment directives.
- Reviews and coordinates the Corporation's safety program compliance with Occupational Safety and Health Standards and Hawaii Occupational Safety and Health requirements.

Finance Branch:

- Provides for the overall administration of the various housing financing programs of the HCDCH and RHTF to include:
- Allocates low income tax credits.
- Issues tax-exempt bonds to finance the construction and/or acquisition of rental housing projects.
- Allocates RHTF resources.
- Coordinates the Hula Mae program for first-time homebuyers.
- Provides various real estate services such as homeownership counseling and buybacks.
- Administers the implementation of land programs, including but not limited to land reform and lease rent renegotiations.
- Assists in administering special loan programs established by the State Legislature.

Development Branch:

- Provides for the overall administration of the various development, re-development, and rehabilitation or modernization programs.
- Performs detailed planning of selected housing sites and master planning of larger parcels of land including but not limited to infrastructure development, and community redevelopment.

- Provides developer assistance, construction management, and technical support services to increase housing opportunities for low and moderate income households, elderly persons, and special needs groups.
- Coordinates and conducts periodic physical needs assessments of existing facilities, develops short and long-range plans for the modernization, capital improvement and extraordinary repairs and maintenance of the facilities.
- Provides architectural and engineering support for the Corporation's new projects, modernization, repair, and maintenance of existing rental projects.

Property Management and Maintenance Branch:

- Provides for the management and maintenance for assigned federal and state low income public housing, teacher housing, homeless facilities, vacant land, equipment, and various other rental and subsidy programs.
- Develops and establishes management and maintenance plans to reflect the Corporation's goals.
- Assesses the adequacy and effectiveness of the management, maintenance, and residents programs and makes necessary adjustments to meet the needs of the residents.
- Coordinates application functions for public housing and rent subsidy programs administered by the Corporation.
- Develops counseling programs for residents on matters such as financial management and budgeting, basic housekeeping, communicating effectively and other matters, which may be considered desirable or necessary.
- Plans, processes, and coordinates property management services agreements between the Corporation and the service providing agencies as required supporting lease/rental policies.
- Administers various assigned project-based rental subsidy programs for privately owned rental developments.

Housing Programs Branch:

- Serves as the focal point for the needs assessment, development, grant application, and administration of supportive service programs and grants for residents in the Corporation's rental housing projects and homeless programs.
- Manages contracts and administers supportive service programs targeting the attainment of safe and secure housing environments for low income, homeless, and special needs persons and families, as well as the opportunity for economic independence and self-sufficiency.
- Develops, coordinates, and assists in the planning and conducting of resident and homeless program workshops, training sessions, and development activities.

Housing and Community Development Corporation of Hawaii

PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND 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 voucher/certificates (30%) over five years.
- *Awarded 1,108 Welfare-To-Work vouchers in 1999 and 79 Fair Share vouchers in 2000. Goal has been achieved in 2000.*

Reduce public housing vacancies:

- Not to exceed 3% vacancy rate.

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

- HOPE VI Projects:
 - Mayor Wright Homes (Oahu)
 - *A HOPE VI application was submitted for the Mayor Wright Homes, but not awarded.*
 - Kuhio Park Terrace (Oahu)
 - *HCDCH submitted a HOPE VI application in June 2001, but not awarded.*
 - *HCDCH submitted a HOPE VI application in November 2002, waiting for award announcement.*

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) 90.0

- *The PHAS score is 83%. The HCDCH will be a standard performer for FY 2003. In order to improve the scores, the HCDCH is taking the following actions:*
 - *Financial Condition Indicator - Unit managers have conducted an audit of their tenant ledgers to determine the current balances and those accounts deemed uncollectible. A summary of each project and percent of collection was prepared to identify the problem areas. The amounts that are determined to be uncollectible will be processed through the State Attorney General's Office and written off the account books.*
 - *Management Operations Indicator – Standardized procedures for documentation is being established to insure maximum points are received. Unit turnaround time is being addressed by increasing staffing.*
 - *Resident Satisfaction Indicator – The Resident Services Section is currently working with the Property Management and Maintenance Branch to insure implementation of the follow-up plan is completed.*

- *Enacted State legislation to streamline the eviction process. Act 227, Session Laws of Hawaii 2002 eliminates the agency hearing for appeals while maintaining the grievance hearing and agency eviction hearing.*

Improve voucher management: (SEMAP score) 85.0

- *The SEMAP score is 62.1% or a standard performer. In order to improve the scores, the HCDCH is taking the following actions:*
 - *Working on corrections for the Form 50058 to achieve a 85% reporting rate in order to utilize the Multifamily Tenant Characteristics Systems (MTCS) data as required for indicators 9 - 13 which are: 9) annual reexams; 10) tenant rent calculation; 11) pre-contract HQS; 12) annual HQS inspections; and 13) lease up.*
 - *Indicator no. 14 - On-going efforts by the FSS Coordinator to enroll families into the FSS program. HCDCH currently has 80 of the required 161 enrolled in the FSS program.*

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).*
- *Surveys were sent out to a randomly selected number of residents in August 2001. To date, no results have been received.*

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

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

Renovate or modernize public housing units:

- *779 units (substantial rehabilitation).*
 - *For the fiscal year, the following projects were completed: Kauhale Nani (50 units); Hale Olaloa (50 units); Waipahu 1(19 units); Waipahu II (20 units); Waimaha-Sunflower Phase 1 (22 units); and Kalihi Valley Homes Phase 1 (45 units)*

Demolish or dispose of obsolete public housing:

- *There were no units demolished or disposed of for the fiscal year.*

Provide replacement public housing:

- *Waimanalo Homes (34 units)*

Provide replacement vouchers:

- *There were no replacement vouchers for the fiscal year.*

PHA Goal: Increase assisted housing choices

Objectives:

Other: (list below)

- *Geographical Wait List*
- *Administrative rules have been implemented in December 2001.*

- Subject to market rental conditions.
 - Conduct outreach efforts to potential voucher landlords.
 - *Outreach activities to attract new voucher landlords began in 08/00 and includes owners of accessible units.*
 - Increase voucher payment standards.
 - *Increased voucher payment standards to 110% of the FMRT.*

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

- *It is anticipated that the first lower income families will moved into higher income developments in January 2002.*

Implement public housing security improvements:

- *In August 2001, HCDCH received Public Housing Drug Elimination Program funds to target the following sites: Puuwai Momi and Waipahu I & II on Oahu; Makani Kai Hale and Kahekili Terrace on Maui; and Kekaha Ha'aheo, Hanamaulu and Kapaa on Kauai.*
- *By July 2001, HCDCH executed nine drug prevention / intervention service contracts and contracts with the Honolulu and Hawaii County Police Departments for additional enforcement activities for the following targeted areas: Palolo Valley Homes, Mayor Wright Homes, Kaahumanu Homes, Kamehameha Homes, Kalihi Valley Homes, Kuhio Park Terrace, and Koolau Village, and Ka Hale Kahaluu, Kaimalino, and Kealakehe, respectively.*
- *By the end of the fiscal year, HCDCH executed a Memorandum of Agreement with the Honolulu Police Department; similar agreements will be executed with the Maui County Police Department, Kauai County Police Department and the Hawaii County Police Department by the following fiscal year.*
- *In July 2001, HCDCH assisted the Kalihi Valley Homes Resident Association with a number of crime prevention strategies such as the OJJDP Violence Prevention Program proposal, Kaewai Overpass Safety Project, and 21st Century Learning Center-Books and Breakfast Program.*
- *In September 2001, HCDCH staff assisted the Farrington Complex 21st Century Community Learning Center team with organizing community-based youth substance prevention partnerships. The Hawaii Substance Abuse Prevention Advisory Committee worked on the development of the Center for Substance Abuse Prevention - State Incentive Grant. The Farrington Complex submitted a grant proposal to initiate a parenting program called Parenting Adolescent Wisely, a Best Practice recognized by*

the Center on Substance Abuse Prevention. The Farrington Complex was awarded a State Incentive Grant for \$450,000.00 in November 2001. Target sites are: Kamehameha, Kaahumanu, Kalihi Valley, Kuhio Homes, and Kuhio Park Terrace.

- *In December 2001, HCDCH worked in partnership with the Attorney General's Crime Prevention and Justice Assistance Division, Department of Education's Safe and Drug-Free Schools and Communities Program, Department of Health, Alcohol and Drug Abuse Division, and the Honolulu Police Department to coordinate staff, residents', and community team participation at the Community Action Seminar. HCDCH sponsored 169 participants. The Follow-up Meeting in March 2002 had 137 participants.*
- *During the fiscal year, the HCDCH coordinated Neighborhood Watch programs in fifteen public housing sites and Voluntary Tenant Patrols at thirteen sites.*
- *Supported Boys and Girls Club of Hawaii application to fund prevention programs/services for youth in public housing.*

Other: (list below)

- *Promulgated Chapter 15-181, Resident Advisory Board, Hawaii Administrative Rules (effective July 13, 2002).*
- *Supported HCEOC's Resident Opportunities and Self-Sufficiency grant application to form resident councils in ten public housing projects on the Island of Hawaii.*

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.
- *From July 2001 – June 2002, the following assistance has been provided to federal public housing residents:*
 - *20 - 19-Hour Tenant Aides*
 - *31 - High School Equivalency/CBASE*
 - *26 – Goodwill Industries of Hawaii recruited for training in Nurses Aide, A+ Certified Computer Repair, Human Services Worker*
 - *74 – Family Self-Sufficiency: Individual Training Service Plan*
 - *32 – PACT economic self-sufficiency training*
 - *6 – PACT: residents employed as a direct result of training*
 - *50- Security Guard Training by Freeman Guards*
 - *93 – Women's Business Financial Center training (budgeting classes and saving program)*

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

Other: (list below)

- Encourage and support resident participation in an existing Individual Development Account (IDA).
 - *The HCDCH continues to monitor and encourage resident participation in any IDA program.*
- *Promulgated Chapter 15-195, Section 8 Homeownership Option Program, Hawaii Administrative Rules (effective May 13, 2002).*
- *Submitted and awarded a Resident Opportunities and Self-Sufficiency grant application for \$300,000 over three years at Kalakaua Homes. Partnering with Child and Family Services/Honolulu Gerontology to provide case management/services to assist elderly residents age in place.*
- Provide measures and opportunities to increase the income of residents to complement deconcentration and income targeting.
 - *Training opportunities continue to be offered through the Family Investment Center.*
 - *Continue to assist Kahekili Terrace with the implementation of their Resident Opportunities and Self-Sufficiency grant to develop People's Open Market.*

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

- *Policy and procedures for reasonable accommodation/modification has been completed and disseminated too all offices of HCDCH.*
- *Complaint process has been established for the HCDCH.*
- *On-going education on Fair Housing is being provided to include, but not limited to only workshops, publications, etc.*
- *The Admissions and Continued Occupancy Policy for federal public housing and the Section 8 Administrative Plan have been updated to include the Fair Housing Policy, as well as a service and accommodations policy.*
- *The HCDCH has established a partnership with the counties, non-profits, Hawaii Civil Rights Commission, Legal Aid Society of Hawaii, and the Armed Forces. This collaboration is to address one of the impediments identified in the Analysis of Impediments completed in the mid-1990's, which involved the lack of a general awareness of fair housing issues.*
- *In collaboration with the counties, HCDCH will update the Fair Housing Analysis of Impediments.*

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

- *Policy and procedures for reasonable accommodation/modification has been completed and disseminated too all offices of HCDCH.*
- *Complaint process has been established for the HCDCH.*

- *On-going education on Fair Housing is being provided to include, but not limited to only workshops, publications, etc.*
- *The Admissions and Continued Occupancy Policy for federal public housing and the Section 8 Administrative Plan have been updated to include the Fair Housing Policy, as well as a service and accommodations policy.*
- *The HCDCH has established a partnership with the counties, non-profits, Hawaii Civil Rights Commission, Legal Aid Society of Hawaii, and the Armed Forces. This collaboration is to address one of the impediments identified in the Analysis of Impediments completed in the mid-1990's, which involved the lack of a general awareness of fair housing issues.*
- *In collaboration with the counties, HCDCH will update the Fair Housing Analysis of Impediments.*

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.
 - *All project management offices have posters. Two main offices have posted the posters.*
- On-going efforts to educate the public and landlords.
 - *An info-mmerical was created using a local celebrity with instant name recognition and universal appeal and aired on local television stations.*
 - *Bus placards were placed on the mass transit buses on Oahu.*
 - *Free workshops have been conducted for anyone wishing to attend.*
- On-going training to educate staff.
 - *In coordination with several counties, workshops were offered to all staff members.*
 - *The public, residents, and HCDCH staff are making daily contact with the Fair Housing Officer on fair housing issues.*
- Designation of a Fair Housing Officer.
 - *The HCDCH's Compliance Officer has been designated the Fair Housing Officer.*
- Establish a complaint process.
 - *A compliant procedure and process has been developed with the Chief Compliance Officer as the HCDCH's point of contact.*
 - *Procedure establishes specific guidelines on the required information needed with each complaint, the numbers of days that a complaint must be submit, the number of days that the Compliance Officer must meet with the complainant, the number of days that a response must be provided to the complainant, review process, and the form to use to file a complaint.*
- Provide information to the public.
 - *The HCDCH in conjunction with the counties has coordinated training for the public, landlords, and employees on fair housing laws.*
 - *Posted Fair Housing placard on mass transit buses.*
 - *Aired an info-mmerical on major local television stations.*

- *Opened lines of communications with the public, residents, and staff.*
- *Implement the Section 504 and ADA transition plans.*
 - *Staff attended Section 504 training.*
 - *The HCDCH has established a Five-Year Fair Housing Plan.*
 - *Plans for carrying out the transition plans have commenced.*
 - *Accessibility issues are being addressed at each project as they are scheduled.*
- *Currently updated both the Section 504 and ADA transition plan.*

Other PHA Goals and Objectives: (list below)

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

- *Provide examples of how we improved housing delivery:*
 - *Automated major operational components such as public housing and Section 8 wait list data, work order processing and tracking, materials inventory, and public housing and Section 8 inspections. The computer system was upgraded to provide electronic transmission of HUD's 50058 Forms for public housing and Section 8 programs. HCDCH worked with the vendor to resolve outstanding system issues and restored full support and entered into a two year maintenance agreement that will provide software support and product development services.*
 - *Future automation initiatives scheduled for the upcoming year include general ledger and fixed assets data. Plans are in place to increase utilization of Eviction/Legal module, Inspection Module, and Public Housing Assessment System (PHAS) module.*
 - *Assess the feasibility of upgrading the computer network infrastructure to increase productivity. Throughout 2001 and 2002, personal computers were upgraded, providing faster response time for users. In May 2002, lines were upgraded to provide greater bandwidth to the ICSD, which provides faster access speeds to the Internet. HCDCH is in the process of developing a hardware and network plan, including upgrading the personal computers, cabling, and switches to provide faster response time for users.*
 - *SEMAP and PHAS training have been provided to HCDCH staff.*

Housing and Community Development Corporation of Hawaii
Section 8 Homeownership Program
Capacity Statement

The HCDCH shall adopt the following provisions as eligibility criteria for participation in the Section 8 Homeownership Program:

- Has been admitted to the Section 8 Housing Choice Voucher Program;
- Is in compliance with the terms of the lease and the Section 8 Housing Choice Voucher Program;
- A first-time homeowner, a cooperative member, or a family of which a family member is a person with disabilities, and use of the homeownership option is needed as a reasonable accommodation so that the program is readily accessible to and usable by such person;
- The participant demonstrates that the annual income of the adult family members who will own the home is not less than the federal minimum hourly wage multiplied by 2,000 hours, and except for an elderly family or a disabled family, any welfare assistance received by the family shall not count in determining annual income;
- Is currently employed on a full-time basis, with an average of not less than thirty hours per week and has been continuously employed during the year before commencement of homeownership assistance for the family, except for an elderly family, a disabled family, or a family that includes a person with disabilities and has been determined that an exemption is needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities;
- Has pre-qualified for a loan;
- Has not defaulted on a mortgage securing debt to purchase a home under the Section 8 Homeownership Option Program;
- Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, has no present ownership interest in a residence at the commencement of homeownership assistance for the purchase of a home;
- Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, has entered a contract of sale specifying the price and other terms of sale by the seller to the applicant, provide that the applicant will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector, provide that the applicant is not obligated to purchase the unit, provide that the applicant is not obligated to pay for any necessary repairs, and certifies that the seller has not been debarred, suspended, or subject to a limited denial of participation;
- The applicant must satisfactorily complete a pre-assistance homeownership counseling program approved by the HCDCH.
- Family adult members who are purchasers must meet the definition of a qualified resident of Hawaii.
 1. Is a citizen of the United States or a resident alien;
 2. Is at least eighteen years of age; and
 3. Is domiciled in the State and shall physically reside in the dwelling unit purchased.

Housing and Community Development Corporation of Hawaii

Implementation of Public Housing Resident Community Service Requirements

Administrative steps taken to implement the program:

- **Schedule Changes in leases:**

In response to the PHRA of 1998, the Housing and Community Development Corporation of Hawaii (HCDCH) has developed the Community Service program. The new program implementation date is currently on temporary hold pending formal HUD rule changes.

- **Development of written description of the service requirement:**

Community Service Activities. The term community service is defined in 24 CFR Part 906.601 as the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. The following examples are considered community service activities:

1. Actively participating in a community Voluntary Tenant Patrol
2. Participating in an anti-graffiti program by monitoring and eliminating graffiti in the housing community.
3. Assisting in grounds maintenance and community beautification project.
4. Assisting with a literacy and self-esteem program in an after-school youth program.
5. Assisting in a senior center providing elderly families with information on various services such as transportation, meals, etc.
6. Assisting in a homeless shelter kitchen.
7. Volunteering at the food bank.
8. Assisting with a youth sports or mentoring program.
9. Participating in a tutoring program.

Self-Sufficiency Activities. Any economic self-sufficiency program designed to encourage, assist, train, or facilitate the economic independence of public housing residents or families to provide work for such families. The following are example activities that meet the definition of self-sufficiency program:

1. Job training (such as basic office skills, resume writing, interview skills, dress for success, office equipment).
2. Employment counseling.
3. Work placement.
4. Basic skills training.
5. Education (such as secondary education).

6. English proficiency.
7. Financial management or budgeting classes.
8. Household management.
9. Life skills (such as health and wellness classes).
10. Apprenticeship or vocational training.
11. Substance abuse treatment.
12. Mental health treatment program.

Ineligible Activities.

1. Part-time or full-time employment (including seasonal or temporary employment).
2. Political activities (such as lobbying, campaigning, advocacy activities).
3. Any activities performed or work ordinarily performed by HCDCH employees.
4. Community Service activities shall not replace a job at any administrative office or public housing complex where residents perform activities to satisfy the service requirement (24 CFR Part 960.609).

- **Written notification to residents regarding requirement or exempt status of each adult family member:**

All current residents and new applicants will be provided written notice of the community service and self-sufficiency requirement and a description of program procedures, and informed through community meetings. HCDCH has suspended providing each household a copy of the program description pending official HUD rule changes. The program description will include information regarding general program policy; determination of exempt and non-exempt family members; description of the process for reviewing compliance; and required documentation for service requirement performance. Residents will be sent a quarterly reminder to provide HCDCH with documentation of their service activities during the lease period. All current residents will be required to enter into the revised lease agreement, which includes the community service requirement, at their re-certification. This action has been temporarily suspended pending final HUD implementation rules.

- **Entering into cooperative agreements with TANF agency to assist in verifying residents' status:**

The HCDCH shall also enter into a formal written agreement with the Department of Human Services (the State of Hawaii's TANF agency) to coordinate the verification of participation in community service activities or duties in compliance with the Community Service Requirement.

- **Who will administer the program:**

The Community Service and Self-Sufficiency Program shall be implemented and administered by the HCDCH's Property Management and Maintenance Branch staff.

- **Programmatic aspects of the requirement including types of activities residents may participate in to fulfill their obligations:**

Residents participating in community service and self-sufficiency activities are persons who are unemployed and may have been out of the work force for some period of time. Depending upon the type of activities under the HCDCH's program, residents can benefit from participating in these activities including:

1. Significant experience or exposure to various volunteer work or duties that are a public benefit and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-sufficiency in the community.
2. Opportunity to explore training and employment areas that may not have been available in the past.
3. Opportunity to be exposed to different types of job skills and work environments.
4. Contacts with possible agencies or employers that the resident may never have had the opportunity to interact with prior to this experience.
5. Increased confidence in the residents' skills and abilities that may encourage them to pursue permanent employment or training.

The HCDCH shall maintain written documentation of a resident's exempt or non-exempt status and documentation of community service performance in the participant files. Documentation shall include written verification by a third party and include the residents' name and address, the dates and number of hours of service performed, and certification by the third party that the service was performed in compliance with the Community Service requirement.

HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

Pet Ownership Policy for Federal Public Housing Projects

- A. Tenants of federal public housing under Section 31 of the United States Housing Act of 1937 may own and keep common household pets, if the resident maintains each pet responsibly, in accordance with applicable State and local public health, animal control and animal anti-cruelty laws and regulations, and policies established in the Public Housing Agency Plan, in certain designated projects/apartments owned and/or operated by the Housing and Community Development Corporation of Hawaii, hereafter referred to as HCDCH. The HCDCH shall bear full responsibility of enforcing the pet policy, including but not limited to providing any notification to a pet owner, removal of the pet or termination of the Tenant's tenancy or both.
- B. Each housing project having pets shall have the resident association and/or a project pet committee, which will consist of both residents who own a pet and those who do not own a pet, to participate in a pet monitoring program. The association or pet committee will assist the project management in monitoring the pet policy in their respective projects. Any violation of the pet policy and/or sighting of any stray animals within the boundaries of the housing project will be immediately reported to the housing project management staff.
- C. A Tenant may have multiple animals, but not in the same category (i.e., only one dog or cat, a bird (One small or medium sized bird or two small birds – parakeet size), and an aquarium.
- D. Definition: "Pets" mean the following domesticated, common household animals, and no others: cats, dogs, birds, fish. Only one four-legged furry, warm bodied pet per household will be permitted. The weight of a dog or cat shall not exceed 25 pounds (adult size). One small or medium sized bird or two small birds (parakeet size) may be kept. Only one aquarium, which shall not exceed 25 gallons, may be kept. Dogs and cats must be spayed or neutered. This definition does not include animals that are used to assist the disabled.
- E. Application. Prior to housing any pet on premises owned and/or operated by the HCDCH, a tenant shall apply to the HCDCH for a permit to do so. The application must be accompanied by the following:
 1. A full pet deposit of \$75.00 (per household) or an amount equal to Total Tenant Payment, whichever is lower. This deposit is refundable within 14 days after the Tenant disposes of the pet or vacates and if HCDCH verifies that there are no expenses directly attributable to the presence of the pet. However, for expenses exceeding the deposited amount, the household shall be responsible to reimburse the HCDCH for those costs. In addition to the pet deposit, each tenant owning a dog or cat will be charged a non-refundable fee of \$5.00 per month (per household). This non-refundable pet fee will cover reasonable operating costs expended by the HCDCH associated to the maintenance of the housing project's common use areas relating to the presence of pets. The pet fee will be included as a separate item on tenant's monthly housing rental bill.

2. A current dog license issued by the appropriate authority.
 3. Signed veterinarians' statement verifying that the animal is in good health, has no communicable diseases or pests, and, in the case of cats and dogs, is spayed or neutered.
 4. Evidence that the dog or cat has received all current inoculations or boosters including parvovirus, distemper, hepatitis, leptospirosis, feline distemper, rhino tracheitis, calcivirus, and pneumonitis must be provided.
 5. A signed affidavit from an alternate custodian who will take temporary custody of the pet from the premises for period of time not to exceed 10 days when the Tenant is to be away overnight or longer and will assume all the responsibilities of the pet owner in caring for the pet. In addition, the alternate custodian must be available to take temporary custody of the pet from the premises within twelve hours after any emergency causing the owner not to be able to care for the animal.
 6. A signed statement from the Tenant acknowledging that he/she has received and read the Pet Rules and agrees to comply with them and accept any and all financial and personal liability associated with the personal pet ownership in the housing project.
 7. HCDCH may request a letter of reference on the pet from a previous landlord.
 8. If the pet is a dog or cat, the Management, resident association, and/or pet committee must interview the owner and pet.
 9. A color picture of the pet, except for fish, must be provided both at the time of application and when the pet reaches adult size.
- F. Approval of Pet Application. Once all of the applicable conditions for application for pet ownership permit have been met, HCDCH shall make a decision on the resident's application within five working days. If approved, the resident will be informed in writing and an anniversary date (Month and Day Only) will be established for purposes of the annual update of the pet ownership permit. It is the responsibility of the resident to re-validate the pet ownership permit within 30 days after the anniversary date. Failure to re-validate the pet ownership permit shall result in the removal of the pet or termination of the Tenant's tenancy or both.
- G. Refusal of Pet Application. HCDCH may refuse, subject to HCDCH's grievance procedure, to approve a pet application due to the following reasons:
1. The animal does not meet the definition of pet.
 2. Tenant fails to provide complete application information required by the Pet Ownership Policy.
 3. Management determines that the Tenant will not be able to keep the pet in compliance with the Pet Rules and other Rental Agreement obligations, including such factors as pet's temperament and size and tenant's habits and practices.

H. Revoking Pet Ownership. Maintaining a pet in a facility owned and/or operated by HCDCH shall be subject to the rules set forth herein. The Tenant's pet ownership may be revoked at any time, subject to HCDCH's Grievance Procedure, due to any of the following reasons:

1. Management determines that the pet is not properly cared for.
2. The pet presents a threat to the safety and security of other tenants, HCDCH employees, contractors and others on the premises.
3. The pet is destructive or causes an infestation.
4. The pet disturbs other tenants for reasons including but not limited to noise, odor, cleanliness, sanitation, and allergic reactions.
5. Tenant fails to re-validate the pet ownership permit as required in the Pet Ownership Policy.
6. Tenant fails to pay the monthly non-refundable pet fee on a timely basis.
7. Written recommendation from the Resident Association and/or Project Pet Committee to revoke a tenant pet ownership due to a demonstrated lack of cooperation and responsibility in maintaining a pet.

I. All tenants allowed to keep a pet shall comply with the following rules:

1. In the case of dogs, proof that the pet is currently licensed must be provided annually.
2. Evidence that the pet has received all current inoculations or boosters including parvovirus, distemper, hepatitis, leptospirosis, feline distemper, rhino tracheitis, calcivirus, and pneumonitis must be provided to the HCDCH annually.
3. A signed affidavit from the alternate custodian must be provided to the HCDCH annually that the alternate custodian is willing to take temporary custody of the pet when the Tenant is unable to care for it for a period of time not to exceed 10 days.
4. No pet may be kept in violation of state law, or local ordinances with respect to humane treatment or health.
5. If pets are left unattended for a period of twenty-four (24) hours or longer, the Management may enter the dwelling unit to remove the pet. The Management will transfer the pet to the proper authorities, subject to the provisions of Hawaii State law and pertinent local ordinances. HCDCH accepts no responsibility for the animal under such circumstances.
6. No animal shall be kept, raised, or bred for any commercial purpose.
7. Dogs and cats must wear identification tags specifying resident's name and apartment number.

8. All pets shall remain inside the Tenant's dwelling unit. No animal shall be permitted in laundromats, hallways, community rooms, public restrooms, or other designated common areas unless to allow for ingress and egress to the building. Pets must be carried at all times while in the elevator.
9. When taken outside the unit, dogs and cats must be kept on a leash, no longer than six (6) feet, and controlled by a responsible individual.
10. No animal may be leashed to any stationary object outside the Tenant's apartment.
11. Birds must be confined to a cage at all times.
12. Vicious and/or intimidating dogs or animals with a past history of attack or aggressive behavior towards other animals or people will not be allowed.
13. Cats must be declawed.
14. Tenants shall not permit their pet to disturb, interfere, or diminish the peaceful enjoyment of other tenants. The terms "disturb", "interfere", and "diminish" shall include but not be limited to barking, howling, chirping, biting, scratching, and other like activities.
15. Tenants must provide litter boxes, which must be kept in the dwelling unit for cat waste. Tenants shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Litter shall be changed not less than once a week and placed in a sealed plastic bag, properly disposed of by being placed in a trash container outside of the building, and at no time washed down any drains or flushed down any toilets. Pet waste shall not be put down the garbage chutes.
16. Tenants shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times.
17. Tenants are responsible for cleaning up waste from their pet both inside and outside the dwelling unit and on facility grounds. Waste must be disposed of by being placed in a sealed plastic bag and then placed in a trash container outside of the building. At no time is pet waste washed down any drains or flushed down any toilets. Pet waste shall not be put down the garbage chutes.
18. HCDCH may designate areas on the project grounds for pet exercise and deposit of waste or may prohibit the entire grounds from being used for pet exercise and deposit of waste. HCDCH shall provide adequate written notification to Tenant in event of any designation or prohibition.
19. Tenants shall not alter their dwelling unit, patio, or unit area in order to create an enclosure for any pet. No doghouses, animal runs, etc. will be permitted.
20. Tenants are responsible for all damages caused by their pets including the cost of professional cleaning of carpets and/or fumigation of units.

21. HCDCH may designate areas within a project, building, floor, or section of building, where pet owners must live and may direct such moves as may be necessary to establish such areas. The areas may be adjusted and HCDCH may direct such additional moves as may be necessary to meet changing needs. HCDCH shall provide adequate written notification to tenant should any designation be made. Tenant agrees to comply with HCDCH's request to move pursuant to this paragraph.
22. Tenants are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the HCDCH.
23. Guests may not bring pets (any type) onto the premises. No pet sitting will be allowed except as allowed in paragraph E.5 (Alternate Custodian).

J. Animals That Assist the Disabled.

1. These Pet Rules do not apply to animals that are used to assist the disabled. However, a disabled tenant must still comply with the pet policy for the elderly or disabled.
2. To determine that an animal is excluded from these Pet Policies, a disabled tenant must provide a written certification of his/her disability from a licensed medical doctor on a form provided by the HCDCH verifying that:
 - a. The animal is trained to assist persons with the specific disability.
 - b. The animal actually assists the disabled individual.

- K. Violation of these rules may be grounds for removal of the pet or termination of the Tenant's tenancy or both. Termination will be in accordance with procedures set forth in the Rental Agreement and State law.

**Housing and Community Development Corporation of Hawaii
PHA FY 2003 5-Year and Annual Plans**

Resident Membership on PHA Governing Board

<u>Name</u>	<u>Federal Housing Project Name</u>	<u>Method of Selection</u>	<u>Term of Appointment</u>
Taiaopo Tuimaleali- ifano	Kalihi Valley Homes	Appointed by the Governor.	Confirmation process has begun.

**Housing and Community Development Corporation of Hawaii
Resident Advisory Board Membership**

<u>Project</u>	<u>Name</u>	<u>Area</u>	<u>Board Pos.</u>
Kalihi Valley Homes	Patricia Kamalu	Honolulu	
Kamehameha Homes	Zaralyn Aki	Honolulu	
Kuhio Homes	Erlyner Phillips	Honolulu	
Kuhio Park Terrace	Luisa Lemisio	Honolulu	
Mayor Wright Homes	Patrick Clemente	Honolulu	
Ka'ahumanu Homes	Lisa Jaso	Honolulu (alternate)	
Kauhale Ohana	Rhonda Toafe	Windward	
Koolau Village	Dolly Keama	Windward	Vice Chair
Kaneohe Apartments	Charis Johnson	Windward (alternate)	
Wahiawa Terrace	Laura Kahawai	Central	Treasurer
Kauhale Nani	Marsha Rodrigues	Central	
Nanakuli Homes	Monique Ocampo	Leeward	Chairperson
Kauiokalani	Francette Gora	Leeward	
Waimaha/Sunflower	Douglas Allen	Leeward (alternate)	
Hui O Hanamaulu	Arde Long-Yamashita	Kauai	
Kapaa	Carolin Kuehu	Kauai	
Kahale Mua	Daniel Gomes	Maui	
Kahekili Terrace	Stacey Riviera	Maui	
Kauhale O' Hanakahi	Chelcee Naldoza	Hawaii	
vacant seat		Hawaii	
Section 8	Honey Lei Lloyd	Section 8	Secretary
Section 8	Keline Stephenson	Section 8	Sgt-at-Arms

HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

DEFINITIONS OF SUBSTANTIAL DEVIATION TO THE 5-YEAR PLAN AND SIGNIFICANT MODIFICATION TO THE ANNUAL PLAN

In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its Five-Year Plan and significant amendments or modification to the Five-Year Plan and Annual Plan, the following definitions are offered:

Substantial Deviation:

- A substantial change in a goal(s) identified in the Five-Year Plan. For example, checking or unchecking a PHA goal box.

Significant Amendment/Modification:

- Significant modifications to major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities).

Housing and Community Development Corporation of Hawaii

FY 2003 PHA 5-Year and Annual Plans

Public Housing Asset Management Statement

HCDCH is conducting cost analysis to determine the feasibility of establishing an Assets/Revenue Manager (ARM) position within the Administrative Services Office. It is anticipate that the ARM will conduct best use analysis and inventories and assess and manage the capital in the interest bearing accounts whose term is longer than a year as well as all real property assets.

A Deferred Maintenance Analysis (DMA) of HCDCH's Federal Low-Income Public Housing (FLIPH) assets has been completed. The analysis was initiated by HCDCH's Development Branch (DB) and included input from HCDCH FLIPH Managers and management personnel in the Property Management and Maintenance Branch. DB has reviewed and sorted the DMA information by type and cost and prioritized the listed items. DB also formulated a schedule of maintenance repairs and identified funding sources to support the schedule. The Administrative Services Office, Budget Section has reviewed the DMA and will work with the DB and PMMB in identifying potential funding resources.

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Kamehameha Homes – Honolulu, Oahu (117.5%)	221		Select families with a broad range of incomes to meet deconcentration goals
Wahiawa Terrace – Wahiawa, Oahu (121%)	60		Select families with a broad range of incomes to meet deconcentration goals
Kauhale Nani – Wahiawa, Oahu (116.6%)	50	Units on hold for Modernization	
Hale Laulima – Pearl City, Oahu (117.5%)	36		Select families with a broad range of incomes to meet deconcentration goals
Hookipa Kahaluu – Kaneohe, Oahu (84%)	56		Select families with a broad range of incomes to meet deconcentration goals
Spencer House – Honolulu, Oahu (82%)	17		Select families with a broad range of incomes to meet deconcentration goals
Waimaha/Sunflower - Waianae, Oahu (74.8%)	130	Units on hold for Modernization	
Waimanalo Homes – Waimanalo, Oahu (135.5%)	50	Homeownership Demonstration Project	Select families with a broad range of incomes to meet deconcentration goals
Puuwai Momi – Aiea, Oahu (103.6%)	260		Select families with a broad range of incomes to meet deconcentration goals

Eleele Homes – Eleele, Kauai (77.8%)	24		Select families with a broad range of incomes to meet deconcentration goals
Kaimalino – Kailua-Kona, Hawaii (119%)	40		Select families with a broad range of incomes to meet deconcentration goals
Lanakila Homes I - Hilo, Hawaii (80.6%)	150	Units on hold for Modernization	
Noelani I – Kamuela, Hawaii	19		Select families with a broad range of incomes to meet deconcentration goals
Kekaha Ha’aeo - Kekaha, Kauai (66.6%)	78		Select families with a broad range of incomes to meet deconcentration goals
Kawailehua – Koloa, Kauai (76.7%)	25		Select families with a broad range of incomes to meet deconcentration goals
Makani Kai Hale – Waiehu, Maui (121.2%)	25		Select families with a broad range of incomes to meet deconcentration goals

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing and Community Development Corporation of Hawaii	Grant Type and Number Capital Fund Program Grant No: HI08P00150103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0			
2	1406 Operations	\$3,161,895			
3	1408 Management Improvements	\$703,441			
4	1410 Administration	\$705,268			
5	1411 Audit	\$3,090			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$908,489			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$350,852			
10	1460 Dwelling Structures	\$3,262,142			
11	1465 Dwelling Equipment - Nonexpendable	\$34,341			
12	1470 Nondwelling Structures	\$79,159			
13	1475 Nondwelling Equipment	\$8,964			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving to Work Demonstration	\$0			
17	1495 Relocation Costs	\$42,000			
18	1499 Development Activities	\$6,549,836			
19	1502 Contingency	\$0			
20	Amount of Annual Grant: (sum of lines 1-19)	\$15,809,477			
21	Amount of line 20 Related to LBP Activities	\$0			
22	Amount of line 20 Related to Section 504 Compliance	\$0			
23	Amount of Line 20 Related to Security -Soft	\$0			
24	Amount of Line 20 Related to Security- Hard	\$0			
25	Amount of Line 20 Related to Energy	\$0			
26	Collateralization Expenses or Debt Service	\$0			

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
HA-Wide Operations	Operations	1406		\$3,161,895		
	HA-Wide Operations Total			\$3,161,895		
HA-Wide Mgmt.	Drug/Crime Prevention	1408		\$150,000		
	Upgrade HA computer program	1408		\$240,477		
	Economic Development	1408		\$209,720		
	Employee Training	1408		\$103,244		
	HA-Wide Mgmt. Impr. Total			\$703,441		
HA-Wide Admin.	Non-Tech Salaries (1410.01)	1410		\$104,766		
	Tech Salaries (1410.02)	1410		\$438,364		
	Fringe Benefits (1410.09)	1410		\$158,138		
	Travel (1410.10)	1410		\$0		
	Sundry (1410.19)	1410		\$4,000		
	HA-Wide Admin. Total			\$705,268		
HA-Wide Audit	Audit Costs	1411		\$3,090		
	HA-Wide Audit Total			\$3,090		

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
HA-Wide Fees and Costs	A&E Services (1430.01)	1430		\$748,645			
	Inspection Costs (1430.07)	1430		\$136,804			
	Travel (1430.19)	1430		\$0			
	Sundry (1430.19)	1430		\$23,040			
	HA-Wide Fees and Costs Total			\$908,489			
HA-Wide	Non-Routine Vacancy Prep	1460		\$0			
	Non-Routine Extraordinary Maintenance	1460		\$0			
	Appliances	1465		\$0			
	Vehicle Replacement, computer system upgrade	1475		\$0			
	Demolition	1485		\$0			
	Relocation Expenses (\$1500/unit and applicable staff time for coordination)	1495		\$42,000			
	HA-Wide Totals			\$42,000			
HA1-04 Lanakila Homes	Development Activities Lanakila Phase III construction Lanakila Phase IV design	1499		\$6,549,836			

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
HA1-03 Mayor Wright Homes	Site:	1450		\$279,141		
	Dwelling Structures:	1460		\$1,065,810		
	Dwelling Equipment	1465		\$25,376		
	Non-Dwelling Structures	1470		\$25,376		
	Non-Dwelling Equipment	1475				
	Mayor Wright Homes Total			\$1,395,703		
HA1-33 Maile 1	Site:	1450				
	Dwelling Structures:	1460		\$1,981,200		
	Dwelling Equipment	1465				
	Non-Dwelling Structures	1470				
	Non-Dwelling Equipment	1475				
	Maile 1 Total			\$1,981,200		

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
HA1-16 David Malo Circle	Site: Accessibility - Roads/Parking Areas, concrete walkways, exterior stairs/steps, fencing/retaining walls, ground work, onsite infrastructure, electrical distribution system, site lighting, landscaping	1450		\$17,928			
	Dwelling Structures: Accessibility Work:	1460	1 Unit	\$53,783			
	Dwelling Equipment	1465		\$2,241			
	Nondwelling Structures	1470		\$13,446			
	Nondwelling Equipment:	1475		\$2,241			
	David Malo Circle Total			\$89,639			

Capital Fund Programs Table

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
HA 1-44 Piilani Homes	Site: Accessibility - Roads/Parking Areas, concrete walkways, fencing/ retaining walls, ground work, site lighting	1450	Site	\$53,783			
	Dwelling Structures: Accessibility Work:	1460	3 Units	\$161,349			
	Dwelling Equipment	1465		\$6,724			
	Nondwelling Structures:	1470		\$40,337			
	Nondwelling Equipment	1475		\$6,723			
	Piilani Homes Total			\$268,916			
	Grand Total			\$15,809,477			

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (December 31, 2005)			All Funds Expended (June 30, 2007)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Mgmt. Imprvmnts.							
1. PNA 5 Year Plan Update	12/31/05			6/30/07			
2. Drug/Crime Prevention	12/31/05			6/30/07			
3. Upgrade HA computer program.	12/31/05			6/30/07			
4. Economic Development	12/31/05			6/30/07			
5. Employee Training	12/31/05			6/30/07			
HA-WIDE Administration	12/31/05			6/30/07			
HA-WIDE Fees & Costs	12/31/05			6/30/07			
HA-WIDE Relocation Expenses	12/31/05			6/30/07			
HA-WIDE Extraordinary Maintenance	12/31/05			6/30/07			
HA 1-04 Lanakila Homes	12/31/05			6/30/07			
HA 1-03 Mayor Wright Homes	12/31/05			6/30/07			
HA 1-33 Maili I	12/31/05			6/30/07			

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (December 31, 2005)			All Funds Expended (June 30, 2007)			Reasons for Revised Target Dates
HA 1-46 Makamae	12/31/05			6/30/07			
HA 1-47 Pumehana	12/31/05			6/30/07			
HA 1-66 Salt Lake	12/31/05			6/30/07			

Capital Fund Programs Table

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing and Community Development Corporation of Hawaii		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number / Name HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
HA 1-03 Mayor Wright Homes	Annual	\$2,875,148	\$0	\$3,050,248	\$1,000,000
HA 1-04 Lanakila Homes II & III	Statement	\$0	\$0	\$0	\$1,000,000
HA 1-05 Kalihi Valley Homes		\$1,575,438	\$0	\$0	\$1,941,056
HA 1-07 Kuhio Homes		\$0	\$0	\$184,655	\$0
HA 1-08 Palolo Valley Homes		\$0	\$0	\$0	\$1,000,000
HA 1-10 Kuhio Park Terrace		\$0	\$0	\$0	\$1,000,000
HA 1-11 Punchbowl Homes		\$0	\$760,780	\$0	\$700,000
HA 1-12 Makua Alii		\$0	\$0	\$0	\$1,000,000
HA 1-16 David Malo Circle		\$0	\$0	\$0	\$0
HA 1-18 Kapaa		\$0	\$0	\$0	\$0
HA 1-19 Hale Hoolulu		\$92,328	\$0	\$0	\$0
HA 1-20 Eleele Homes		\$184,655	\$0	\$0	\$0
HA 1-21 Hui O Hanamaulu		\$276,984	\$0	\$0	\$0
HA 1-22 Kalaheo		\$92,328	\$0	\$0	\$0
HA 1-23 Home Nani		\$92,328	\$0	\$0	\$0
HA 1-24 Kalanihuia		\$0	\$760,780	\$0	\$0
HA 1-27 Hale Laulima		\$0	\$0	\$0	\$0
HA 1-29 Pomaikai Homes		\$92,328	\$0	\$0	\$0
HA 1-31 Hale Hauoli		\$184,655	\$0	\$0	\$0
HA 1-33 Maile I		\$0	\$0	\$0	\$0

Capital Fund Program Tables

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing and Community Development Corporation of Hawaii		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number / Name HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
HA 1-35 Nanakuli Homes		\$0	\$95,098	\$0	\$0
HA 1-36 Paoakalani		\$0	\$0	\$783,605	\$0
HA 1-44 Piilani Homes		\$0	\$0	\$0	\$0
HA 1-45 Pahala		\$184,655	\$0	\$0	\$0
HA 1-46 Makamae		\$0	\$0	\$0	\$0
HA 1-47 Pumehana		\$0	\$0	\$0	\$341,333
HA 1-50 Kupuna Home O'Waiialua		\$184,655	\$0	\$0	\$0
HA 1-51 Hale Aloha O Puna		\$184,655	\$0	\$0	\$0
HA 1-53 Hale Hookipa		\$184,655	\$0	\$0	\$0
HA 1-54 Hale Nana Kai O Kea		\$184,655	\$0	\$0	\$0
HA 1-55 Hale Hoonanea		\$184,655	\$0	\$0	\$0
HA 1-61 Ka Hale Kahaluu		\$0	\$0	\$0	\$0
HA 1-62 Kalakaua Homes		\$0	\$720,586	\$0	\$0
HA 1-63 Nani Olu		\$0	\$0	\$0	\$0
HA 1-64 Kekaha Haaheo		\$0	\$0	\$0	\$0
HA 1-66 Salt Lake		\$0	\$0	\$0	\$0
HA 1-70 Kealakehe		\$276,984	\$0	\$0	\$0
HA 1-71 Noelani 1		\$92,328	\$0	\$0	\$0
HA 1-72 Hookipa Kahaluu		\$0	\$95,098	\$0	\$0
HA 1-73 Spencer House		\$92,328	\$0	\$0	\$0

Capital Fund Program Tables

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing and Community Development Corporation of Hawaii		<input checked="checked" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number / Name HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
HA 1-78 Noelani II		\$0	\$0	\$0	\$0
HA 1-86 Kawailehua-Federal		\$0	\$0	\$0	\$0
HA 1-90 Kauhale O'hana		\$0	\$95,098	\$0	\$0
HA 1-91 Kauiokalani		\$0	\$0	\$0	\$0
HA 1-92 Makani Kai Hale I		\$0	\$0	\$0	\$0
HA 1-97a Kauhale O Hanakahi		\$0	\$0	\$0	\$0
HA 1-97b HA 1-97b Ke Kumu Ekolu		\$0	\$0	\$0	\$0
HA 1-97c HA 1-97c Makani Kai Hale II		\$0	\$0	\$0	\$0
HA 1-99 I HA 1-99 Kamehameha Homes		\$0	\$0	\$0	\$0
Operations		\$3,161,895	\$3,161,895	\$3,161,895	\$3,161,895
Administration		\$758,699	\$748,689	\$771,439	\$742,067
Fees & Costs		\$611,187	\$982,309	\$1,562,574	\$798,000
Relocation		\$91,500	\$37,500	\$72,000	\$25,000
Development Activities		\$3,663,768	\$7,512,950	\$5,595,434	\$2,799,999
Management Improvements		\$483,483	\$835,416	\$624,251	\$296,827
Audit		\$3,183	\$3,278	\$3,376	\$3,300
Total CFP Funds (Estimated)		\$15,809,477	\$15,809,477	\$15,809,477	\$15,809,477
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
	HA 1-03 Mayor Wright Homes			HA 1-03 Mayor Wright Homes		
		Site:	\$900,148		None	\$0
		Dwelling:	\$1,975,000			
		Dwelling Equipment				
		Nondwelling Structures				
		Nondwelling Equipment				
		Sub-total FFY 2004	\$2,875,148		Sub-total FFY 2005	\$0
	HA 1-04 Lanakila Homes II & III			HA 1-04 Lanakila Homes II & III		
		None	\$0		None	\$0
		Sub-total FFY 2004	\$0		Sub-total FFY 2005	\$0

Capital Fund Program Tables

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-05 Kalihi Valley Homes			HA 1-05 Kalihi Valley Homes		
	Site:		\$550,000	None		\$0
	Dwelling:		\$1,025,438			
	Dwelling Equipment					
	Nondwelling Structures					
	Nondwelling Equipment					
	Sub-total FFY 2003		\$1,575,438	Sub-total FFY 2006		\$0
	HA 1-07 Kuhio Homes			HA 1-07 Kuhio Homes		
	None		\$0	None		\$0
	Sub-total FFY 2003		\$0	Sub-total FFY 2005		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-08 Palolo Valley Homes			HA 1-08 Palolo Valley Homes		
	None		\$0	None		
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$0
	HA 1-10 Kuhio Park Terrace			HA 1-10 Kuhio Park Terrace		
	None		\$0	None		
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-11 Punchbowl Homes			HA 1-11 Punchbowl Homes		
	None		\$0	Site:		
				Accessibility Work	Site	\$152,156
				Dwelling:		
				Accessibility Work	8 Units	\$456,468
				Dwelling Equipment	"	\$19,019
				Nondwelling Structures		\$114,117
				Nondwelling Equipment		\$19,020
		Sub-total FFY 2004	\$0		Sub-total FFY 2005	\$760,780
	HA 1-12 Makua Alii			HA 1-12 Makua Alii		
	None		\$0			
		Sub-total FFY 2004	\$0		Sub-total FFY 2005	\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-16 David Malo Circle			HA 1-16 David Malo Circle		
	None		\$0	None		\$0
		Sub-total FFY 2004	\$0		Sub-total FFY 2005	\$0
	HA 1-18 Kapaa			HA 1-18 Kapaa		
	None		\$0	None		\$0
		Sub-total FFY 2004	\$0		Sub-total FFY 2005	\$0
	HA 1-19 Hale Hoolulu			HA 1-19 Hale Hoolulu		
	Site:			None		\$0
	Accessibility Work	Site	\$18,466			
	Dwelling:					
	Accessibility Work	1 Unit	\$55,397			
	Dwelling Equipment	"	\$2,308			
	Nondwelling Structures		\$13,849			
	Nondwelling Equipment		\$2,308			
		Sub-total FFY 2004	\$92,328		Sub-total FFY 2005	\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
HA 1-20 Eleele Homes				HA 1-20 Eleele Homes		
Site:				None		\$0
Accessibility Work	Site		\$36,931			
Dwelling:						
Accessibility Work	2 Units		\$110,793			
Dwelling Equipment	"		\$4,617			
Nondwelling Structures			\$27,698			
Nondwelling Equipment			\$4,616			
	Sub-total FFY 2004		\$184,655	Sub-total FFY 2005		\$0
HA 1-21 Hui O Hanamaulu				HA 1-21 Hui O Hanamaulu		
Site:				None		\$0
Accessibility Work	Site		\$55,397			
Dwelling:						
Accessibility Work	3 Units		\$166,190			
Dwelling Equipment	"		\$6,925			
Nondwelling Structures			\$41,547			
Nondwelling Equipment			\$6,925			
	Sub-total FFY 2004		\$276,984	Sub-total FFY 2005		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-22 Kalaheo			HA 1-22 Kalaheo		
	Site:			None		\$0
	Accessibility Work	Site	\$18,466			
	Dwelling:					
	Accessibility Work	1 Unit	\$55,397			
	Dwelling Equipment	"	\$2,308			
	Nondwelling Structures		\$13,849			
	Nondwelling Equipment		\$2,308			
	Sub-total FFY 2004		\$92,328	Sub-total FFY 2005		\$0
	HA 1-23 Home Nani			HA 1-23 Home Nani		
	Site:			None		\$0
	Accessibility Work	Site	\$18,466			
	Dwelling:					
	Accessibility Work	1 Unit	\$55,397			
	Dwelling Equipment	"	\$2,308			
	Nondwelling Structures		\$13,849			
	Nondwelling Equipment		\$2,308			
	Sub-total FFY 2004		\$92,328	Sub-total FFY 2005		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-24 Kalanihuia			HA 1-24 Kalanihuia		
	None		\$0	Site:		
				Accessibility Work	Site	\$152,156
				Dwelling:		
				Accessibility Work	8 Units	\$456,468
				Dwelling Equipment	"	\$19,019
				Nondwelling Structures		\$114,117
				Nondwelling Equipment		\$19,020
		Sub-total FFY 2004	\$0		Sub-total FFY 2005	\$760,780
	HA 1-27 Hale Lauima			HA 1-27 Hale Lauima		
	None		\$0	None		\$0
		Sub-total FFY 2004	\$0		Sub-total FFY 2005	\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-29 Pomaikai Homes			HA 1-29 Pomaikai Homes		
	Site:			None		\$0
	Accessibility Work	Site	\$18,466			
	Dwelling:					
	Accessibility Work	1 Unit	\$55,397			
	Dwelling Equipment	"	\$2,308			
	Nondwelling Structures		\$13,849			
	Nondwelling Equipment		\$2,308			
	Sub-total FFY 2004		\$92,328	Sub-total FFY 2005		\$0
	HA 1-31 Hale Hauoli			HA 1-31 Hale Hauoli		
	Site:			None		\$0
	Accessibility Work	Site	\$36,931			
	Dwelling:					
	Accessibility Work	2 Units	\$110,793			
	Dwelling Equipment	"	\$4,617			
	Nondwelling Structures		\$27,698			
	Nondwelling Equipment		\$4,616			
	Sub-total FFY 2004		\$184,655	Sub-total FFY 2005		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-33 Maile I			HA 1-33 Maile I		
	None		\$0	None		\$0
		Sub-total FFY 2004	\$0		Sub-total FFY 2005	\$0
	HA 1-35 Nanakuli Homes			HA 1-35 Nanakuli Homes		
	None		\$0	Site:		
				Accessibility Work	Site	\$19,020
				Dwelling:		
				Accessibility Work	1 Unit	\$57,059
				Dwelling Equipment	"	\$2,377
				Nondwelling Structures		\$14,265
				Nondwelling Equipment		\$2,377
		Sub-total FFY 2004	\$0		Sub-total FFY 2005	\$95,098

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
HA 1-45 Pahala				HA 1-45 Pahala		
Site:				None		\$0
Accessibility Work	Site		\$36,931			
Dwelling:						
Accessibility Work	2 Units		\$110,793			
Dwelling Equipment	"		\$4,617			
Nondwelling Structures			\$27,698			
Nondwelling Equipment			\$4,616			
	Sub-total FFY 2004		\$184,655	Sub-total FFY 2005		\$0
HA 1-46 Makamae				HA 1-46 Makamae		
None			\$0	None		\$0
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-47 Pumehana			HA 1-47 Pumehana		
	None		\$0	None		\$0
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$0
	HA 1-50 Kupuna Home O'Waiialua			HA 1-50 Kupuna Home O'Waiialua		
	Site:			None		\$0
	Accessibility Work	Site	\$36,931			
	Dwelling:					
	Accessibility Work	2 Units	\$110,793			
	Dwelling Equipment	"	\$4,617			
	Nondwelling Structures		\$27,698			
	Nondwelling Equipment		\$4,616			
	Sub-total FFY 2004		\$184,655	Sub-total FFY 2005		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-51 Hale Aloha O Puna			HA 1-51 Hale Aloha O Puna		
	Site:			None		\$0
	Accessibility Work	Site	\$36,931			
	Dwelling:					
	Accessibility Work	2 Units	\$110,793			
	Dwelling Equipment	"	\$4,617			
	Nondwelling Structures		\$27,698			
	Nondwelling Equipment		\$4,616			
	Sub-total FFY 2004		\$184,655	Sub-total FFY 2005		\$0
	HA 1-53 Hale Hookipa			HA 1-53 Hale Hookipa		
	Site:			None		\$0
	Accessibility Work	Site	\$36,931			
	Dwelling:					
	Accessibility Work	2 Units	\$110,793			
	Dwelling Equipment	"	\$4,617			
	Nondwelling Structures		\$27,698			
	Nondwelling Equipment		\$4,616			
	Sub-total FFY 2004		\$184,655	Sub-total FFY 2005		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-54 Hale Nana Kai O Kea			HA 1-54 Hale Nana Kai O Kea		
	Site:			None		\$0
	Accessibility Work	Site	\$36,931			
	Dwelling:					
	Accessibility Work	2 Units	\$110,793			
	Dwelling Equipment	"	\$4,617			
	Nondwelling Structures		\$27,698			
	Nondwelling Equipment		\$4,616			
	Sub-total FFY 2004		\$184,655	Sub-total FFY 2005		\$0
	HA 1-55 Hale Hoonanea			HA 1-55 Hale Hoonanea		
	Site:			None		\$0
	Accessibility Work	Site	\$36,931			
	Dwelling:					
	Accessibility Work	2 Units	\$110,793			
	Dwelling Equipment	"	\$4,617			
	Nondwelling Structures		\$27,698			
	Nondwelling Equipment		\$4,616			
	Sub-total FFY 2004		\$184,655	Sub-total FFY 2005		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-61 Ka Hale Kahaluu			HA 1-61 Ka Hale Kahaluu		
	None		\$0	None		\$0
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$0
	HA 1-62 Kalakaua Homes			HA 1-62 Kalakaua Homes	Site	
	None		\$0	Site:		
				Accessibility Work	6 Units	\$264,117
				Dwelling:	"	
				Accessibility Work		\$342,351
				Dwelling Equipment		\$14,265
				Nondwelling Structures		\$85,588
				Nondwelling Equipment		\$14,265
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$720,586
	HA 1-63 Nani Olu			HA 1-63 Nani Olu		
	None		\$0	None		\$0
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-64 Kekaha Haaheo			HA 1-64 Kekaha Haaheo		
	None		\$0	None		\$0
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$0
	HA 1-66 Salt Lake			HA 1-66 Salt Lake		
	None		\$0	None		\$0
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$0
	HA 1-70 Kealakehe			HA 1-70 Kealakehe		
	Site:			None		\$0
	Accessibility Work	Site	\$55,397			
	Dwelling:					
	Accessibility Work	3 Units	\$166,190			
	Dwelling Equipment	"	\$6,925			
	Nondwelling Structures		\$41,547			
	Nondwelling Equipment		\$6,925			
	Sub-total FFY 2004		\$276,984	Sub-total FFY 2005		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
HA 1-71 Noelani 1				HA 1-71 Noelani 1		
Site:				None		\$0
Accessibility Work	Site		\$18,466			
Dwelling:						
Accessibility Work	1 Unit		\$55,397			
Dwelling Equipment	"		\$2,308			
Nondwelling Structures			\$13,849			
Nondwelling Equipment			\$2,308			
	Sub-total FFY 2004		\$92,328	Sub-total FFY 2005		\$0
HA 1-72 Hookipa Kahaluu				HA 1-72 Hookipa Kahaluu		
None			\$0	Site:	Site	
				Accessibility Work		\$19,020
				Dwelling:	1 Unit	
				Accessibility Work		\$57,059
				Dwelling Equipment		\$2,377
				Nondwelling Structures		\$14,265
				Nondwelling Equipment		\$2,377
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$95,098

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-73 Spencer House			HA 1-73 Spencer House		
	Site:			None		\$0
	Accessibility Work	Site	\$18,466			
	Dwelling:					
	Accessibility Work	1 Unit	\$55,397			
	Dwelling Equipment	"	\$2,308			
	Nondwelling Structures		\$13,849			
	Nondwelling Equipment		\$2,308			
	Sub-total FFY 2004		\$92,328	Sub-total FFY 2005		\$0
	HA 1-78 Noelani II			HA 1-78 Noelani II		
	None		\$0	None		\$0
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$0
	HA 1-86 Kawailehua Federal			HA 1-86 Kawailehua Federal		
	None		\$0	None		\$0
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-90 Kauhale O'hana			HA 1-90 Kauhale O'hana		
	None		\$0	Site:	Site	
				Accessibility Work		\$19,020
				Dwelling:	1 Unit	
				Accessibility Work	"	\$57,059
				Dwelling Equipment		\$2,377
				Nondwelling Structures		\$14,265
				Nondwelling Equipment		\$2,377
		Sub-total FFY 2004	\$0		Sub-total FFY 2005	\$95,098
	HA 1-91 Kauioakalani			HA 1-91 Kauioakalani		
	None		\$0	None		\$0
		Sub-total FFY 2004	\$0		Sub-total FFY 2005	\$0
	HA 1-92 Makani Kai Hale I			HA 1-92 Makani Kai Hale I		
	None		\$0	None		\$0
		Sub-total FFY 2004	\$0		Sub-total FFY 2005	\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005		
	HA 1-97a Kauhale O Hanakahe			HA 1-97a Kauhale O Hanakahi		
	None		\$0	None		\$0
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$0
	HA 1-97b Ke Kumu Ekolu			HA 1-97b Ke Kumu Ekolu		
	None		\$0	None		\$0
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$0
	HA 1-97c Makani Kai Hale II			HA 1-97c Makani Kai Hale II		
	None		\$0	None		\$0
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$0
	HA 1-99 Kamehameha Homes			HA 1-99 Kamehameha Homes		
	None		\$0	None		\$0
	Sub-total FFY 2004		\$0	Sub-total FFY 2005		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
	HA 1-03 Mayor Wright Homes			HA 1-03 Mayor Wright Homes		
		Site:	\$1,050,248		Site:	\$330,000
		Dwelling:	\$2,000,000		Dwelling:	\$670,000
		Dwelling Equipment			Dwelling Equipment	
		Nondwelling Structures			Nondwelling Structures	
		Nondwelling Equipment			Nondwelling Equipment	
		Sub-total FFY 2006	\$3,050,248		Sub-total FFY 2007	\$1,000,000
	HA 1-04 Lanakila Homes II & III			HA 1-04 Lanakila Homes II & III		
	None		\$0	Site:		\$330,000
				Dwelling:		\$670,000
				Dwelling Equipment		
				Nondwelling Structures		
				Nondwelling Equipment		
		Sub-total FFY 2006	\$0		Sub-total FFY 2007	\$1,000,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
	HA 1-05 Kalihi Valley Homes			HA 1-05 Kalihi Valley Homes		
	None		\$0	Site:		\$647,019
				Dwelling:		\$1,294,037
				Dwelling Equipment		
				Nondwelling Structures		
				Nondwelling Equipment		
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$1,941,056
	HA 1-07 Kuhio Homes			HA 1-07 Kuhio Homes		
	Site:			None		\$0
	Accessibility Work	Site	\$36,931			
	Dwelling:					
	Accessibility Work	2 Units	\$110,793			
	Dwelling Equipment	"	\$4,617			
	Nondwelling Structures		\$27,698			
	Nondwelling Equipment		\$4,616			
	Sub-total FFY 2006		\$184,655	Sub-total FFY 2007		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
	HA 1-08 Palolo Valley Homes			HA 1-08 Palolo Valley Homes		
	None		\$0	Site:		\$330,000
				Dwelling:		\$670,000
				Dwelling Equipment		
				Nondwelling Structures		
				Nondwelling Equipment		
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$1,000,000
	HA 1-10 Kuhio Park Terrace			HA 1-10 Kuhio Park Terrace		
	None		\$0	Site		\$300,000
				Dwelling:		\$700,000
				Dwelling Equipment		
				Nondwelling Structures		
				Nondwelling Equipment		
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$1,000,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
	HA 1-11 Punchbowl Homes			HA 1-11 Punchbowl Homes		
	None		\$0	Site		
				Dwelling		
				Dwelling Equipment		\$700,000
				Nondwelling Structures		
				Nondwelling Equipment		
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$700,000
	HA 1-12 Makua Alii			HA 1-12 Makua Alii		
	None			Site:		\$300,000
				Dwelling:		\$700,000
				Dwelling Equipment		
				Nondwelling Structures		
				Nondwelling Equipment		
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$1,000,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
	HA 1-16 David Malo Circle			HA 1-16 David Malo Circle		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0
	HA 1-18 Kapaa			HA 1-18 Kapaa		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0
	HA 1-19 Hale Hoolulu			HA 1-19 Hale Hoolulu		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
	HA 1-24 Kalanihuia			HA 1-24 Kalanihuia		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0
	HA 1-27 Hale Lauima			HA 1-27 Hale Lauima		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
	HA 1-29 Pomaikai Homes			HA 1-29 Pomaikai Homes		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0
	HA 1-31 Hale Hauoli			HA 1-31 Hale Hauoli		
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
	HA 1-33 Maile I			HA 1-33 Maile I		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0
	HA 1-35 Nanakuli Homes			HA 1-35 Nanakuli Homes		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
	HA 1-36 Paoakalani			HA 1-36 Paoakalani		
	None		\$0	None		\$0
	Site:					
	Accessibility Work	Site	\$156,721			
	Dwelling:					
	Accessibility Work	8 Units	\$470,163			
	Dwelling Equipment		\$19,590			
	Nondwelling Structures		\$117,541			
	Nondwelling Equipment		\$19,590			
	Sub-total FFY 2006		\$783,605	Sub-total FFY 2007		\$0
	HA 1-44 Piilani Homes			HA 1-44 Piilani Homes		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
	HA 1-47 Pumehana			HA 1-47 Pumehana		
	None		\$0	Site:		\$100,000
				Dwelling:		\$241,333
				Dwelling Equipment		
				Nondwelling Structures		
				Nondwelling Equipment		
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$341,333
	HA 1-50 Kupuna Home O'Waialua			HA 1-50 Kupuna Home O'Waialua		
	None			None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
	HA 1-51 Hale Aloha O Puna			HA 1-51 Hale Aloha O Puna		
	None		\$0	None		\$0
	Sub-total FFY 2007		\$0	Sub-total FFY 2007		\$0
	HA 1-53 Hale Hookipa			HA 1-53 Hale Hookipa		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0

Capital Fund Program Tables

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
	HA 1-61 Ka Hale Kahaluu			HA 1-61 Ka Hale Kahaluu		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0
	HA 1-62 Kalakaua Homes			HA 1-62 Kalakaua Homes		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0
	HA 1-63 Nani Olu			HA 1-63 Nani Olu		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
	HA 1-64 Kekaha Haaheo			HA 1-64 Kekaha Haaheo		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0
	HA 1-66 Salt Lake			HA 1-66 Salt Lake		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0
	HA 1-70 Kealakehe			HA 1-70 Kealakehe		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007		
	HA 1-97a Kauhale O Hanakahi		\$0	HA 1-97a Kauhale O Hanakahi		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0
	HA 1-97b Ke Kumu Ekolu			HA 1-97b Ke Kumu Ekolu		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0
	HA 1-97c Makani Kai Hale II			HA 1-97c Makani Kai Hale II		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0
	HA 1-99 Kamehameha Homes			HA 1-99 Kamehameha Homes		
	None		\$0	None		\$0
	Sub-total FFY 2006		\$0	Sub-total FFY 2007		\$0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing and Community Development Corporation of Hawaii	Grant Type and Number Capital Fund Program Grant No: HI08P00170898 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: 1)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements Soft Costs/Hard Costs	\$368,950.96	\$268,950.96	\$119,119.37	\$119,119.37
4	1410 Administration	\$1,220,846.57	\$1,020,846.57	\$855,503.56	\$855,503.56
5	1411 Audit	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$1,596,917.26	\$1,838,960.85	\$1,722,841.74	\$1,722,841.74
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$3,115,509.68	\$3,112,367.00	\$3,112,367.00	\$3,112,367.00
10	1460 Dwelling Structures	\$6,790,044.43	\$7,172,088.44	\$7,171,562.39	\$7,171,562.39
11	1465 Dwelling Equipment - Nonexpendable	\$179,026.73	\$272,595.01	\$222,595.01	\$222,595.01
12	1470 Nondwelling Structures	\$67,373.03	\$83,977.13	\$64,027.13	\$64,027.13
13	1475 Nondwelling Equipment	\$281,682.25	\$21,224.63	\$21,224.63	\$21,224.63
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495 Relocation Costs	\$121,322.33	\$30,233.14	\$30,233.14	\$30,233.14
18	1498 Mod. For Development	\$408,307.76	\$328,737.27	\$189,085.83	\$189,085.83
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	\$14,152,581.00	\$14,152,581.00	\$13,511,159.80	\$13,511,159.80
21	Amount of line 20 Related to LBP Activities	\$881,510.00	\$881,510.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$421,110.00	\$421,110.00	\$0.00	\$0.00
23	Amount of Line 20 Related to Security -Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation	\$180,000.00	\$180,000.00	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date (mm/dd/yyyy) 03-27-2003	Signature of Public Housing Director	Date (mm/dd/yyyy)
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Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII			Grant Type and Number Capital Fund Program Grant No: HI08P00170898 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Mgmt. Improvements	Implementation drug/crime prevention and awareness program for staff ("One-Strike-You're Out" policy) Upgrade HA computer program to new PHMAP requirements Employee Training Program Economic Development Preventive Maintenance Program PNA 5 Year Plan HA-Wide Mgmt. Impr. Total	1408		\$368,950.96	\$268,950.96	\$119,119.37	\$119,119.37	
HA-Wide Admin.	Non-Technical Salaries (1410.01) Technical Salaries (1410.02) Employee Fringe Benefits (1410.09) Travel (1410.10) HA-Wide Admin. Total	1410		\$1,220,846.57	\$1,020,846.57	\$855,503.56	\$855,503.56	
HA-Wide Audit	Audit HA-Wide Audit Total	1411		\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	
HA-Wide Fees and Costs	A & E Services (1430.01) Inspection Costs (1430.07) Sundry (1430.19) Travel Costs (1430.71) HA-Wide Fees & Costs Total	1430		\$1,596,917.26	\$1,838,960.85	\$1,722,841.74	\$1,722,841.74	
HA-Wide Site	HA-Wide Site Total	1450		\$3,115,509.68	\$3,112,367.00	\$3,112,367.00	\$3,112,367.00	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII			Grant Type and Number Capital Fund Program Grant No: HI08P00170898 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Dwelling	HA-Wide Dwelling Structure	1460		\$6,790,044.43	\$7,172,088.44	\$7,171,562.39	\$7,171,562.39	
HA-Wide Dwelling Equipment	HA-Wide Dwelling Equipment Total	1465		\$179,026.73	\$272,595.01	\$222,595.01	\$222,595.01	
HA-Wide Non dwelling Structures	HA-Wide Nondwelling Structure Total	1470		\$67,373.03	\$83,977.13	\$64,027.13	\$64,027.13	
HA-Wide Non-Dwelling Equipment	HA-Wide Non-Dwelling Equipment Total	1475		\$281,682.25	\$21,224.63	\$21,224.63	\$21,224.63	
HA-Wide Relocation	HA-Wide Relocation Total	1495.1		\$121,322.33	\$30,233.14	\$30,233.14	\$30,233.14	
HA-Wide Mod For Development	HA-Wide Mod For Development Total	1498		\$408,307.76	\$328,737.27	\$189,085.83	\$189,085.83	
HA 1-03 Mayor Wright Homes Ph 1	Dwelling Structures:	1460	Building	\$219,767.71	\$219,767.71	\$219,241.66	\$219,241.66	
	Dwelling Equipment - Non Expendable	1465		\$115,949.00	\$115,949.00	\$65,949.00	\$65,949.00	
	Mayor Wright Homes Total			\$335,716.71	\$335,716.71	\$285,190.66	\$285,190.66	
HA 1-04 Lanakila Homes Ph 1	Site Work	1450	Site	\$90,400.63	\$78,152.63	\$78,152.63	\$78,152.63	Lanakila Homes Phase I is 100% Complete
	Dwelling Work	1460	Building	\$42,451.37	\$36,699.37	\$36,699.37	\$36,699.37	
	Lanakila Homes Total			\$132,852.00	\$114,852.00	\$114,852.00	\$114,852.00	

Capital Fund Programs Table

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00170898 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-05 Kalihi Valley Homes Phase 1	Site Work: Roads/Parking areas, Concrete walkways, Exterior Stairs/Steps, Fencing/Retaining walls, Ground work, Onsite infrastructure, Electrical distribution, Site lighting, Landscaping, Miscellaneous site work	1450	Site	\$1,744,499.15	\$1,695,188.78	\$1,695,188.78	\$1,695,188.78	
	Dwelling: Roofing, Exterior structural work, Walkways/Lanais, Exterior stairs, Electrical systems, Mechanical system, Doors, Windows, Building Miscellaneous, Kitchen work, Flooring, Bathroom work	1460	5 Bldgs 45 Units	\$2,326,814.75	\$2,678,911.21	\$2,678,911.21	\$2,678,911.21	
	Dwelling Equipment:	1465	45 Units	\$0.00	\$37,747.57	\$37,747.57	\$37,747.57	
	Kalihi Valley Homes Phase 1 Total			\$4,071,313.90	\$4,411,847.56	\$4,411,847.56	\$4,411,847.56	
HA 1-08 Palolo Valley	Site: Reroof Leaking Roofs	1460	Buildings	\$340,509.93	\$271,826.50	\$271,826.50	\$271,826.50	
	Palolo Valley Homes Total			\$340,509.93	\$271,826.50	\$271,826.50	\$271,826.50	
HA 1-25 Waimanalo Homes	Site: Miscellaneous site work	1450	Site	\$90,134.86	\$130,343.61	\$130,343.61	\$130,343.61	Waimanalo Homes is 100% complete.
	Dwelling: Miscellaneous dwelling work	1460	Building	\$233,783.31	\$324,142.14	\$324,142.14	\$324,142.14	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII			Grant Type and Number Capital Fund Program Grant No: HI08P00170898 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Waimanalo Homes Total			\$323,918.17	\$454,485.75	\$454,485.75	\$454,485.75	
HA 1-30 Koolau Village	Site:	1450	Site	\$14,612.66	\$2,438.00	\$2,438.00	\$2,438.00	Koolau Village is 100% complete.
	Miscellaenous site work							
	Dwelling:	1460	Building	\$3,124.26	\$1,537.00	\$1,537.00	\$1,537.00	
	Miscellaneous dwelling work			\$17,736.92	\$3,975.00	\$3,975.00	\$3,975.00	
	Koolau Village Total							
HA 1-38 Waipahu I	Site:	1450	Site	\$17,781.00	\$49,645.26	\$49,645.26	\$49,645.26	Waipahu I is 100% complete.
	Miscellaneous site work							
	Dwelling:	1460	19 Units	\$375,214.46	\$388,310.44	\$388,310.43	\$388,310.43	
	Hazardous material abatement, Upgrade electrical system, Interior flooring/Ceiling/Wall finishes, Bedroom conversion, Paint exterior							
	Dwelling Equipment	1465	1 Unit	\$3,016.45	\$3,016.45	\$3,016.45	\$3,016.45	
	Waipahu I Total			\$396,011.91	\$440,972.15	\$440,972.14	\$440,972.14	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII			Grant Type and Number Capital Fund Program Grant No: HI08P00170898 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-39 Waipahu II	Site: Miscellaneous site work	1450	Site	\$0.00	\$17,776.16	\$17,776.16	\$17,776.16	Waipahu II is 100% complete.
	Dwelling: Miscellaneous dwelling work	1460	20	\$0.00	\$11,318.35	\$11,318.35	\$11,318.35	
	Dwelling Equipment	1465	1 Unit	\$0.00	\$1,441.65	\$1,441.65	\$1,441.65	
	Waipahu II Total			\$0.00	\$30,536.16	\$30,536.16	\$30,536.16	
HA 1-44 Piilani Homes	Dwelling: Ro-roofing Piilani Homes Total	1460	4 Bldgs.	\$91,854.34	\$114,807.15	\$114,807.15	\$114,807.15	Piilani Homes is 100% complete.
HA 1-52 Hale Olaloa	Site: Walkway accessibility, Erosion control	1450	Site	\$67,138.00	\$67,047.50	\$67,047.50	\$67,047.50	Hale Olaloa is 95% complete. (construction is complete)
	Dwelling: Hazardous material abatement, Unit accessibility, Upgrade electrical system, Kitchen work, Bathroom work, Interior finishes, Roofing, Exterior painting	1460	25 Bldgs.	\$798,085.87	\$786,524.24	\$786,524.24	\$786,524.24	
	Dwelling Equipment:	1465	50 Units	\$2,262.49	\$41,067.54	\$41,067.54	\$41,067.54	
	Hale Olaloa Total			\$867,486.36	\$894,639.28	\$894,639.28	\$894,639.28	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII			Grant Type and Number Capital Fund Program Grant No: HI08P00170898 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-56 Kauhale Nani	Site: Storm drain, Roads/Parking areas, Concrete walkways, Exterior stairs/Steps, Fencing/Retaining walls, Electrical distribution system, Miscellaneous site work.	1450	Site	\$930,530.38	\$908,074.91	\$908,074.91	\$908,074.91	Kauhale Nani is 94% complete
	Dwelling: Roofing, Heating/Cooling systems, Exterior structural work, Exterior stairs, Electrical systems, Mechanical systems, Doors, Windows, Accessibility work, Building miscellaneous, Kitchen work, Flooring, Bathroom work, Hazardous material abatement.	1460	50 Units	\$1,583,185.43	\$1,501,977.49	\$1,501,977.49	\$1,501,977.49	
	Dwelling Equipment	1465	50 units	\$16,443.79	\$38,706.73	\$38,706.73	\$38,706.73	
	Non-Dwelling Structures	1470		\$35,487.03	\$64,027.13	\$64,027.13	\$64,027.13	
	Kauhale Nani Total			\$2,565,646.63	\$2,512,786.26	\$2,512,786.26	\$2,512,786.26	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII			Grant Type and Number Capital Fund Program Grant No: HI08P00170898 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-57 Waimaha/ Sunflower Phase 1	Site: Replace water check meters/ Lines/Valves, Renovate/Replace stairs, Replace sewer lines, Upgrade electrical distribution system, Miscellaneous site work	1450	Site	\$160,413.00	\$163,700.15	\$163,700.15	\$163,700.15	Waimaha / Sunflower is 100% complete.
	Dwelling: Replace/Renovate kitchens, Replace/Renovate Bathrooms, Interior finishes, Replace interior/Exterior doors, Replace windows, Roofing, Paint exterior, Renovate/Replace stairwells/Canopies	1460	22 Units	\$775,253.00	\$828,557.22	\$828,557.22	\$828,557.22	
	Dwelling Equipment	1465	22 Units	\$41,355.00	\$34,666.07	\$34,666.07	\$34,666.07	
	State-Wide Facility: Upgrade Office/Comm. Center/Laundry	1470	Building	\$31,886.00	\$19,950.00	\$0.00	\$0.00	
	Playground Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	Waimaha/Sunflower Phase 1 Total			\$1,008,907.00	\$1,046,873.44	\$1,026,923.44	\$1,026,923.44	
HA 1-69 Kaneohe	Dwelling: Miscellaneous dwelling work							Kaneohe Apartments is 100% complete.
	Kaneohe Apartments Total	1460		\$0.00	\$7,709.62	\$7,709.62	\$7,709.62	
	Grand Total			\$14,152,581.00	\$14,152,581.00	\$13,511,159.80	\$13,511,159.80	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII			Grant Type and Number Capital Fund Program Grant No: HI08P00170898 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998
Development Number Name/HA-Wide Activities	All Fund Obligated (March 31, 2002)			All Funds Expended (September 31, 2003)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Mgmt. Imprvmnts.	3/31/01	3/31/02		9/30/01	3/31/03	10/01/02	
HA-WIDE Administration	3/31/01	3/31/02		9/30/01	3/31/03	10/01/02	
HA-WIDE Audit	3/31/01	3/31/02	5/10/01	9/30/01	3/31/03	10/01/02	
HA-WIDE Fees & Costs	3/31/01	3/31/02		9/30/01	3/31/03	10/01/02	
HA-WIDE Non-Dwelling Equipment	3/31/01	3/31/02		9/30/01	3/31/03	10/01/02	
Mod For Dev HA 1-04 Lanakila Homes	3/31/01	3/31/02	9/5/01	9/30/01	3/31/03	10/01/02	
HA 1-04 Lanakila Homes Phase 1	3/31/01	3/31/02	6/27/98	9/30/01	3/31/03	10/01/02	
HA 1-05 Kalihi Valley Homes Phase 1	3/31/01	3/31/02	12/3/01	9/30/01	3/31/03	10/01/02	
HA 1-05 Kalihi Valley Homes Phase 2	3/31/01	3/31/02	12/3/01	9/30/01	3/31/03	2/24/03	
HA 1-10 Kuhio Park Terrace	3/31/01	N/A		9/30/01	N/A	10/01/02	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII			Grant Type and Number Capital Fund Program Grant No: HI08P00170898 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998
Development Number Name/HA-Wide Activities	All Fund Obligated (March 31, 2002)			All Funds Expended (September 31, 2003)			Reasons for Revised Target Dates
HA 1-25 Waimanalo Homes	3/31/01	3/31/02	2/28/01	9/30/01	3/31/03	10/01/02	
HA 1-30 Koolau Village	3/31/01	3/31/02	5/15/98	9/30/01	3/31/03	10/01/02	
HA 1-38 Waipahu I	3/31/01	3/31/02	3/9/01	9/30/01	3/31/03	10/01/02	
HA 1-39 Waipahu II			10/22/01		3/31/03	10/01/02	
HA 1-44 Piilani Homes			12/31/01		3/31/03	10/01/02	
HA 1-52 Hale Olaloa	3/31/01	3/31/02	10/31/01	9/30/01	3/31/03	10/01/02	
HA 1-56 Kauhale Nani	3/31/01	3/31/02	1/16/01	9/30/01	3/31/03	10/01/02	
HA 1-57 Waimaha/Sunflower Phase 1	3/31/01	3/31/02	11/21/01	9/30/01	3/31/03	10/01/02	
HA 1-69 Kaneohe Apartments			3/12/01			10/01/02	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing and Community Development Corporation of Hawaii	Grant Type and Number Capital Fund Program Grant No: HI08P00170999 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2002		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements Soft Costs/Hard Costs	\$1,552,812.13	\$1,552,812.13	\$1,552,812.13	\$307,812.38
4	1410 Administration	\$877,343.89	\$877,343.89	\$877,343.89	\$465,893.18
5	1411 Audit	\$7,800.00	\$7,800.00	\$7,800.00	\$460.40
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$1,487,601.56	\$1,487,601.56	\$1,487,601.56	\$1,401,871.09
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$2,004,595.81	\$2,004,595.81	\$2,004,595.81	\$1,612,345.30
10	1460 Dwelling Structures	\$9,520,352.63	\$9,520,352.63	\$9,520,752.63	\$8,981,200.16
11	1465 Dwelling Equipment - Nonexpendable	\$1,111,893.41	\$1,111,893.41	\$1,111,893.41	\$1,026,229.00
12	1470 Nondwelling Structures	\$305,468.22	\$305,468.22	\$305,068.22	\$239,049.86
13	1475 Nondwelling Equipment	\$208,378.10	\$208,378.10	\$208,378.10	\$35,720.20
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495 Relocation Costs	\$961.38	\$961.38	\$961.38	\$961.38
18	1498 Modernization for Development	\$53,613.87	\$53,613.87	\$53,613.87	\$53,613.87
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	\$17,130,821.00	\$17,130,821.00	\$17,130,821.00	\$14,125,156.00
21	Amount of line 20 Related to LBP Activities	\$798,207.00	\$798,207.00	\$0.00	\$0.00

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing and Community Development Corporation of Hawaii	Grant Type and Number Capital Fund Program Grant No: HI08P00170999 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2002		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
22	Amount of line 20 Related to Section 504 Compliance	\$347,441.00	\$347,441.00	\$49,845.00	\$49,845.00
23	Amount of Line 20 Related to Security -Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation	\$277,200.00	\$277,200.00	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00170999 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Mgmt. Improvements	Automate HCDCH computer system Develop security plans to address security needs Preventative maintenance program Implement drug/crime prevention & awareness Improve management deficiencies in PHMAP Upgrade HA computer program to address new PHMAP requirements Implement procedures and conditions to address ceiling rents Implement improved systems to address PHMAP indicators Employee training program Tenant opportunities Economic development Implement cost effective measures Fund HUD CAO IA HA-Wide Mgmt. Impr. Total		1408	\$1,552,812.13	\$1,552,812.13	\$1,552,812.13	\$307,812.38	
HA-Wide Admin.	1) Non-Tech Salaries (1410.01) 2) Tech Salaries (1410.02) 3) Fringe Benefits (1410.09) 4) Travel (1410.10) 5) Sundry (1410.19) HA-Wide Admin. Total		1410	\$877,343.89	\$877,343.89	\$877,343.89	\$465,893.18	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00170999 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Audit	Audit Costs HA-Wide Audit Total	1411		\$7,800.00	\$7,800.00	\$7,800.00	\$460.40	
HA-Wide Fees and Cost	1) A & E Services (1430.01) 2) Inspection Costs (1430.07) 3) Sundry (1430.19) 4) Travel Costs (1430.71) HA-Wide Fees & Cost Total	1430		\$1,487,602	\$1,487,602	\$1,487,602	\$1,401,871	
HA-Wide Site Acquisition	HA-Wide Site Acquisition Total	1440		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Site Improvement	HA-Wide Site Improvement Total	1450		\$2,004,595.81	\$2,004,595.81	\$2,004,595.81	\$1,612,345.30	
HA-Wide Dwelling Structure	HA-Wide Dwelling Structure Total	1460		\$9,520,352.63	\$9,520,352.63	\$9,520,752.63	\$8,981,200.16	
HA-Wide Dwelling Equipment	HA-Wide Dwelling Equipment Total	1465		\$1,111,893.41	\$1,111,893.41	\$1,111,893.41	\$1,026,229.00	
HA-Wide Non Dwelling Structure	HA-Wide Non Dwelling Structure Total	1470		\$305,468.22	\$305,468.22	\$305,068.22	\$239,049.86	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00170999 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Non-Dwelling Equipment	Non Dwelling Equipment - Non -Construction Non Dwelling Equipment - Construction related			\$203,378.10 \$5,000.00	\$203,378.10 \$5,000.00	\$203,378.10 \$5,000.00	\$30,720.20 \$5,000.00	included in Waipahu 2 project details
	HA-Wide Non-Dwelling Equipment Total	1475		\$208,378.10	\$208,378.10	\$208,378.10	\$35,720.20	
HA-Wide Demolition Costs	HA-Wide Demolition Costs Total	1485		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Relocation	Relocation Costs							
	HA-Wide Relocation Total	1495		\$961.38	\$961.38	\$961.38	\$961.38	
HA-Wide Mod. For Development	Mod. For Development Lanakila Homes							
	Mod. For Development Total	1498		\$53,613.87	\$53,613.87	\$53,613.87	\$53,613.87	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00170999 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-03 Mayor Wright Homes	Reroof buildings, exterior paint Replace hot water solar storage tanks	1450		\$0.00	\$0.00	\$0.00	\$0.00	contains other FY's
		1460		\$4,672,142.09	\$4,672,142.09	\$4,672,142.09	\$4,672,142.09	
		1465		\$1,025,544.00	\$1,025,544.00	\$1,025,544.00	\$1,025,544.00	
		1470		\$114,358.00	\$114,358.00	\$114,358.00	\$108,640.10	
		Mayor Wright Homes Total			\$5,812,044.09	\$5,812,044.09	\$5,812,044.09	
HA 1-05 Kalihi Valley Homes Phase 1	Site: Miscellaneous site work	1450	Site	\$68,989.80	\$68,989.80	\$68,989.80	\$55,242.00	Phase 1 is 100% Complete contains other FY's
	Dwelling: Miscellaneous dwelling work	1460	4 Bldgs	\$1,460.00	\$1,460.00	\$1,460.00	\$1,460.00	
	Dwelling Equipment	1465	36 Units	\$0.00	\$0.00	\$0.00	\$0.00	
	Kalihi Valley Homes Phase 1 Total			\$70,449.80	\$70,449.80	\$70,449.80	\$56,702.00	
HA 1-05 Kalihi Valley Homes Phase 2	Site: Roads/Parking Areas, Concrete walkways, Exterior Stairs/Steps, Fencing/Retaining walls, Ground Work, Onsite infrastructure, Landscaping, Miscellaneous Site work	1450	Site	\$991,620.72	\$991,620.72	\$991,620.72	\$637,695.85	Kalihi Valley Homes Phase 2 construction in progress contains other FY's
	Dwelling: Roofing, Heating/Cooling systems, Exterior structural work, Waterproofing/Coating, Walkways/Lanais, Exterior stairs, Electrical systems, Mechanical systems, Termite control, Doors, Windows, Accessibility work, Kitchen work, Bathroom work, Hazma	1460	7 Bldgs 63 Units	\$2,075,710.45	\$2,075,710.45	\$2,075,710.45	\$1,564,054.13	
	Dwelling Equipment	1465	63 Units	\$0.00	\$0.00	\$0.00	\$0.00	
	Kalihi Valley Homes Phase 2 Total			\$3,067,331.17	\$3,067,331.17	\$3,067,331.17	\$2,201,749.98	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00170999 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-08 Palolo Valley Homes	Dwelling Structures: Re-roofing Palolo Valley Homes Total	1460	19 Bldg.	\$286,096.50 \$286,096.50	\$286,096.50 \$286,096.50	\$286,096.50 \$286,096.50	\$258,200.35 \$258,200.35	
HA 1-30 Koolau Village	Site: Miscellaneous site work Koolau Village Total	1450	Site	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	contains other FY's
HA 1-33 Maili I	Site: Miscellaneous site work Dwelling Structures Dwelling Equipment Nondwelling Structures Maili I Total	1450 1460 1465 1470	Site Unit Unit Building	\$35,000.00 \$290,424.11 \$20,000.00 \$0.00 \$345,424.11	\$35,000.00 \$290,424.11 \$20,000.00 \$0.00 \$345,424.11	\$35,000.00 \$290,424.11 \$20,000.00 \$0.00 \$345,424.11	\$11,653.57 \$290,424.11 \$0.00 \$0.00 \$302,077.68	contains other FY's

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00170999 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-38 Waipahu I	Site: Miscellaneous site work	1450	Site	\$1,231.41	\$1,231.41	\$1,231.41	\$0.00	Waipahu I is 94% Complete contains other FY's
	Dwelling: Miscellaneous dwelling work	1460	Building	\$0.00	\$0.00	\$0.00	\$0.00	
	Waipahu I Total			\$1,231.41	\$1,231.41	\$1,231.41	\$0.00	
HA 1-39 Waipahu II	Site: Roads/Parking Areas, Fencing/Retaining walls	1450	Site	\$53,917.52	\$53,917.52	\$53,917.52	\$53,917.52	Waipahu I is 100% Complete
	Dwelling: Exterior Structural Work, Waterproofing/Coating, Electrical systems, Doors, Accessibility work, Kitchen work, Bathroom work, Hazmat	1460	Building	\$601,045.20	\$601,045.20	\$601,045.20	\$601,045.20	
	Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Structures	1470	Building	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment	1475		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
Waipahu II Total				\$659,962.72	\$659,962.72	\$659,962.72	\$659,962.72	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00170999 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-44 Piilani Homes	Dwelling: Re-roofing Nondwelling Structures Piilani Homes Total	1460 1470	5 Bldg.	\$163,556.58 \$19,479.41 \$183,035.99	\$163,556.58 \$19,479.41 \$183,035.99	\$163,556.58 \$19,479.41 \$183,035.99	\$163,956.58 \$19,079.41 \$183,035.99	Piilani Homes re-roofing is 96% complete
HA 1-52 Hale Olaloa Ph 1	Site: Fencing/Retaining Walls, Ground work, Onsite infrastructure, Site lighting Dwelling Structure: Kitchen work, Bathroom work, Exterior painting Dwelling Equipment Nondwelling Structures Hale Olaloa Total	1450 1460 1465 1470	Site Building 1 Unit Building	\$3,544.50 \$157,957.60 \$0.00 \$0.00 \$161,502.10	\$3,544.50 \$157,957.60 \$0.00 \$0.00 \$161,502.10	\$3,544.50 \$157,957.60 \$0.00 \$0.00 \$161,502.10	\$3,544.50 \$157,957.60 \$0.00 \$0.00 \$161,502.10	Hale Olaloa is 95% complete.
HA 1-52 Hale Olaloa Ph 2	Site: Fencing/Retaining Walls, Ground work, Onsite Dwelling Structure: Kitchen work, Bathroom work, Dwelling Equipment Nondwelling Structures Hale Olaloa Total	1450 1460 1465 1470	Site Building 1 Unit Building	\$230,399.00 \$0.00 \$0.00 \$92,017.00 \$322,416.00	\$230,399.00 \$0.00 \$0.00 \$92,017.00 \$322,416.00	\$230,399.00 \$0.00 \$0.00 \$92,017.00 \$322,416.00	\$230,399.00 \$0.00 \$0.00 \$92,017.00 \$322,416.00	Hale Olaloa is 93% complete.
HA 1-56 Kauhale Nani	Site: Roads/Parking areas Dwelling Structures: Waterproofing/Coating, Walkway/Lanais, Exterior Stairs Dwelling Equipment (non-expendable) Nondwelling Structures Non-Dwelling Equipment: Playground Equipment Kauhale Nani Total	1450 1460 1465 1470 1475	Site 3 Bldgs	\$86,165.53 \$167,910.32 \$685.00 \$19,313.35 \$0.00 \$274,074.20	\$86,165.53 \$167,910.32 \$685.00 \$19,313.35 \$0.00 \$274,074.20	\$86,165.53 \$167,910.32 \$685.00 \$19,313.35 \$0.00 \$274,074.20	\$86,165.53 \$167,910.32 \$685.00 \$19,313.35 \$0.00 \$274,074.20	Kauhale Nani is 84% complete.
HA 1-57 Waimaha/	Dwelling: Exterior structural work	1460	Building	\$2,443.00	\$2,443.00	\$2,443.00	\$2,443.00	Waimaha/Sunflower Phase 1 is 100%

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00170999 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Sunflower Phase 1	Nondwelling Structures Waimaha/Sunflower Phase 1 Total	1470	Building	\$0.00 \$2,443.00	\$0.00 \$2,443.00	\$0.00 \$2,443.00	\$0.00 \$2,443.00	complete
HA 1-57 Waimaha/ Sunflower Phase 2	Site Dwelling Structures Dwelling Equipment (non-expendable) Nondwelling Structures Waimaha/Sunflower Phase 2 Total	1450 1460 1465 1470	Building Building Building Building	\$388,320.90 \$304,870.28 \$65,664.41 \$60,300.46 \$819,156.05	\$388,320.90 \$304,870.28 \$65,664.41 \$60,300.46 \$819,156.05	\$388,320.90 \$304,870.28 \$65,664.41 \$60,300.46 \$819,156.05	\$388,320.90 \$304,870.28 \$0.00 \$0.00 \$693,191.18	Waimaha/Sunflower Phase 2 is 21% complete
HA 1-57 Waimaha/ Sunflower Phase 3	Site Dwelling Structures Dwelling Equipment (non-expendable) Nondwelling Structures Waimaha/Sunflower Phase 3 Total	1450 1460 1465 1470	Building Building Building Building	\$145,406.43 \$796,736.50 \$0.00 \$0.00 \$942,142.93	\$145,406.43 \$796,736.50 \$0.00 \$0.00 \$942,142.93	\$145,406.43 \$796,736.50 \$0.00 \$0.00 \$942,142.93	\$145,406.43 \$796,736.50 \$0.00 \$0.00 \$942,142.93	Waimaha/Sunflower Phase 3 is 8% complete
Grand Total				\$17,130,821.00	\$17,130,821.00	\$17,130,821.00	\$14,125,156.82	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII			Grant Type and Number Capital Fund Program Grant No: HI08P00170999 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999
Development Number Name/HA-Wide Activities	All Fund Obligated (September 30, 2002)			All Funds Expended (September 30, 2003)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Mgmt. Imprvmnts.	3/31/01	9/30/02		3/31/02	9/30/03		
HA-WIDE Administration	3/31/01	9/30/02		3/31/02	9/30/03		
HA-WIDE Audit	3/31/01	9/30/02		3/31/02	9/30/03		
HA-WIDE Fees & Costs	3/31/01	9/30/02		3/31/02	9/30/03		
HA-WIDE Non-Dwelling Equip.		9/30/02	12/12/01		9/30/03		
HA-WIDE Relocation	3/31/01	9/30/02		3/31/02	9/30/03		
HA 1-04 Lanakila Homes (Mod for Dev)	3/31/01	9/30/02	9/5/01	3/31/02	9/30/03		
HA 1-03 Mayor Wright Homes	3/31/01	9/30/02		3/31/02	9/30/03		
HA 1-05 Kalihi Valley Homes Phase 1	3/31/01	9/30/02	12/3/01	3/31/02	9/30/03		
HA 1-05 Kalihi Valley Homes Phase 2		9/30/02			9/30/03		

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00170999 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (September 30, 2002)			All Funds Expended (September 30, 2003)		Reasons for Revised Target Dates	
HA 1-08 Palolo Valley Homes		9/30/02	12/27/01		9/30/03		
HA 1-30 Koolau Village		9/30/02	5/15/98		9/30/03		
HA 1-33 Maili I	3/31/01	9/30/02		3/31/02	9/30/03		
HA 1-38 Waipahu I		9/30/02	3/9/01		9/30/03		
HA 1-39 Waipahu II	3/31/01	9/30/02	10/22/01	3/31/02	9/30/03		
HA 1-44 Piilani Homes		9/30/02	12/31/01		9/30/03		
HA 1-52 Hale Olaloa	3/31/01	9/30/02	10/31/01	3/31/02	9/30/03		
HA 1-56 Kauhale Nani	3/31/01	9/30/02	1/16/01	3/31/02	9/30/03		
HA 1-57 Waimaha/Sunflower	3/31/01	9/30/02		3/31/02	9/30/03		

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing and Community Development Corporation of Hawaii	Grant Type and Number Capital Fund Program Grant No: HI08P00150100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$2,410,981.18	\$2,410,981.18	\$2,410,981.18	\$1,557,977.00
3	1408 Management Improvements Soft Costs/Hard Costs	\$215,071.00	\$215,071.00	\$215,071.00	\$14,630.23
4	1410 Administration	\$730,440.00	\$730,440.00	\$730,440.00	\$2,984.18
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$980,780.20	\$980,780.20	\$980,780.20	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$2,359,373.22	\$2,359,373.22	\$2,359,373.22	\$9,389.15
10	1460 Dwelling Structures	\$7,401,447.23	\$7,401,447.23	\$7,401,447.23	\$216,284.88
11	1465 Dwelling Equipment - Nonexpendable	\$308,042.26	\$308,042.26	\$308,042.26	\$0.00
12	1470 Nondwelling Structures	\$196,594.87	\$196,594.87	\$196,594.87	\$1,453.97
13	1475 Nondwelling Equipment	\$47,826.92	\$47,826.92	\$47,826.92	\$0.00
14	1485 Demolition	\$1,200.00	\$1,200.00	\$1,200.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495 Relocation Costs	\$2,813.01	\$2,813.01	\$2,813.01	\$2,813.01
18	1499 Development Activities	\$925,204.11	\$925,204.11	\$925,204.11	\$0.00
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	\$15,579,774.00	\$15,579,774.00	\$15,579,774.00	\$1,805,532.42
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$251,642.00	\$251,642.00	\$0.00	\$0.00
23	Amount of Line 20 Related to Security -Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation	\$264,000.00	\$264,000.00	\$0.00	\$0.00

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing and Community Development Corporation of Hawaii	Grant Type and Number Capital Fund Program Grant No: HI08P00150100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
26	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Operations	Operations Operations Total	1406		\$2,410,981.18	\$2,410,981.18	\$2,410,981.18	\$1,557,977.00	
HA-Wide Mgmt. Improvements	Improve mgmt deficiencies in PHAS PNA 5 Year Plan Upgrade HA computer program to address new PHAS requirements Economic Development Tenant Opportunities Staffing Assessment Employee Training Program HA-Wide Mgmt. Impr. Total	1408		\$215,071.00	\$215,071.00	\$215,071.00	\$14,630.23	Increase in PNA 5 Year Plan and decrease in upgrade of computers due to funds funged with CGP 709. Increase in Staffing Assessment due to funds funged with CGP 707.
HA-Wide Admin.	1) Non-Tech Salaries (1410.01) 2) Tech Salaries (1410.02) 3) Fringe Benefits (1410.09) 4) Travel (1410.10) 5) Sundry (1410.19) HA-Wide Admin. Total	1410		\$730,440.00	\$730,440.00	\$730,440.00	\$2,984.18	Decrease due to funds funged with CGP 708 and CFP 501-04.
HA-Wide Audit	Audit Costs HA-Wide Audit Total	1411		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Fees and Cost	1) A & E Services (1430.01)							

Capital Fund Programs Table

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	2) Inspection Costs (1430.07) 3) Sundry (1430.19) 4) Travel Costs (1430.71) HA-Wide Fees & Cost Total	1430		\$980,780.20	\$980,780.20	\$980,780.20	\$0.00	
HA-Wide Site Improvement	HA - Wide Site Improvement Costs Total	1450		\$2,359,373.22	\$2,359,373.22	\$2,359,373.22	\$9,389.15	
HA-Wide Dwelling Structure	HA - Wide Dwelling Structure Costs Total	1460		\$7,401,447.23	\$7,401,447.23	\$7,401,447.23	\$216,284.88	
HA-Wide Dwelling Equipment	HA - Wide Dwelling Equipment Costs Total	1465		\$308,042.26	\$308,042.26	\$308,042.26	\$0.00	
HA-Wide Nondwelling Structures	HA - Wide Nondwelling Structure Costs Total	1470		\$196,594.87	\$196,594.87	\$196,594.87	\$1,453.97	
HA-Wide Nondwelling Equipment	HA - Wide Nondwelling Equipment Costs Total	1475		\$47,826.92	\$47,826.92	\$47,826.92	\$0.00	
HA-Wide Demo.	Demolition HA-Wide Demo. Total	1485		\$1,200.00	\$1,200.00	\$1,200.00	\$0.00	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Moving to Work Demonstration	Moving to Work Demonstration Mod. For Moving to Work Total	1498		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Relocation	Relocation Costs HA-Wide Relocation Total	1495		\$2,813.01	\$2,813.01	\$2,813.01	\$2,813.01	Decrease due to funds funged with CGP 708.
HA-Wide Mod. For Development	Mod. For Development Mod. For Development Total	1498		\$925,204.11	\$925,204.11	\$925,204.11	\$0.00	Decrease due to funds funged with CFP 501-02, 501-03, 501-04 and 501-05.
HA1-03 Mayor Wright Homes Roof, Solar, Paint	Site Improvement:	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Structures:	1460		\$380,487.65	\$380,487.65	\$380,487.65	\$0.00	
	Dwelling Equipment - Nonexpendable	1465		\$123,396.00	\$123,396.00	\$123,396.00	\$0.00	
	Nondwelling Structure	1470		\$5,717.90	\$5,717.90	\$5,717.90	\$0.00	
	Mayor Wright Homes Total			\$509,601.55	\$509,601.55	\$509,601.55	\$0.00	
HA 1-05 Kalihi Valley	Site:	1450		\$19,497.80	\$19,497.80	\$19,497.80	\$5,750.00	

Capital Fund Programs Table

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Homes Phase 1	Roads/Parking Areas, Concrete walkways, Fencing/Retaining walls, Ground work, Onsite infrastructure, Landscaping Dwelling Structures: Roofing, Heating/cooling systems, Exterior structural work, Waterproofing/coating, Walkways/Lanais, Exterior Stairs, Electrical systems, Mechanical Systems, Termite control, Doors, Windows, Accessibility Work, Kitchen work, Flooring, Bathroom work, Hazard	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Demolition	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	Kalihi Valley Homes Phase 1 Total			\$19,497.80	\$19,497.80	\$19,497.80	\$5,750.00	Kalihi Valley Homes Phase 2 in construction phase
HA 1-05 Kalihi Valley Homes Phase 2	Site: Roads/Parking Areas, Concrete walkways, Fencing/Retaining walls, Ground work, Onsite infrastructure, Landscaping	1450		\$1,681,000.54	\$1,681,000.54	\$1,681,000.54	\$0.00	
	Dwelling Structures:	1460		\$4,268,299.83	\$4,268,299.83	\$4,268,299.83	\$0.00	Increase in site, dwelling, dwelling equipment and non-dwelling structures due to funds funged with CFP 501-03 and

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Roofing, Heating/cooling systems, Exterior structural work, Waterproofing/coating, Walkways/Lanais, Exterior Stairs, Electrical systems, Mechanical Systems, Termite control, Doors, Windows, Accessibility Work, Kitchen work, Flooring, Bathroom work, Hazard							excess funds reprogrammed from Maili 1.
	Dwelling Equipment	1465		\$60,474.85	\$60,474.85	\$60,474.85	\$0.00	
	Nondwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment	1475		\$47,826.92	\$47,826.92	\$47,826.92	\$0.00	
	Demolition	1485		\$1,200.00	\$1,200.00	\$1,200.00	\$0.00	
	Kalihi Valley Homes Phase 2 Total			\$6,058,802.14	\$6,058,802.14	\$6,058,802.14	\$0.00	Kalihi Valley Homes Phase 2 in construction phase
HA 1-05 Kalihi Valley Homes Phase 3	Site:	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Roads/Parking Areas, Concrete walkways, Fencing/Retaining walls, Ground work, Onsite infrastructure, Landscaping							
	Dwelling Structures:	1460		\$0.00	\$0.00	\$0.00	\$0.00	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Roofing, Heating/cooling systems, Exterior structural work, Waterproofing/coating, Walkways/Lanais, Exterior Stairs, Electrical systems, Mechanical Systems, Termite control, Doors, Windows, Accessibility Work, Kitchen work, Flooring, Bathroom work, Hazard Dwelling Equipment Nondwelling Equipment	1465 1475		\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Kalihi Valley Homes Phase 3 is in the design phase.
	Kalihi Valley Homes Phase 3 Total			\$0.00	\$0.00	\$0.00	\$0.00	
HA 1-33 Maili I	Site: Roads/Parking Areas, Concrete walkways, Fencing/Retaining walls, Ground work, Onsite infrastructure, Site Lighting, Landscaping Dwelling Structures: Roofing, Heating/cooling systems, Exterior structural work, Waterproofing/coating, Electrical systems, Termite control, Doors, Windows, Kitchen work, Flooring, Bathroom work, Hazardous Material Abatement	1450 1460		\$327,867.23 \$676,543.41	\$327,867.23 \$676,543.41	\$327,867.23 \$676,543.41	\$3,639.15 \$216,284.88	

Capital Fund Programs Table

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Dwelling Equipment	1465		\$43,961.00	\$43,961.00	\$43,961.00	\$0.00	
	Nondwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	Mali I Total			\$1,048,371.64	\$1,048,371.64	\$1,048,371.64	\$219,924.03	
HA 1-56 Kauhale Nani	Site:	1450		\$0.00	\$0.00	\$0.00	\$0.00	Decrease in site, dwelling, dwelling equipment and non-dwelling structures is due to funds funged with CGP 708.
	Roads/Parking Areas, Concrete walkways, Fencing/Retaining walls, Onsite infrastructure, Electrical distribution system, Site lighting, Landscaping							
	Dwelling Structures:	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Roofing, Heating/Cooling systems, Exterior structural work, Waterproofing/Coating, Walkways/Lanais, Exterior stairs, Electrical systems, Mechanical systems, Doors, Building miscellaneous, Kitchen work, Flooring, Bathroom work, Hazardous material abatement							
	Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Structures	1470		\$1,453.97	\$1,453.97	\$1,453.97	\$1,453.97	
	Nondwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	Kauhale Nani Total			\$1,453.97	\$1,453.97	\$1,453.97	\$1,453.97	Kauhale Nani work is 83% complete

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-57 Waimaha-Sunflower Phase 2	Site: Roads/Parking Areas, Concrete walkways, Fencing/Retaining walls, Onsite infrastructure, Electrical distribution system, Site lighting, Landscaping, Miscellaneous site work	1450		\$111,237.10	\$111,237.10	\$111,237.10	\$0.00	Waimaha-Sunflower Phase 2 is 21% complete.
	Dwelling Structures: Roofing, Heating/Cooling systems, Exterior structural work, Waterproofing/Coating, Walkways/Lanais, Exterior stairs, Electrical systems, Resident protection, Mechanical systems, Doors, Windows, Accessibility work, Kitchen work, Flooring, Bathroom work, Ha	1460		\$916,933.67	\$916,933.67	\$916,933.67	\$0.00	
	Dwelling Equipment	1465		\$65,664.41	\$65,664.41	\$65,664.41	\$0.00	
	Nondwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment	1475		\$189,423.00	\$189,423.00	\$189,423.00	\$0.00	
Waimaha-Sunflower Phase 2 Total				\$1,283,258.18	\$1,283,258.18	\$1,283,258.18	\$0.00	
HA 1-57 Waimaha-Sunflower Phase 3	Site: Roads/Parking Areas, Concrete walkways, Fencing/Retaining walls, Onsite infrastructure, Electrical distribution system, Site lighting, Landscaping, Miscellaneous site work	1450		\$219,770.55	\$219,770.55	\$219,770.55	\$0.00	Waimaha-Sunflower Phase 3 is 8% complete

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Dwelling Structures: Roofing, Heating/Cooling systems, Exterior structural work, Waterproofing/Coating, Walkways/Lanais, Exterior stairs, Electrical systems, Resident protection, Mechanical systems, Doors, Windows, Accessibility work, Kitchen work, Flooring, Bathroom work, Ha	1460		\$1,159,182.67	\$1,159,182.67	\$1,159,182.67	\$0.00	
	Dwelling Equipment	1465		\$14,546.00	\$14,546.00	\$14,546.00	\$0.00	
	Nondwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	Waimaha-Sunflower Phase 3 Total			\$1,393,499.22	\$1,393,499.22	\$1,393,499.22	\$0.00	
HA1-08 Palolo Valley Homes	Dwelling Structure Roofing	1460		\$0	\$0	\$0	\$0	
HA 1-38 Waipahu I	Site Improvement	1450		\$0	\$0	\$0	\$0	
	Dwelling Structures	1460		\$0	\$0	\$0	\$0	
HA 1-44 Piilani Homes	Dwelling Structures	1450		\$0	\$0	\$0	\$0	
	Nondwelling Structures	1460		\$0	\$0	\$0	\$0	
HA 1-52 Hale Olaloa CMS 00-26	Site Improvement	1450		\$0	\$0	\$0	\$0	
	Dwelling Structures	1460		\$0	\$0	\$0	\$0	
	Dwelling Equipment	1465		\$0	\$0	\$0	\$0	
	Nondwelling Structures	1470		\$0	\$0	\$0	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-52 Hale Olaloa CMS 01-11	Site Improvement Dwelling Structures Dwelling Equipment Nondwelling Structures	1450 1460 1465 1470		\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	
HA 1-57 Waimaha / Sunflower Ph. 1	Site Improvement Dwelling Structures Dwelling Equipment Nondwelling Structures	1450 1460 1465 1470		\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	
Grand Total				\$15,579,774.00	\$15,579,774.00	\$15,579,774.00	\$1,805,532.42	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII			Grant Type and Number Capital Fund Program Grant No: HI08P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (September 30, 2002)			All Funds Expended (September 30, 2004)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA-WIDE Mgmt. Imprvmnts.	11/15/02	9/30/02		11/15/04	9/30/04			
HA-WIDE Administration	11/15/02	9/30/02		11/15/04	9/30/04			
HA-WIDE Audit	11/15/02	9/30/02		11/15/04	9/30/04			
HA-WIDE Fees & Costs	11/15/02	9/30/02		11/15/04	9/30/04			
HA-WIDE Demolition	11/15/02	9/30/02		11/15/04	9/30/04			
HA-WIDE Relocation Expenses	11/15/02	9/30/02		11/15/04	9/30/04			
HA 1-03 Mayor Wright Homes Roof, Solar, Paint	11/15/02	9/30/02		11/15/04	9/30/04			
Mod For Development HA-104 Lanakila Homes	11/15/02	9/30/02	9/5/01 - D; 12/30/02 - C	11/15/04	9/30/04			
HA 1-05 Kalihi Valley Homes Phase 1	11/15/02	9/30/02	9/29/00	11/15/04	9/30/04	10/7/02		
HA 1-05 Kalihi Valley Homes Phase 2	11/15/02	9/30/02	6/26/02	11/15/04	9/30/04			

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII			Grant Type and Number Capital Fund Program Grant No: HI08P00150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (September 30, 2002)			All Funds Expended (September 30, 2004)			Reasons for Revised Target Dates
HA 1-33 Mali I	11/15/02	9/30/02		11/15/04	9/30/04		
HA 1-56 Kauhale Nani	11/15/02	12/31/01		11/15/04	12/31/01		
HA 1-57 Waimaha-Sunflower Phase 2	11/15/02	9/30/02		11/15/04	9/30/04		
HA 1-57 Waimaha-Sunflower Phase 3	11/15/02	9/30/02		11/15/04	9/30/04		

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing and Community Development Corporation of Hawaii	Grant Type and Number Capital Fund Program Grant No: HI08P00150101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2002		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$1,580,948.00	\$2,350,853.05	\$0.00	\$0.00
3	1408 Management Improvements Soft Costs/Hard Costs	\$611,114.00	\$611,114.00	\$350,000.00	\$0.00
4	1410 Administration	\$747,251.00	\$747,251.00	\$0.00	\$0.00
5	1411 Audit	\$2,600.00	\$2,600.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$1,095,558.00	\$483,134.24	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$1,907,715.00	\$395,988.67	\$395,988.67	\$0.00
10	1460 Dwelling Structures	\$8,693,736.00	\$5,349,142.72	\$5,349,142.72	\$0.00
11	1465 Dwelling Equipment - Nonexpendable	\$208,605.00	\$260,727.00	\$260,727.00	\$0.00
12	1470 Nondwelling Structures	\$141,163.00	\$16,297.86	\$16,297.86	\$0.00
13	1475 Nondwelling Equipment	\$27,497.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$187,200.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495 Relocation Costs	\$181,555.00	\$181,555.00	\$0.00	\$0.00
18	1499 Development Activities	\$424,535.00	\$5,410,813.46	\$5,410,813.46	\$0.00
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	\$15,809,477.00	\$15,809,477.00	\$11,782,969.71	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of Line 20 Related to Security -Soft	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security- Hard	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy	\$0.00	\$0.00	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Operations	Operations HA-Wide Operations Total		1406		\$1,580,948	\$2,350,853	\$0	\$0	
HA-Wide Mgmt. Improvements	Improve mgmt deficiencies in PHAS Upgrade HA computer program to address new PHAS requirements Economic Development HA-Wide Mgmt. Impr. Total		1408		\$611,114	\$611,114	\$350,000	\$0	
HA-Wide Admin.	Non-Tech Salaries (1410.01) Tech Salaries (1410.02) Fringe Benefits (1410.09) Travel (1410.10) Sundry (1410.19) HA-Wide Admin. Total		1410		\$107,008 \$463,739 \$171,224 \$1,280 \$4,000 \$747,251	\$747,251	\$0	\$0	
HA-Wide Audit	Audit Costs HA-Wide Audit Total		1411		\$2,600	\$2,600	\$0	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
HA-Wide Fees and Costs	A&E Services (1430.01)				\$920,000			
	Inspection Costs (1430.07)				\$139,838			
	Travel (1430.19)				\$0			
	Sundry (1430.19)				\$35,720			
	HA-Wide Fees and Costs Total		1430		\$1,095,558	\$483,134	\$0	\$0
HA-Wide	Non-Routine Vacancy Prep		1460		\$0	\$0	\$0	\$0
	Non-Routine PM Repairs		1460		\$0	\$0	\$0	\$0
	Appliances		1465		\$0	\$0	\$0	\$0
	Vehicle Replacement		1475		\$0	\$0	\$0	\$0
	Demolition (Kalihi Valley Homes & Waimaha/Sunflower)		1485		\$187,200	\$0	\$0	\$0
	Relocation Expenses (\$1500/unit and applicable staff time for coordination)		1495		\$181,555	\$181,555	\$0	\$0
	Development Activities		1499		\$424,535	\$5,410,813	\$5,410,813	\$0
	Lanakila Homes Phase 2							
HA-Wide Totals				\$793,290	\$5,592,368	\$5,410,813	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
HA 1-33 Maili I	Site: Fencing/Retaining Walls, Ground work, Onsite infrastructure, Landscaping		1450	Site	\$171,220	\$214,067	\$214,067	\$0	Decrease in site, dwelling, dwelling equipment, non-dwelling structures, and non-dwelling equipment is due to funds funged with CFP 501-03.
	Dwelling Structures: Roofing, Exterior structural work, Waterproofing/coating, Electrical systems, Termite control, Doors, Windows, Kitchen work, Flooring, Bathroom work, Hazardous Material Abatement		1460	None	\$578,240	\$1,143,667	\$1,143,667	\$0	
	Dwelling Equipment		1465		\$8,986	\$10,727	\$10,727	\$0	
	Nondwelling Structures:		1470		\$13,964	\$0	\$0	\$0	
	Nondwelling Equipment		1475		\$7,590	\$0	\$0	\$0	
	Maili I Total				\$780,000	\$1,368,461	\$1,368,461	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-57 Waimaha/ Sunflower Phase 2	Site: Roads/Parking Areas, Concrete walkways, Fencing/retaining walls, Onsite infrastructure, Electrical distribution system, Landscaping		1450	Site	\$0	\$0	\$0	\$0	
	Dwelling Structures: Roofing, Heating/cooling systems, Exterior structural work, Waterproofing/coating, Walkways/lanais, Exterior stairs, Electrical systems, Resident protection, Mechanical systems, Termite control, Doors, Windows, Accessibility work, Kitchen work, Flooring,		1460	2 Bldgs 48 Units	\$0	\$1,244,617	\$1,244,617	\$0	
	Dwelling Equipment		1465	48 Units	\$0	\$0	\$0	\$0	
	Nondwelling Structures:		1470		\$0	\$0	\$0	\$0	
	Nondwelling Equipment		1475		\$0	\$0	\$0	\$0	
	Waimaha/Sunflower Phase 2 Total				\$0	\$1,244,617	\$1,244,617	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
HA 1-57 Waimaha/ Sunflower Phase 3	Site: Roads/Parking Areas, Concrete walkways, Fencing/retaining walls, Onsite infrastructure, Electrical distribution system, Landscaping		1450	Site	\$371,452	\$181,921	\$181,921	\$0	Waimaha-Sunflower Phase 3
	Dwelling Structures: Roofing, Heating/cooling systems, Exterior structural work, Waterproofing/coating, Walkways/lanais, Exterior stairs, Electrical systems, Resident protection, Mechanical systems, Termite control, Doors, Windows, Accessibility work, Kitchen work, Flooring,		1460	2 Bldgs 48 Units	\$3,233,427	\$2,960,858	\$2,960,858	\$0	
	Dwelling Equipment		1465	48 Units	\$69,543	\$250,000	\$250,000	\$0	
	Nondwelling Structures:		1470		\$14,865	\$0	\$0	\$0	
	Nondwelling Equipment		1475		\$6,713	\$0	\$0	\$0	
Waimaha/Sunflower Phase 3 Total					\$3,696,000	\$3,392,780	\$3,392,780	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA1-56 Kauhale Nani	Site Improvement Roads/Parking Areas, Concrete walkways, Fencing/retaining walls, Onsite infrastructure, Electrical distribution system, Landscaping		1450		\$0	\$0	\$0	\$0	
	Dwelling Structures Roofing, Heating/cooling systems, Exterior structural work, Waterproofing/coating, Walkways/lanais, Exterior stairs, Electrical systems, Resident protection, Mechanical systems, Termite control, Doors, Windows, Accessibility work, Kitchen work, Floorin		1460		\$0	\$0	\$0	\$0	
	Dwelling Equipment		1465		\$0	\$0	\$0	\$0	
	Nondwelling Structures Kauhale Nani		1470		\$0	\$16,298	\$16,298	\$16,298	
					\$0	\$16,298	\$16,298	\$16,298	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-05 Kalihi Valley Homes Phase 3	Site: Roads/Parking Areas, Concrete walkways, Exterior stairs/steps, Fencing/retaining walls, Ground work, Onsite infrastructure, Landscaping		1450	Site	\$1,122,131	\$0	\$0	\$0	Kalihi Valley Phase 3 is in the design phase.
	Dwelling Structures: Roofing, Heating/cooling systems, Exterior structural, Waterproofing/coating, Walkways/lanais, Exterior stairs, Electrical systems, Mechanical systems, Termite control, Doors, Windows, Accessibility work, Interior stairs, Flooring, Bathroom work, Hazardou		1460	5 Bldgs 45 Units	\$4,159,058	\$0	\$0	\$0	
	Dwelling Equipment		1465	45 Units	\$106,636	\$0	\$0	\$0	
	Nondwelling Equipment:		1475		\$12,175	\$0	\$0	\$0	
	Kalihi Valley Homes Phase 3 Total				\$5,400,000	\$0	\$0	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-08 Palolo Valley Homes	Site: Accessibility work		1450	Site	\$0	\$0	\$0	\$0	Accessibility work in site, dwelling, dwelling equipment, non-dwelling structures, and non-dwelling equipment Palolo Valley Homes has not started yet.
	Dwelling Structures: Accessibility work		1460	6 Units	\$0	\$0	\$0	\$0	
	Dwelling Equipment		1465	6 Units	\$0	\$0	\$0	\$0	
	Nondwelling Structures		1470		\$0	\$0	\$0	\$0	
	Nondwelling Equipment:		1475		\$0	\$0	\$0	\$0	
	Palolo Valley Homes Total				\$0	\$0	\$0	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-31 Hale Hauoli	Site: Concrete walkways, Fencing/retaining walls, Onsite infrastructure		1450	Site	\$242,912	\$0	\$0	\$0	
	Dwelling Structures: Roofing, Waterproofing/coating, Electrical systems, Resident protection, Doors, Accessibility work, Kitchen work, Flooring, Bathroom work, Hazardous material abatement		1460	None	\$723,011	\$0	\$0	\$0	
	Dwelling Equipment Appliances		1465		\$23,440	\$0	\$0	\$0	
	Nondwelling Structures:		1470		\$112,334	\$0	\$0	\$0	
	Nondwelling Equipment		1475		\$1,019	\$0	\$0	\$0	
	Hale Hauoli Total				\$1,102,716	\$0	\$0	\$0	
HA1-05 Kalihi Valley Homes Ph2 CMS 02-17	Site Improvement:		1450		\$0	\$0	\$0	\$0	
	Dwelling Structures:		1460		\$0	\$0	\$0	\$0	
	Dwelling Equipment - Nonexpendable		1465		\$0	\$0	\$0	\$0	
	Non-dwelling Structures:		1475		\$0	\$0	\$0	\$0	
	Demolition:		1485		\$0	\$0	\$0	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA1-03 Mayor Wright Homes CMS 02-07	Site Improvement: Roof, Solar, Paint		1450		\$0	\$0	\$0	\$0	
	Dwelling Structures:		1460		\$0	\$0	\$0	\$0	
	Dwelling Equipment - Nonexpendable		1465		\$0	\$0	\$0	\$0	
HA1-08 Palolo Valley Homes Roof CMS 01-15	Dwelling Structures:		1460		\$0	\$0	\$0	\$0	
HA1-38 Waipahu I CMS 00-07	Site Improvement		1450		\$0	\$0	\$0	\$0	
	Dwelling Structures:		1460		\$0	\$0	\$0	\$0	
HA1-38 Waipahu I CMS 00-33	Site Improvement		1450		\$0	\$0	\$0	\$0	
	Dwelling Structures		1460		\$0	\$0	\$0	\$0	
	Dwelling Equipment		1465		\$0	\$0	\$0	\$0	
	Nondwelling Structures		1470		\$0	\$0	\$0	\$0	
	Nondwelling Equipment		1475		\$0	\$0	\$0	\$0	
HA1-44 Piilani Homes	Dwelling Structures:		1460		\$0	\$0	\$0	\$0	
	Nondwelling Structures		1470		\$0	\$0	\$0	\$0	
Grand Total					\$15,809,477	\$15,809,477	\$11,782,970	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII			Grant Type and Number Capital Fund Program Grant No: HI08P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (November 15, 2003)			All Funds Expended (November 15, 2005)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA-WIDE Mgmt. Imprvmnts.								
HA-WIDE Administration	11/15/03	6/30/03		11/15/05	6/30/05			
HA-WIDE Audit	11/15/03	6/30/03		11/15/05	6/30/05			
HA-WIDE Fees & Costs	11/15/03	6/30/03		11/15/05	6/30/05			
HA-Wide Demolition	11/15/03	6/30/03		11/15/05	6/30/05			
HA-WIDE Relocation Expenses	11/15/03	6/30/03		11/15/05	6/30/05			
HA 1-05 Kalihi Valley Homes Phase 3	11/15/03	6/30/03		11/15/05	6/30/05			
HA 1-31 Hale Hauoli	11/15/03	6/30/03		11/15/05	6/30/05			
HA 1-33 Maili I	11/15/03	6/30/03		11/15/05	6/30/05			
HA 1-56 Kauhale Nani	11/15/03	6/30/03	6/29/99-D; 10/5/00-C	11/15/05	6/30/05			

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00150101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (November 15, 2003)		All Funds Expended (November 15, 2005)			Reasons for Revised Target Dates	
HA 1-57 Waimaha/Sunflower Phase 2	11/15/03	6/30/03	8/24/00	11/15/05	6/30/05	3/19/02	
HA 1-57 Waimaha/Sunflower Phase 3	11/15/03	6/30/03	6/30/98 - D; 9/13/02 - C	11/15/05	6/30/05		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing and Community Development Corporation of Hawaii	Grant Type and Number Capital Fund Program Grant No: HI08P00150102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: 1)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2002		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0			
2	1406 Operations	\$3,161,895	\$2,968,267	\$0	\$0
3	1408 Management Improvements	\$837,964	\$837,964	\$0	\$0
4	1410 Administration	\$689,263	\$689,263	\$0	\$0
5	1411 Audit	\$3,000	\$3,000	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$159,844	\$159,844	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$660,618	\$559,977	\$0	\$0
10	1460 Dwelling Structures	\$2,990,586	\$3,141,151	\$0	\$0
11	1465 Dwelling Equipment - Nonexpendable	\$77,276	\$49,584	\$0	\$0
12	1470 Nondwelling Structures	\$252,539	\$231,825	\$0	\$0
13	1475 Nondwelling Equipment	\$48,806	\$47,288	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495 Relocation Costs	\$54,000	\$54,000	\$0	\$0
18	1499 Development Activities	\$6,873,686	\$6,099,170	\$0	\$0
19	1502 Contingency	\$0	\$0	\$0	\$0
20	Amount of Annual Grant: (sum of lines 1-19)	\$15,809,477	\$14,841,333	\$0	\$0
21	Amount of line 20 Related to LBP Activities	\$244,295	\$54,005	\$0	\$0
22	Amount of line 20 Related to Section 504	\$1,425,479	\$1,406,418	\$0	\$0
23	Amount of Line 20 Related to Security -Soft	\$0	\$0	\$0	\$0
24	Amount of Line 20 Related to Security- Hard	\$0	\$0	\$0	\$0
25	Amount of Line 20 Related to Energy	\$0	\$0	\$0	\$0
26	Collateralization Expenses or Debt Service	\$0	\$0	\$0	\$0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Operations	Operations HA-Wide Operations Total	1406		\$3,161,895	\$2,968,267	\$0	\$0	
HA-Wide Mgmt. Improvements	Physical Needs Assessment (PNA) 5 Year Plan Update Drug/Crime Prevention Upgrade HA computer program Economic Development Employee Training HA-Wide Mgmt. Impr. Total	1408		\$837,964	\$837,964	\$0	\$0	
HA-Wide Admin.	Non-Tech Salaries (1410.01) Tech Salaries (1410.02) Fringe Benefits (1410.09) Travel (1410.10) Sundry (1410.19) HA-Wide Admin. Total	1410		\$689,263	\$689,263	\$0	\$0	
HA-Wide Audit	Audit Costs HA-Wide Audit Total	1411		\$3,000	\$3,000	\$0	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Fees and Costs	A&E Services (1430.01) Inspection Costs (1430.07) Travel (1430.19) Sundry (1430.19) HA-Wide Fees and Costs Total	1430		\$159,844	\$159,844	\$0	\$0	
HA-Wide	Non-Routine Vacancy Prep Non-Routine PM Repairs Appliances Vehicle Replacement Demolition Relocation Expenses (\$1500/unit and applicable staff time for coordination) Development Activities HA-Wide Totals	1460 1460 1465 1475 1485 1495 1499		\$0 \$0 \$0 \$0 \$0 \$54,000 \$6,873,686 \$6,927,686	\$0 \$0 \$0 \$0 \$0 \$54,000 \$6,099,170 \$6,153,170	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-03 Mayor Wright Homes	Site: Roads/Parking Areas, concrete walkways, exterior stairs/steps, fencing/retaining walls, ground work, onsite infrastructure, electrical distribution system, site lighting, landscaping	1450	12 Units	\$100,641	\$0	\$0	\$0	
	Dwelling Structures: Roofing, heating/cooling systems, exterior structural work, waterproofing/coating, walkways/lanais, exterior stairs, electrical systems, resident protection, doors, windows, accessibility work, kitchen work, utilities, bathroom work, hazardous material ab	1460	12 Units	\$1,204,486	\$0	\$0	\$0	
	Dwelling Equipment	1465	12 Units	\$27,692	\$0	\$0	\$0	
	Nondwelling Structures	1470		\$20,714	\$0	\$0	\$0	
	Nondwelling Equipment:	1475		\$1,518	\$0	\$0	\$0	
Mayor Wright Homes Total				\$1,355,051	\$0	\$0	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-05 Kalihi Valley Homes Phase 3	Dwelling Roofing, Heating/cooling systems, Exterior structural, Waterproofing/coating, Walkways/lanais, Exterior stairs, Electrical systems, Mechanical systems, Termite control, Doors, Windows, Accessibility work, Interior stairs, Flooring, Bathroom work, Hazardou	1460	5 Bldgs 45 Units	\$0	\$1,355,051	\$0	\$0	
	Kalihi Valley Homes Phase 3 Total			\$0	\$1,355,051	\$0	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-33 Maili I	Site: Roads/Parking Areas, concrete walkways, fencing/retaining walls, ground work, onsite infrastructure, electrical distribution system, site lighting, landscaping	1450	Site	\$281,488	\$281,488	\$0	\$0	
	Dwelling Structures: Roofing, heating/cooling systems, exterior structural work, waterproofing/coating, walkways, lanais, electrical systems, resident protection, mechanical systems, termite control, doors, windows, accessibility work, kitchen work, flooring, utilities, bath	1460	8 Units	\$950,633	\$950,633	\$0	\$0	
	Dwelling Equipment	1465	8 Units	\$14,773	\$14,773	\$0	\$0	
	Nondwelling Structures:	1470		\$22,958	\$22,958	\$0	\$0	
	Nondwelling Equipment	1475		\$12,477	\$12,477	\$0	\$0	
	Maili I Total			\$1,282,329	\$1,282,329	\$0	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing and Community Development Corporation of Hawaii		Capital Fund Program Grant No:		HI08P00150102		2002		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-46 Makamae	Site: Accessibility work	1450	Site	\$121,839	\$121,839	\$0	\$0	
	Dwelling Structures: Accessibility Work	1460	7 Units	\$365,517	\$365,517	\$0	\$0	
	Dwelling Equipment	1465	7 Units	\$15,230	\$15,230	\$0	\$0	
	Nondwelling Structures:	1470		\$91,379	\$91,379	\$0	\$0	
	Nondwelling Equipment	1475		\$15,230	\$15,230	\$0	\$0	
	Makamae Total				\$609,195	\$609,195	\$0	\$0
HA 1-47 Pumehana	Site: Accessibility work	1450	Site	\$121,839	\$121,839	\$0	\$0	
	Dwelling Structures: Accessibility Work	1460	7 Units	\$365,517	\$365,517	\$0	\$0	
	Dwelling Equipment	1465	7 Units	\$15,230	\$15,230	\$0	\$0	
	Nondwelling Structures:	1470		\$91,379	\$91,379	\$0	\$0	
	Nondwelling Equipment	1475		\$15,230	\$15,230	\$0	\$0	
	Pumehana Total				\$609,195	\$609,195	\$0	\$0

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA 1-66 Salt Lake	Site: Accessibility work	1450	Site	\$34,811	\$34,811	\$0	\$0	
	Dwelling Structures: Accessibility Work	1460	2 Units	\$104,433	\$104,433	\$0	\$0	
	Dwelling Equipment	1465	2 Units	\$4,351	\$4,351	\$0	\$0	
	Nondwelling Structures:	1470		\$26,109	\$26,109	\$0	\$0	
	Nondwelling Equipment	1475		\$4,351	\$4,351	\$0	\$0	
	Salt Lake Total				\$174,055	\$174,055	\$0	\$0
HA1-03	Site Improvement:	1450		\$0	\$0	\$0	\$0	
Mayor Wright	Dwelling Structures:	1460		\$0	\$0	\$0	\$0	
Homes Roof, Solar, Paint	Dwelling Equipment - Nonexpendable Nondwelling Structure	1465 1470		\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
HA1-38	Site Improvement	1450		\$0	\$0	\$0	\$0	
Waipahu I	Dwelling Structures:	1460		\$0	\$0	\$0	\$0	
HA1-44	Dwelling Structures:	1460		\$0	\$0	\$0	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
Piilani Homes	Nondwelling Structures	1470		\$0	\$0	\$0	
HA1-52	Site Improvement	1450		\$0	\$0	\$0	
Hale Olaloa	Dwelling Structures	1460		\$0	\$0	\$0	
CMS00-26 Ph1	Dwelling Equipment	1465		\$0	\$0	\$0	
	Nondwelling Structures	1470		\$0	\$0	\$0	
HA1-52	Site Improvement	1450		\$0	\$0	\$0	
Hale Olaloa	Dwelling Structures	1460		\$0	\$0	\$0	
CMS01-11 Ph2	Dwelling Equipment	1465		\$0	\$0	\$0	
	Nondwelling Structures	1470		\$0	\$0	\$0	
HA1-56	Site Improvement	1450		\$0	\$0	\$0	
Kauhale Nani	Dwelling Structures	1460		\$0	\$0	\$0	
	Dwelling Equipment	1465		\$0	\$0	\$0	
	Nondwelling Structures	1470		\$0	\$0	\$0	
HA1-57	Site Improvement	1450		\$0	\$0	\$0	
Waimaha/	Dwelling Structures	1460		\$0	\$0	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: HI08P00150102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Sunflower Ph.2	Dwelling Equipment	1465		\$0	\$0	\$0	\$0	
	Non-dwelling Structures	1470		\$0	\$0	\$0	\$0	
HA1-57	Site Improvement	1450		\$0	\$0	\$0	\$0	
Waimaha /	Dwelling Structures	1460		\$0	\$0	\$0	\$0	
Sunflower Ph3	Dwelling Equipment	1465		\$0	\$0	\$0	\$0	
	Non-dwelling Structures	1470		\$0	\$0	\$0	\$0	
Grand Total				\$15,809,477	\$14,841,333	\$0	\$0	

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII			Grant Type and Number Capital Fund Program Grant No: HI08P00150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (September 30, 2004)			All Funds Expended (September 30, 2006)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA-WIDE Mgmt. Imprvmnts.	9/30/04			9/30/06				
HA-WIDE Administration	9/30/04			9/30/06				
HA-WIDE Audit	9/30/04			9/30/06				
HA-WIDE Fees & Costs	9/30/04			9/30/06				
HA-WIDE Non-Dwelling Equip.	9/30/04			9/30/06				
HA-WIDE Relocation	9/30/04			9/30/06				
HA 1-04 Lanakila Homes (Mod for Dev)	9/30/04			9/30/06				
HA 1-03 Mayor Wright Homes	9/30/04			9/30/06				
HA 1-05 Kalihi Valley Homes Phase 1	9/30/04			9/30/06				
HA 1-05 Kalihi Valley Homes Phase 2	9/30/04			9/30/06				

Capital Fund Programs Table

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Grant Type and Number Capital Fund Program Grant No: HI08P00150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (September 30, 2004)			All Funds Expended (September 30, 2006)			Reasons for Revised Target Dates
HA 1-08 Palolo Valley Homes	9/30/04			9/30/06			
HA 1-30 Koolau Village	9/30/04			9/30/06			
HA 1-33 Maili I	9/30/04			9/30/06			
HA 1-38 Waipahu I	9/30/04			9/30/06			
HA 1-39 Waipahu II	9/30/04			9/30/06			
HA 1-44 Piilani Homes	9/30/04			9/30/06			
HA 1-52 Hale Olaloa	9/30/04			9/30/06			
HA 1-56 Kauhale Nani	9/30/04			9/30/06			
HA 1-57 Waimaha/Sunflower	9/30/04			9/30/06			

Capital Fund Programs Table

February 12, 2003

HSG. & COMM. DEV. CORP.
CORPORATION OF HAWAII

2003 FEB 13 A 7 18

Robert J. Hall
Acting Executive Director
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Hall,

Aloha and thank you for the opportunity to submit these recommendations from the Resident Advisory Board to the Housing and Community Development Corporation of Hawaii's Annual and Five Year Plan.

The Resident Advisory Board has worked very hard meeting with your staff since September 2002. We expect that you and your Board of Directors will give our recommendations the consideration that it deserves. The Resident Advisory Board respectfully request that HCDCH provide written responses and regular updates to the RAB. We know that there will probably always be areas of disagreement between the RAB's recommendations and HCDCH's responses. However, if HCDCH commits to implementing some activity, the RAB would like a quarterly update on the progress of that activity. If HCDCH disagrees with a RAB comment, we would like to see the analysis that was used in that decision.

In addition, we request that you let the HCDCH Board of Directors know that the work that we are doing must continue. The Resident Advisory Board has worked hard to sit at the table as equals with the staff and want to see our work continue. We are committed to working collaboratively with you and appreciate the resources that the HCDCH has budgeted to see this process through.

Our final major request is that we would like to see the Property Management and Maintenance Branch and Managers become more involved in the planning process and the Resident Advisory Board meetings. After all, the Annual and Five-Year Plan mainly cover public housing.

We would like to thank you and your staff, mainly the Resident Services Section for meeting with us, coordinating the packets, meals, and transportation for the RAB, and taking minutes. We hope you continue to provide the budget for these important activities.

If you have any questions, please call me at the Pu'u Hale O' Nanakuli Community Center at 668-8592. Thank you for your support.

Sincerely,


Monique Ocampo
Chairperson, Resident Advisory Board

Resident Advisory Board Comments on PHA Five-Year and Annual Plan

General PHA Plan

The RAB recommends that the Management staff shall be provided a copy of the meeting minutes. The RAB minutes contain information that the Managers should know or includes issues that the Managers should be aware of.

The RAB recommends that maintenance staff and managers from federal public housing must attend RAB meetings.

RAB recommends that HCDCH provide technical assistance in forming section 8 associations.

Section 1: Housing Needs

No recommendations.

Section 2: Financial Resources

The RAB recommends that HCDCH should not use any of the Capital Funds budgeted for modernization or construction to pay for the \$2.0 million HUD assessment. The RAB is concerned that projects currently being remodernized such as Lanakila, Laili, Waimaha-Sunflower, and Kalihi Valley Homes should not stop or be affected by the \$2.0 million HUD assessment. The RAB also recommends that HCDCH provide the RAB the chance to comment on which projects are chosen for remodernization. Additionally, the RAB recommends that HCDCH include a resident in all of the planning meetings from the project selected for remodernization as chosen by their resident association.

Section 3: Policies on Eligibility, Selection and Admissions

The RAB recommends that HCDCH should identify ways to inform residents who don't speak English well about the lease requirements. The RAB also recommends that HCDCH develop a handbook that residents can refer to that is easy to read and understand by June 30, 2003.

The RAB recommends that HCDCH consider ways to assist single persons with housing. It is difficult for young single adults to find housing and they are not eligible for family public housing projects.

The RAB recommends that HCDCH look for ways to help families with getting a one-time transferable security deposit for a section 8 unit. HCDCH could work with tax-exempt charitable organizations such as the Salvation Army and Catholic Charities. Coming up with the security deposit is more of a problem than landlord's not wanting to take a section 8 family.

Section 4: Rent Determination Policies

The RAB recommends that HCDCH shall and must insure that the process of calculating a resident's rent is completed on a timely basis to avoid a resident having to pay back rent.

The RAB recommends that HCDCH/Management staff (Managers must mandatory) aggressively inform the public housing families of the earned income disregard policy and hardship waiver in the handbook and during annual reexaminations. HCDCH should refer to 24 CFR 903.

Section 5: Operations and Management Policies

The RAB recommends that HCDCH address the need for after hours in-house managers or maintenance personnel. The hiring selection committee should consist of 1 person from HCDCH, 1 person from the RAB and 1 member of the resident association. The applicant for the position must be an established resident and be required to live at that project.

The RAB requests that HCDCH look at the following situations and report back to the RAB about burnt out street lights and drainage problems at Nanakuli Homes and Kauhokalani, and parking lot lights at Wahiawa Terrace.

The RAB recommends that HCDCH conduct a yearly assessment to improve common area maintenance in a timely manner. The RAB recommends that HCDCH set up a tamper-proof suggestion box outside the manager's office that is collected by PMMB staff.

The RAB recommends that HCDCH managers and private management staff rotate projects every 3-4 years (within their own company or agency). This will help reduce favoritism by management for certain families.

The RAB recommends that HCDCH adopt policies that disallow nepotism in management staff and management agencies.

Section 6: Grievance Procedures

See handbook recommendation in section 3.

The RAB recommends that Managers inform those persons who are in the process of a grievance of the grievance procedures.

Section 7: Capital Improvement Needs

The RAB requests that HCDCH look at the following situations and report back to the RAB on the status of these concerns:

- i. Light bulbs purchased from Mexico for the Ko'olau playground are taking a long time to get here. The RAB recommends that HCDCH work with suppliers and contractors that can access supplies locally or in more timely manner.

- ii. Project repairs at Ka'ahumanu were done with supplies left over from another housing authority's project. When this happens, maintenance can't order supplies to repair damaged facilities such as screens, windows, and floor tiles.
- iii. Hui O' Hanamaulu needs parking lot lights.
- iv. Ka'ahumanu Homes needs a safety implementation of the playground equipment.

Section 8: Demolition and Disposition

No recommendations.

Section 9: Designation of Housing

The RAB recommends that HCDCH establish non-mandatory segregated senior citizen housing. Senior residents and young disabled residents have different lifestyles that often cause problems between the two groups.

Section 10: Conversion of Public Housing

No recommendations.

Section 11: Homeownership

The RAB recommends that HCDCH clarify the informational material on the section 8 homeownership program so that it accurately states that individuals and families can apply for the program.

The RAB recommends that HCDCH continue to implement the section 8 homeownership program and also re-open up the program to new applicants again, including eligible public housing applicants.

The RAB recommends that HCDCH reduce the eligibility requirements to delete or reduce the requirement for potential homeowners to be employed full-time (30 hours or more) for one year.

Section 12: Community Service Programs

The RAB recommends that HCDCH offer the Family Self-Sufficiency Program to families in public housing. The RAB also recommends that HCDCH continue to offer the FSS orientation at the project sites.

The RAB recommends that HCDCH develop a process to verify a person's disability when they are using that disability to gain exemption from the Community Service Requirement, when it becomes effective or under any HOPE VI project.

The RAB recommends that HCDCH coordinate the Community Services Program with the Department of Human Services to ensure that residents don't have to do twice the community service under the First-To-Work Program and HUD's Community Services Requirement.

The RAB recommends that HCDCH provide "Chore Giver" training for elderly and disabled residents living in public housing before the annual inspections. HCDCH could train other residents to help the elderly and disabled to prepare their units for inspections.

Section 13: Crime and Safety

The RAB recommends that HCDCH obtain and/or identify funds that can be used to assist section 8 tenants to organize neighborhood watch programs.

Section 14: Pets

The RAB recommends that the Pet Policy should clearly state what the \$5 monthly fee will be used for.

Section 15: Civil Rights Certification

No recommendations.

Section 16: Audit

No recommendations.

Section 17: Asset Management

No recommendations.

Section 18: Other Information

The RAB recommends that the selection of the resident representative for the Housing and Community Development Corporation of Hawaii Board of Directors be made in compliance with the Public Housing Reform Act and be elected by the Resident Advisory Board.

The RAB recommends that the new Executive Director and his/her staff continue to work with the RAB to craft the Five-Year and Annual Plan.

Section 19: Definition of "Substantial Deviation"

No recommendations.

HCDCH FY 2003 PHA 5-Year and Annual Plans

Responses to Comments from the Resident Advisory Board and Statewide Public Hearings

General PHA Plan

The RAB recommends that the Management staff shall be provided a copy of the meeting minutes. The RAB minutes contain information that the Managers should know or includes issues that the Managers should be aware of.

Response: *HCDCH agrees and will ensure that all managers receive copies of the meeting minutes from the RAB meetings. In addition, any major policy issues or concerns will be discussed during the Managers' Meeting.*

The RAB recommends that maintenance staff and managers from federal public housing must attend RAB meetings.

Response: *HCDCH always encourages the continued dialog and collaboration between the resident association and the project's Management Staff on a regular basis. However, HCDCH does not support the RAB's recommendation requiring unit maintenance and management staff to attend the RAB meetings. PMMB does have quarterly Managers' Meeting with unit managers and will dedicate a portion of the meeting where the RAB can have a dialogue with the managers. PMMB will work with the Resident Services Section to work out details on RAB attendees, agenda topics, etc.*

RAB recommends that HCDCH provide technical assistance in forming Section 8 Associations.

Response: *As Section 8 tenant-based housing units may not necessarily located near one another, forming an association would be logistically impossible to accomplish. However, HCDCH will work with the RAB to create ways to communicate and gain input from a larger group of Section 8 participants.*

Public Hearing Comment: Recommend that the hearings be held in the morning and evening hours to allow residents who work at night to attend the hearings and in a location that has parking.

Response: *Past attendance records of the public hearings indicates that the early evening affords maximum attendance by the residents as well as the public. However, HCDCH will investigate the possibility of holding the hearings during the morning and evening hours. For the outer island hearing sites, parking is free and is within the housing project complex. For Oahu, street parking in downtown Honolulu hearing site is plentiful and free after 6:00 PM.*

Public Hearing Comment: Not every resident was notified of the public hearing.

Response: *In order to publicize the public hearings, HCDCH published notices in a major newspaper on each island 45 days prior to the hearings. In addition, the notice was posted on the HCDCH Internet site and flyers were issued to each housing administrative office and federal public housing project management unit to post in their offices and bulletins boards. The RAB members were mailed a copy of the hearing notice and asked to get the word out about the public hearing. In addition, the Property Management Branch inserted an Information Notice in the March 2003 Rent Bill to inform residents of the public hearings.*

Section 1: Housing Needs

No recommendations.

Section 2: Financial Resources

The RAB recommends that HCDCH should not use any of the Capital Funds budgeted for modernization or construction to pay for the \$2.0 million HUD assessment. The RAB is concerned that projects currently being remodernized such as Lanakila, Maili, Waimaha-Sunflower, and Kalihi Valley Homes should not stop or be affected by the \$2.0 million HUD assessment. The RAB also recommends that HCDCH provide the RAB the chance to comment on which projects are chosen for remodernization. Additionally, the RAB recommends that HCDCH include a resident in all of the planning meetings from the project selected for remodernization as chosen by their resident association.

Response: *As part of the Corrective Action Order, HUD has directed that monies be set aside to fund an Independent Assessment of HCDCH. Those funds will be earmarked from the Capital Fund Program. A contract has been awarded to IBM for \$1.19 million to conduct a detailed assessment of the management of federal public housing programs and a physical needs assessment of each federal public housing project managed by HCDCH. The coordination process established in the modernization of Kalihi Valley Homes, Lanakila, Maili I, and Waimaha/Sunflower will be continued for projects selected for rehabilitation and/or modernization. Residents and interested parties from the surrounding communities will be invited to participate in the planning process.*

Section 3: Policies on Eligibility, Selection and Admissions

The RAB recommends that HCDCH should identify ways to inform residents who do not speak English well about the lease requirements. The RAB also recommends that HCDCH develop a handbook that residents can refer to that is easy to read and understand by June 30, 2003.

Response: *HCDCH will continue to provide translation services at no cost to the resident upon request. RSS will work with the RAB to research the development of a "resident handbook."*

The RAB recommends that HCDCH consider ways to assist single persons with housing. It is difficult for young single adults to find housing and they are not eligible for family public housing projects.

Response: *HCDCH worked together with residents in developing the current preference policies that provide administrative guidelines that prioritize the order in which applicants become eligible for either Public Housing or Section 8 Housing Choice Vouchers. It further recognizes that "single persons that are elderly and/or disabled have preference over all other single applicant regardless of preference status." Unfortunately, a single person who is not elderly or not disabled has the lowest preference.*

The RAB recommends that HCDCH look for ways to help families with getting a one-time transferable security deposit for a section 8 unit. HCDCH could work with tax-exempt charitable organizations such as the Salvation Army and Catholic Charities. Coming up with the security deposit is more of a problem than landlord's not wanting to take a section 8 family.

Response: *HCDCH will research the possibility of having charitable organizations provide security deposit grants or loans to Section 8 Housing Choice Voucher families searching for housing.*

Public Hearing Comment: It is strongly recommended that HCDCH "open the door to public housing wider" for who have been convicted of crimes and are seeking stability and security as they attempt to succeed outside of prison.

Response: Of prime concern to this agency and HUD is to ensure that residents are provided a healthy, safety, and peaceful living environment. HUD mandates that any person convicted of manufacturing, producing or distributing methamphetamine or subject to lifetime registration requirements under the State of Hawaii sex offender's registration program are ineligible to receive assistance in public housing and Section 8 Housing Choice Voucher Programs. In addition, an applicant's household must not currently or during a three year period preceding when the applicant household would be selected for admission be engaged in any drug-related or violent criminal activity, which would adversely affect healthy, safety, and peaceful environment by residents, the owner, or corporation employees.

Section 4: Rent Determination Policies

The RAB recommends that HCDCH shall and must insure that the process of calculating a resident's rent is completed on a timely basis to avoid a resident having to pay back rent.

Response: HCDCH will continue to educate and supervise the housing specialists to ensure that calculations are done accurately and promptly during annual re-examinations.

The RAB recommends that HCDCH/Management staff (Managers must mandatory) aggressively inform the public housing families of the earned income disregard policy and hardship waiver in the handbook and during annual reexaminations. HCDCH should refer to 24 CFR 903.

Response: The Mandatory Earned Income Disregard (MEID), Minimum Rent (MR), and the Hardship Exemption from the Minimum Rent (HEMR) Informational Notice will be mailed quarterly to each family. Additionally, at each annual examination, the family will be given the opportunity to select the method in which their rent will be calculated (Flat or Income Based Rent). At the resident's request, the HEMR and/or MR can be explained to a family.

Section 5: Operations and Management Policies

The RAB recommends that HCDCH address the need for after hour's in-house managers or maintenance personnel. The hiring selection committee should consist of one person from HCDCH, 1 person from the RAB and 1 member of the resident association. The applicant must be an established resident and for the position must be required to live at that project.

Response: HCDCH will continue to operate under its current after hour emergency telephone number system. Currently, there are no positions available to hire an after-hours, in-house manager, or maintenance person who is receiving federal housing assistance as recommended by the RAB

To create a new position, HCDCH is required by state human resources rules to develop a position description and minimum requirements for employment. In addition, HCDCH must identify the source of funding and obtain the required departmental and executive approvals to create any positions recommended by the RAB.

If or when a position(s) is created, interested persons must first apply and be qualified under the approved position descriptions and minimum requirements. The selection/interview committee is made up of civil service employees normally at the supervisory level. Depending on the type of position, a personal interview is conducted and any necessary tests are completed by each qualified applicant. Then the selection committee makes its selection based on the person who is best qualified to fill the position.

The RAB requests that HCDCH look at the following situations and report back to the RAB about burnt out streetlights and drainage problems at Nanakuli Homes, Wahiawa Terrace, and Kauioakalani, and parking lot lights at Wahiawa Terrace.

Response: HCDCH will investigate the situation being reported by the RAB. The property Manager of the various projects will contact the various resident associations. PMMB will provide a follow-up report to the RAB on or before March 3, 2003. Residents are always encouraged to report these problems directly to the project manager for resolution.

The RAB recommends that HCDCH conduct a yearly assessment to improve common area maintenance in a timely manner. The RAB recommends that HCDCH set up a tamper-proof suggestion box outside the manager's office that is collected by PMMB staff.

Response: An annual assessment of each project is done to the common use areas. We will ask each manager to communicate the results of the assessments to the residents of the project. HCDCH will investigate the possibility of putting a suggestion box at each project and discuss the issue with the residents and resident councils as well as other ways to provide a means for residents to express their ideas on how to improve their communities.

The RAB recommends that HCDCH managers and private management staff rotate projects every 3-4 years (within their own company or agency). This will help reduce favoritism by management for certain families.

Response: HCDCH will research this suggestion. This suggestion does involve several complicated issues, which will require consultation with the public unions and review of the civil service laws for our State employee managed properties. However, this may not be possible with the private contractors who are managing our properties. HCDCH will dialog with the RAB to address their specific needs.

The RAB recommends that HCDCH adopt policies that disallow nepotism in management staff and management agencies.

Response: HCDCH complies with state hiring procedures to include rules governing nepotism. All private contractors, which include HCDCH's private property management companies, are selected through the established state procurement procedures and policies. HCDCH has no control over the private management company's internal hiring practices.

Section 6: Grievance Procedures

See handbook recommendation in section 3.

Response: Please refer to HCDCH's response to the RAB Section 3, Recommendation #1.

The RAB recommends that Managers inform those persons who are in the process of a grievance of the grievance procedures.

Response: During the annual re-examination, each family will be given a copy of the Grievance procedures and provided an explanation of those procedures. In addition, the Grievance Procedures are posted in each management office and made available to anyone upon request.

Section 7: Capital Improvement Needs

The RAB requests that HCDCH look at the following situations and report back to the RAB on the status of these concerns:

- i. Light bulbs purchased from Mexico for the Ko'olau playground are taking a long time to get here. The RAB recommends that HCDCH work with suppliers and contractors that can access supplies locally or in more timely manner.

- ii. Project repairs at Ka’ahumanu were done with supplies left over from another housing authority’s project. When this happens, maintenance cannot order supplies to repair damaged facilities such as screens, windows, and floor tiles.
- iii. Hui O’ Hanamaulu needs parking lot lights.
- iv. Ka’ahumanu Homes needs a safety implementation of the playground equipment.

Response:

- i. *HCDCH acknowledges the RAB’s concern for purchasing products from vendors that deliver goods in a timely manner. We will work with Administrative Services Office to research what can be done within our procurement system to address this concern. HCDCH will investigate further as to when Ko’olau will be receiving and installing the replacement light bulbs. PMMB will provide a follow-up report to the RAB on or before March 3, 2003.*
- ii. *No left over or recycled products were used on the new construction project at Ka’ahumanu. Since procurement policies require the awarding of a purchase contract to the “lowest bidder,” HCDCH has no control if a purchase item is eventually discontinued or modified. However, in those cases, every reasonable effort will be made to find a product that is identical in specifications or that can be safely retrofitted.*
- iii. *Hui O’ Hanamaulu parking and streetlights are on a prioritized deferred maintenance list. With the on-going physical needs assessment of the entire federal public housing stock, a determination will be made on which projects will receive immediate funding and those that will be deferred. HCDCH will begin to dialog with Kauai County about the possibility to install streetlights.*
- iv. *HCDCH will contact the property manager and Resident Association of Ka’ahumanu Homes to clarify what the safety concerns is involving the playground.*

Section 8: Demolition and Disposition

No recommendations.

Section 9: Designation of Housing

The RAB recommends that HCDCH establish non-mandatory segregated senior citizen housing. Senior residents and young disabled residents have different lifestyles that often cause problems between the two groups.

Response: *HCDCH will research into the procedure and requirements to apply for HUD approval to establish segregated senior housing.*

Section 10: Conversion of Public Housing

No recommendations.

Section 11: Homeownership

The RAB recommends that HCDCH clarify the informational material on the section 8 homeownership program so that it accurately states that individuals and families can apply for the program.

Response: Thank you for your suggestion. HCDCH will clarify the informational material to state that families, which include individuals receiving Section 8 rental assistance, will be offered the opportunity to apply to participate in the program.

The RAB recommends that HCDCH continue to implement the section 8 homeownership program and also re-open up the program to new applicants again, including eligible public housing applicants.

Response: HCDCH intends to continue offering the Section 8 Homeownership program. Currently, HCDCH is processing the initial 200 applications from the first offering of the program. It is hoped that the program will again be offered to Section 8 tenant families later this year. Concerning the recommendation to include public housing applicants, HUD does not allow HCDCH to provide assistance to families in public housing under the Section 8 Homeownership Option Program. The program is only directed to tenant-based families who are receiving Section 8 rental assistance.

The RAB recommends that HCDCH reduce the eligibility requirements to delete or reduce the requirement for potential homeowners to be employed full-time (30 hours or more) for one year.

Response: The full-time employment requirement is imposed by HUD. In order to qualify to participate in the program, a person or family must be working a minimum of 30 or more hours. Financial institutions or banks that provide the majority of the financial assistance base their assistance on a regular income and the assurance that the mortgage obligation will be faithfully met.

Section 12: Community Service Programs

The RAB recommends that HCDCH offer the Family Self-Sufficiency Program to families in public housing. The RAB also recommends that HCDCH continue to offer the FSS orientation at the project sites.

Response: Under HCDCH's FSS Action Plan, HCDCH has voluntarily proposed to HUD to serve 25 individuals or families under the Family Self-Sufficiency Program. HCDCH will also continue to conduct the FSS orientation at the project sites.

The RAB recommends that HCDCH develop a process to verify a person's disability when they are using that disability to gain exemption from the Community Service Requirement when it becomes effective or under any HOPE VI project.

Response: HCDCH has the means to verify a person's disability claim such as requiring a person to submit a doctor's certification. HCDCH will ensure that this process complies with the ADA.

The RAB recommends that HCDCH coordinate the Community Services Program with the Department of Human Services to ensure that residents do not have to do twice the community service under the First-To-Work Program and HUD's Community Services Requirement.

Response: HCDCH agrees and has in fact entered into a Memorandum of Agreement with the Department of Human Services to share information on residents participating in the First-To-Work Program to ensure that residents are not asked to do twice the community service.

The RAB recommends that HCDCH provide "Chore Giver" training for elderly and disabled residents living in public housing before the annual inspection. HCDCH could train other residents to help the elderly and disabled to prepare their units for inspection.

Response: HCDCH recently awarded a 3-year contract to Child and Family Services, Honolulu Gerontology Program to provide elderly case management and congregate services at 3 targeted elderly housing sites. HCDCH will continue to pursue resources to establish elderly services statewide.

Public Hearing Comment: Resident should not be forced into involuntary servitude by being forced to comply with Attachment E through force or threat of legal action. Resident should not be forced to work in position, which others are paid to perform such as tutoring and assisting or training in a self-sufficiency program.

Response: The community service obligation is a requirement of the Quality Housing and Work Responsibility Act of 1998. Currently, HUD has the program on hold due to Congressional budget restrictions imposed in 2002 on utilizing HUD funds to implement the program, except for HOPE VI housing projects. The list of volunteer activities is not inclusive and provides examples of the numerous activities that residents can participate in. The program also allows for various participation exemptions for residents such as for those attending a school and/or vocational training, the elderly and/or handicap resident, etc.

Section 13: Crime and Safety

The RAB recommends that HCDCH obtain and/or identify funds that can be used to assist section 8 tenants to organize neighborhood watch programs.

Response: HCDCH will work with the Honolulu Police Department to determine the need, logistics, and feasibility of organizing neighborhood watch programs under the Section 8 program. The Honolulu Police Department is largely responsible for assisting communities with organizing neighborhood watch programs.

Section 14: Pets

The RAB recommends that the Pet Policy should clearly state what the \$5 monthly fee would be used for.

Response: The Pet Policy states that the non refundable pet fee covers reasonable operating costs used by HCDCH to maintain the housing project's common use areas relating to the use and presence of pets such controlling any flea infestation, cleaning up of animal waste, repairing damaged fences, etc.

Section 15: Civil Rights Certification

No recommendations.

Section 16: Audit

No recommendations.

Section 17: Asset Management

No recommendations.

Section 18: Other Information

The RAB recommends that the selection of the resident representative for the Housing and Community Development Corporation of Hawaii Board of Directors be made in compliance with the Public Housing Reform Act and be elected by the Resident Advisory Board.

Response: *HCDCH does not agree with the recommendation of the RAB that the resident Board member be elected by the RAB. 24CFR964.420 states that the resident Board member “may” be selected through a fair election by residents being assisted through a federal housing program jurisdiction wide. Section 2(b) does not establish a right to an elected resident board member; it merely allows the local jurisdiction to make that determination. The current appointment procedure complies with state (Hawaii Revised Statute §201G-4 and Hawaii Administrative Rules Title 15, Subtitle 14, Chapter 181) and federal regulations (24 CFR 903 and 964).*

Public Hearing Comment: Governor should follow the Administrative Rules §15-181 procedures on the selection of a resident to sit on the HCDCH Board of Directors, which was not followed. See Attachment G.

Response: *On February 13, 2003, the Resident Advisory Board submitted a list of five names for nomination of the resident Board member to the HCDCH Board of Directors to the Governor.*

The RAB recommends that the new Executive Director and his/her staff continue to work with the RAB to craft the 5-Year and Annual Plan.

Response: *The current Acting Executive Director and every staff member of the HCDCH is committed in working with the RAB to ensure that a reasonable and workable PHA 5-Year and Annual Plans are developed for submission to HUD. It is the intent of HCDCH to provide effective and efficient housing services to the residents of federal public housing and recipients of Section 8 assistance.*

Public Hearing Comment: No quorum at many RAB meetings when decisions are made. There are areas in the plan that the RAB had no comments. Why are there no comments and recommendations in those areas?

Response: *Decisions requiring a quorum of the RAB member present were never made. For example, the approval of RAB meeting minutes were deferred if a quorum was not present. A quorum was present when the RAB discussed and finalized their comments to the PHA 5-Year and Annual Plans. During September 2002 through March 2003, the RAB met with various HCDCH staff members to discuss, in detail, each component of the plans. When there was agreement between the RAB and HCDCH staff on a component of the plans, no comments were needed.*

Section 19: Definition of “Substantial Deviation”

No recommendations.

Housing and Community Development Corporation of Hawaii

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?

Response: 48 projects

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

Response: 18 elderly projects were not subject to the Required Initial Assessments.

- c. How many Assessments were conducted for the PHA's covered developments?

Response: One assessment conducted.

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	N/A

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

Response: HCDCH has completed the Required Initial Assessments.

HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

Federal Project-Based Certificate/Voucher Program

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

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

**Housing & Community Development Corporation of Hawaii
2003 Public Housing Assessment System
Resident Services and Satisfaction Survey Follow-up Plan**

Concern	Item	Strategy	Department	Date to be Launched	Funding Source
Communication	Adequate Communications	We will expand our important announcements that are printed on each monthly rent bill and periodic information inserts; to publishing and distributing HCDCH Newsletters that addresses the quality of life issues while residing in public housing. We will include updates on, but not limited to, major modernization projects, services, self-sufficiency programs, policies and rules, procedures, safety programs, crime prevention efforts, resident association announcements and/or "success stories" of the residents.	HIO, PMMB & RSS	March 2003	Proj Funds
		HCDCH will continue to assist communities with developing resident leadership, forming resident associations, and distributing resident participation funds for the primary purpose of supplementing resident participation in PHA planning activities. HCDCH will encourage resident associations to include management staff at association meetings to discuss quality of life issues, procedures, policies, and topics of concern or interest.	RSS & PMMB	Ongoing	RSS
		HCDCH will continue to coordinate and facilitate regular meetings with the Resident Advisory Board and provide support and training on PHA policies and programs.	RSS	Ongoing	RSS
		Encourage resident associations to invite the Manager and/or their staff to meetings to discuss quality of life issues, procedures, policies, topics of concern and/or of interest.	PMMB & RSS	Ongoing	PMMB
		Plan and coordinate a "round table symposium" attended by the RAB, property managers and other key staff.	PMMB & RSS	June 2003	PMMB & Proj Funds
		As an outreach, quarterly meetings will be scheduled on a rotating basis, utilizing various Community Centers. All resident associations will be welcome to attend. The topics of discussion will focus on project specific issues and staff will be available to participate in the discussions. Interpreters will be available if requested.	PMMB & RSS	March 2003	PMMB & Proj Funds
		Important documents, announcements, etc. will be available in different languages upon request.	PMMB	Ongoing	PMMB
		Conduct a comprehensive workshop and training, attended by the property managers, management staff and resident associations' officers, in effective communications, team building, developing professionalism, ownership, responsibility and pride.	PMMB & RSS	September 2003	TBD

**Housing & Community Development Corporation of Hawaii
2003 Public Housing Assessment System
Resident Services and Satisfaction Survey Follow-up Plan**

Concern	Item	Strategy	Department	Date to be Launched	Funding Source
	Staff Training	Staff will receive continuing education and be afforded the opportunity to attend seminars of their choice, to improve and enhance their ability to deliver the requisite quality of service and to operate the program.	PMMB & PERS	Ongoing	Proj Funds
Safety	Safety Course and Brochures	Continue to coordinate training and workshops for residents in coordination with local law enforcement on home safety and how to form neighborhood watch programs and voluntary tenant patrols.	RSS	Ongoing	PHDEP
		Distribute brochures on safety for residents produced by local law enforcement agencies.	RSS	Ongoing	PHDEP
		As part of the HCDCH Newsletter, dedicate a section that addresses safety and crime issues.	HIO	Ongoing	PMMB
	Facility Improvements	Use a portion of PHDEP and TBD funds for CPTED measures including but not limited to, traffic calming and safety devices and signs, security alarms, locks, improved lighting, securing utility boxes, researching the cost benefit of gated and guarded communities, removing obstructing barriers, plants, brush and trees.	RSS & DEV	Ongoing	PHDEP & TBD
		Conduct additional fire safety equipment inspections of but not limited to, exterior fire extinguishers and unit smoke alarms, to determine its integrity and operating capacity. Additionally seek eviction of those residents that disarm, vandalize and/or abuse these safety systems.	PMMB	March 2003	
	Crime Prevention Through Environmental Design (CPTED)	Coordinate training for Development, Property Managers and maintenance staff on CPTED.	RSS	Ongoing	PHDEP
		Maintain list of CPTED measures to determine their effectiveness.	RSS & DEV	Ongoing	Various

**Housing & Community Development Corporation of Hawaii
2003 Public Housing Assessment System
Resident Services and Satisfaction Survey Follow-up Plan**

Concern	Item	Strategy	Department	Date to be Launched	Funding Source
	Local Law Enforcement	<p>Work with local police departments to recruit, organize and train residents to create neighborhood watch programs and voluntary tenant patrols.</p> <p>Implement and coordinate periodic neighborhood walks with management, resident leaders, and the police.</p> <p>Further foster and develop the practice of management, residents and the police to “walk the property” periodically.</p> <p>Policy has been adopted to allow local law enforcement admission to public housing projects. This policy will result in more input and participation by the police.</p> <p>Encourage the police to regularly attend resident association meetings and providing CPTED assessments.</p> <p>Continue to collaborate with the Weed & Seed to develop like kind strategies in non Weed & Seed sites. Furthermore, we will continue to support the Weed & Seed 2003 Application to increase the territory of Site I. If approved, Site I will encompass approximately 70% of our public housing on Oahu.</p> <p>Promote the police in the Neighborhood Program.</p>	<p>RSS</p> <p>RSS</p> <p>PMMB</p> <p>RSS & PMMB</p> <p>RSS & PMMB</p> <p>RSS & PMMB</p> <p>RSS & PMMB</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>June 2003</p>	<p>PHDEP</p> <p>PHDEP</p> <p></p> <p>PHDEP & TBD</p> <p>Proj Funds</p> <p>TBD</p> <p>TBD</p>

**Housing & Community Development Corporation of Hawaii
2003 Public Housing Assessment System
Resident Services and Satisfaction Survey Follow-up Plan**

Concern	Item	Strategy	Department	Date to be Launched	Funding Source
Neighborhood Appearance	Resident Associations (RA)	Improve the response and removal of graffiti.	PMMB	Ongoing	Proj Funds
		Evaluate and inspect each housing community's exposures to pests and rodents, with timely inspections and assistance from Vector Control.	PMMB	Ongoing	Proj Funds
		Improve awareness of quarterly trash days for large item pick up through HCDCH Newsletter.	PMMB	March 2003	PMMB
		Explore opportunities for resident associations to contract their services for landscaping and grounds keeping.	PMMB & RSS	March 2003	ROSS Grants
		PMMB will collaborate with faith based groups, non-profit organizations, etc. who are willing to participate in improving the projects curbside appeal and fostering pride in the community by working with our staff and residents.	PMMB	March 2003	TBD
		Provide training, appropriate tools and supervision to residents that are required to maintain their yards per the rental agreement.	PMMB & RSS	March 2003	TBD
		Research: <ul style="list-style-type: none"> • the cost benefit of privatizing the function of grounds keeping and landscaping. In addition, PMMB will analyze trash patterns to investigate if there are adequate and accessible trash receptacles, as well as appropriate work force to reasonably maintain curbside appeal. • the cost/benefit and State employment policies of hiring residents to undertake the grounds keeping and landscaping responsibility requirements. • the cost/benefit and if the HUD, ACOP and the Admin Rules allows providing a financial incentive in the form of rent credit for those qualified and trained residents as compensation for work and services rendered at the project. • strategies to instill into residents a pride in living in their community and impart to our staff a pride in maintaining the community. 	PMMB & RSS	March 2003	Proj Funds
			PMMB & RSS	June 2003	TBD
			PMMB & RSS	June 2003	TBD
			PMMB & RSS	June 2003	TBD
	Capital Fund/ Comprehensive Grant Program	Share with the RAB HCDCH's schedule that prioritizes the extraordinary and deferred maintenance of the housing communities and the estimated "start date" thereof.	Dev, PMMB & RSS	Ongoing	Capital Funds & Comprehensive Grants
		Invite members from the resident association that Cap Funds or Comp Grant monies are being utilized for their projects, to participate in the planning and implementation stages.	Dev, PMMB & RSS	TBD	