OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

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 Program)

PHA Fiscal Year Beginning: (mm/yyyy) 07/2005

Public Access to Information

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

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

☒ Main administrative office of the PHA
☒ PHA development 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.hawaii.gov)
☒ Other (list below)

- State of Hawaii Legislative Reference Bureau

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[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:
- ☒ 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 – 100 units (20 unit per year)

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score) 90.0
  - PHAS Physical Condition - Minimum passing score of 75 out of 100 points.
  - PHAS Financial Condition - Reduce TAR by 75%.

- o PHAS Management Operations -Vacant Unit Turnaround Time: Less than or equal to 20 days, Work Orders: Complete 99% of emergency work orders within 24 hours and complete non-emergency work orders within an average of 25 days, Annual Inspections: Inspected 100% of its units and systems using the Uniform Physical Condition Standard (UPCS).
- o PHAS Resident Survey – refer to "Increase Customer Satisfaction" below.

☒ Improve voucher management: (SEMAP score) 90.0
- o Increase lease-up to 98%.
- o Partner with the City and County of Honolulu, Section 8 Housing Choice Voucher Program to develop a rent reasonableness process to improve operational effectiveness.
- o Develop and maintain an effective reporting system to improve operational efficiency.
- o Continue to develop relationships with more partners in the recruitment and retention of landlords.

☒ Increase customer satisfaction:
- PHAS Resident Survey - Achieve at least a score of 85% in all categories (maintenance and repair, communication, safety, services and neighborhood appearance).

☒ 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:
- 759 units.

☒ Demolish or dispose of obsolete public housing:

☒ Provide replacement public housing:

☒ Provide replacement vouchers:

☒ Other: (list below)
- Leverage Capital Funds to accelerate modernization projects.
- Analyze the feasibility to improve the quality of assisted housing for low income residents through the privatization and/or the sale of federal public housing properties.

☒ PHA Goal: Increase assisted housing choices

Objectives:

☐ Provide voucher mobility counseling:

☒ Conduct outreach efforts to potential voucher landlords

☒ Increase voucher payment standards

☒ Implement voucher homeownership program:

☐ Implement public housing or other homeownership programs:

☐ 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:
☒ Implement public housing security improvements:
☒ Study the possibility of designating developments or buildings for particular resident groups (elderly, persons with disabilities)
☒ Other: (list below)
- Implement a community-based integrated services model, multi-agency (HCDCH, State Department of Health, and State Department of Human Services) program to address the housing, health, and welfare concerns and needs of residents of Kalihi Valley Homes located on Oahu.

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

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
☒ Increase the number and percentage of employed persons in assisted families:
- Annually assist 200 public housing residents to attain their goals for economic self-sufficiency.
- Initiate a job placement program with outreach, job counseling, screening of applicants, training for job skills, and placement with Section 3 employers through collaboration with trade unions and the State apprenticeship programs.

☒ 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)

- Continue on-going efforts to educate and provide information to the general population and to landlords.
- On-going training to educate staff.
- Continue to implement the Section 504 and ADA transition plans.
- Enter into a Memorandum of Understanding with each county to work collaboratively in affirmatively furthering fair housing.
- Develop a Limited English Proficiency (LEP) plan for applicants, residents of public housing and Section 8 programs.
- Provide training to non-English speaking and/or Limited English Proficiency speaking groups with an interpreter available on federal and state fair housing laws.
- Build community ties with private and non-profit organizations to affirmatively further fair housing.
- Produce a local fair housing video to be used in fair housing training in collaboration with each county.
- Update the Fair Housing Analysis of Impediments in 2006 and 2009.

Other PHA Goals and Objectives: (list below)

- Improve the housing delivery system through cost-effective management of federal and State government programs and resources.
  - Project based accounting and management for federal public housing.
  - Evaluate and upgrade PHA computer software to improve financial accounting and reporting.
  - Improve tenant rent collection system through updating policies and procedures, timely evictions for non-payment of rents, and timely write offs.

- Evaluate the current administration of HCDCH's Section 8 Housing Choice Voucher (HCV) Program.
    - Due to the recent change in funding levels for the Section 8 HCV Program by HUD, HCDCH will be exploring various options to maximize the number of voucher participants within the current HUD funding level to include:
        - Reducing the subsidies given to the current voucher holders to increase the number of active vouchers;
        - Maintaining current subsidy amounts and not open the wait list until HUD funding is increased; or
        - Consolidating HCDCHvouchers with ano ther Section 8 HCV Program in the State.

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan (Section 8 Housing Choice Voucher Program – HI901)**

Streamlined Plan:

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

☒ **Troubled Agency Plan (Federal Public Housing Program – HI001)**

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.

Table of Contents

	Page #
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	1
1. Housing Needs	4
2. Financial Resources	11
3. Policies on Eligibility, Selection and Admissions	12
4. Rent Determination Policies	21
5. Operations and Management Policies	25
6. Grievance Procedures	26
7. Capital Improvement Needs	28
8. Demolition and Disposition	30
9. Designation of Housing	32
10. Conversions of Public Housing	33
11. Homeownership	34
12. Community Service Programs	37
13. Crime and Safety	40
14. Pets (Inactive for January 1 PHAs)	43
15. Civil Rights Certifications (included with PHA Plan Certifications)	43
16. Audit	43

17. Asset Management 44
18. Other Information 44

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)
- ☒ FY 2005 Capital Fund Program Annual Statement (Attachment L - hi001l01)
- ☒ 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)
- ☒ 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)
- ☒ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) (Attachment R – hi001r01)

Optional Attachments:

- ☒ PHA Management Organizational Chart (Attachment B – hi001b01)
- ☒ FY 2005 Capital Fund Program 5 Year Action Plan (Attachment L – hi001l01)
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan

☒ Other (List below, providing each attachment name)

- Federal Project-Based Certificate/Voucher Program – Palolo Homes I and II (Attachment P - hi001p01)
- Resident Service and Satisfaction Survey Follow Up Plan (Attachment Q – hi001q01)
- Project-Based Section 8 Housing Choice Voucher (Attachment S – hi001s01)

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.

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 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ 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 ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☒ 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 ☒ check here if included in the public housing	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	A & O Policy	
X	Section 8 informal review and hearing procedures ☒ 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)	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
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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 ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other 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
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	HCDCH Maintenance Plan	Annual Plan: Operations and Management Policies

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	Loca-tion
Income <= 30% of AMI	3,030+ *6,029	5	5	3	Not Available	4	4
Income >30% but <=50% of AMI	7,290	5	5	3	Not Available	4	4
Income >50% but <80% of AMI	9,870	5	5	3	Not Available	4	4
Elderly	Not Available	5	5	3	Not Available	Not Available	4
Families with Disabilities	Not Available	5	5	Not Available	4	Not Available	4
White	Not Available	5	5	3	Not Available	4	4
Black	Not Available	5	5	3	Not Available	4	4
Hispanic	Not Available	5	5	3	Not Available	4	4
Am Indian, etc.	Not Available	5	5	3	Not Available	4	4
Asian/Pacific Islander	Not Available	5	5	3	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: 2003 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. *Homeless Point-in-TimeCount Report, 2003.
3. 2003 Analysis of Impediments in the State of Hawaii, August 21, 2003.

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) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	17,199		77%
Extremely low income <=30% AMI	14,168	82.4%	
Very low income (>30% but <=50% AMI)	2,448	14.2%	
Low income (>50% but <80% AMI)	583	3.4%	
Families with children	9,272	64.1%	
Elderly families	2,436	16.8%	
Families with Disabilities	2,758	19.1%	
White	3,678	20.1%	
Hispanic	1,078	5.9%	
Black	393	2.2%	
Am Indian, etc	201	1.1%	
Asian/Pacific Islander/Other	12,927	70.7%	
Characteristics by Bedroom Size			

Housing Needs of Families on the Waiting List			
(Public Housing Only)			
1BR (Includes Studio)	6,993	40.6%	0
2 BR	6,360	37.0%	0
3 BR	2,997	17.4%	0
4 BR	788	4.5%	0
5 BR	89	.5%	0
5+ BR	0	0%	0

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☒ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1,199		51%
Extremely low income <=30% AMI	901	75.1%	
Very low income (>30% but <=50% AMI)	255	21.3%	
Low income (>50% but <80% AMI)	43	3.6%	
Families with children	709	66.1%	
Elderly families	221	2.6%	
Families with Disabilities	143	13.3%	
White	227	17.6%	
Hispanic	90	7%	
Black	19	1.5%	
Am Indian, etc	9	.6%	
Asian/Pacific	944	72.4%	

Housing Needs of Families on the Waiting List			
Islander/Other			
Is the waiting list closed (select one)? ☐ No ☒ Yes If yes: How long has it been closed (# of months)? (72 months – closed in April 1999) Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ 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)
- Evaluate the potential use of Section 8 vouchers in support of Section 8 project-based housing.

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)
- Evaluate the use of vouchers in a Section 8 project-based circumstance.

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 2005 grants)**		
a) Public Housing Operating Fund	$11,435,579	
b) Public Housing Capital Fund	$13,103,524	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	$17,975,189	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
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)		
Department of Justice		PH Safety/Security
Neighborhood Network		PH Supportive Services
2. Prior Year Federal Grants (unobligated funds only) (list below)		-
Comprehensive Grant	$34,758,426	PH Capital Improvements
Public Housing Drug Elimination Program		PH Supportive Services/Safety/Security
Resident Opportunities and Self Sufficiency	$791,704	PH Supportive Services
Department of Justice	$360,836	PH Safety/Security

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
3. Public Housing Dwelling Rental Income	$15,093,699	PH Operations
4. Other income (list below)		
Interest Income		PH Operations
Other Income		PH Operations
4. Non-federal sources (list below)		
State General Fund	$84,556	PH Security
Total resources	$93,603,513	

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 (Aiea, 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 (Must be participating in or graduated from a program with case management in a domestic violence shelter or clearance house.)
- ☐ Substandard housing
- ☒ Homelessness (Must be participating or graduated from a transitional or supportive services housing program.)
- ☐ 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
- ☐ 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.

Date and Time

Former Federal preferences:

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

1 Victims of domestic violence (Must be participating in or graduated from a program with case management in a domestic violence shelter or clearance house.)

1 Homelessness (Must be participating or graduated from a transitional or supportive services housing program.)

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.hawaii.gov)

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)

d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

☐ Criminal or drug-related activity only to the extent required by law or regulation

☒ Criminal and drug-related activity, more extensively than required by law or regulation
- Convictions against a person(s) and/or property.

☐ More general screening than criminal and drug-related activity (list factors below)
☐ Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
☒ Criminal or drug-related activity
☐ Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☒ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
☐ PHA main administrative office
☒ Other (list below)
- Programs Office (Applications).

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?
- Written request with "reasonable" reasons for extension (60 day extension).

If yes, state circumstances below:
- Medical Hardships.
- Availability of units in the local rental market.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

☒ Victims of domestic violence (Must be participating in or graduated from a program with case management in a domestic violence shelter or clearance house.)

☐ Substandard housing

☒ Homelessness (Must be participating or graduated from a transitional or supportive services housing program.)

☐ 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

☐ 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.

Date and Time

Former Federal preferences

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

1 Victims of domestic violence (Must be participating in or graduated from a program with case management in a domestic violence shelter or clearance house.)

1 Homelessness (Must be participating or graduated from a transitional or supportive services housing program with case management.)

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
☐ 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

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 (Whenever the family is requesting an interim rent adjustment.)
☒ 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.

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 below100% 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	4674	364
Section 8 Vouchers	2496	224
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	213	0
Special Purpose Section 8 Certificates/Vouchers (Welfare-To-Work)	641	102
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		

Family Investment Center	100	
Resident Opportunities and Supportive Services (ROSS – Elderly)	380	
Resident Opportunities and Supportive Services (ROSS – Neighborhood Networks)	168	
Family Self-Sufficiency Program	141	

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)

- Maintenance – Policy and Procedures Manual. (Updated March 2005)
- Admissions and Continued Occupancy Plan. (Being updated)
- Hawaii Administrative Rules, Title 15, Subtitle 14, Chapter 190 (Federally-Assisted Housing Projects).
- Hawaii Administrative Rules, Title 15, Subtitle 14, Chapter 183 (Grievance Procedures).
- Hawaii Administrative Rules, Title 17, Subtitle 5, Chapter 2020 (Eviction – Practice and Procedure).

(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:

- Purpose – clarification that grievance procedure is for tenants in federally-assisted public housing or state-aided public housing project of the corporation.
- Applicability
    - The Grievance Procedure applies to grievances between a tenant of the federally–assisted public housing projects or the state-aided public housing projects and the corporation.
    - A reasonable time to initiate grievances relating to the rental agreement or rule is within 10 business days of such act or omission.
    - Untimely requests preclude a request for grievance unless waived in writing by the corporation.
- Definitions"Drug -related criminal activity", "Federally-assisted public housing projects" and "State-aided public housing projects" defined.
- Informal Settlement of Grievance
    - The request for grievance must be explicitly made to management if complainant is invoking the grievance procedure. If the grievance is resolved, it shall be put in writing and the grievance shall be terminated.
    - If the matter is not informally resolved, the written summary of the informal settlement meeting shall be prepared within 5 business days.
    - The complainant shall submit a written request for a hearing to HCDCH within 10 business days after receipt of the written summary of the informal settlement meeting.
- Selection of Hearing Officer – HCDCH shall consult with the resident organizations to compile a list of hearings officers. HCDCH shall randomly select a hearings officer from the list of persons.
- Escrow deposit
    - Concurrent with their request for grievance hearing, complainant shall pay the corporation the full amount due instead of putting it into an escrow account. Future rents are paid timely to the corporation until the grievance is resolved. If the dispute involves the amount of rent which HCDCH claims is due, the tenant specifies the portion in dispute and HCDCH holds the disputed amount in escrow until the disposition of the grievance.
    - The payment requirement may be waived by the corporation for good cause shown by the tenant to the corporation. Waivers shall be in writing with reasons given.
- Scheduling of Hearing - A hearing shall be scheduled promptly after selection of a hearing officer.
- Procedures governing the hearing – complainants requesting documents to prepare for the hearing must provide reasonable notice or their request to HCDCH.
- Decision of the Hearing Officer.

- A reasonable time for the Hearing Officer to prepare the written decision is ten business days.
- Request for grievance hearing does not interfere with progress of an eviction case that has already commenced – the eviction action is stopped temporarily until disposition of the grievance then continues from the point where it was stopped.
- If the hearing officer upholds the corporation's action to terminate the tenancy of a complainant, HCDCH shall not commence the eviction action until it has served a written notice to vacate on the complainant. The notice to vacate shall not be issued prior to the decision of the hearing officer having been mailed or delivered to complainant.

- Expedited Grievance Procedure – this section provides that complainants have five business days to initiate grievances involving criminal activity that threatens the health and safety of other residents or drug-related criminal activity on or near the premises. The informal settlement of grievance process is not available for these types of grievances.

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 development 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 (state name) hi001l01

-or-

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

(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 hi001l01

-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)

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:

☐ 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:

- Phase the acquisition with rehab of existing State funded low income public housing.
- Acquire additional units from the open market.

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 III and IV) 1b. Development (project) number: HI10P001004 and HI10P001014
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: DD/MM/YY (09/12/99)
5. Number of units affected: 46 - Phase III, 48 - Phase IV 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 46 Units (12/05) – Phase III, 48 Units (08/07) - Phase IV b. Projected end date of activity: 46 Units (12/07) – Phase III, 48 Units (06/09) - Phase IV

Demolition/Disposition Activity Description
1a. Development name: Kalihi Valley Homes 1b. Development (project) number: HI10P001005
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (27/02/01)
5. Number of units affected: 72 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 72 Units (12/04) b. Projected end date of activity: 72 Units (12/14)

Demolition/Disposition Activity Description
1a. Development name: Kuhio Park Terrace 1b. Development (project) number: HI10P001010
2. Activity type: Demolition ☒ Disposition ☒
3. Application status (select one)

Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: (09/05)
5. Number of units affected: 614 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: Phase I - 274 Units (09/06) 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 ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐

Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development ☐ 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? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ 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) ☐ Conversion Plan in development

☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ 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) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ 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: ☐ HOPE I ☒ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (1/10/2000)
5. Number of units affected: 28 6. Coverage of action: (select one) ☒ Part of the development ☐ 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 homeownership assistance 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 requires 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

☒ 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;
- Satisfies the first-time homeowner requirements in that the participant shall be a first-time homeowner or cooperative member which is an individual or family of which no member owned or has any present ownership interest in a residence during the three years before and at the commencement of homeownership assistance for the purchase of a home or is a family of which a family member is a person with disabilities and the use of the homeownership option is needed as a reasonable accommodation so that the Program is readily accessible to and usable by such person;
- Satisfies the minimum income requirements in that the participant shall demonstrate that the annual income of the adult family members who will own the home at commencement of homeownership assistance is not less than the federal minim hourly wage multiplied by 2000 hours, or for a disabled family, the monthly Federal Supplemental Security Income (SSI) benefit for an individual living alone (or paying his or her share of food and housing costs) multiplied by twelve, and except for an elderly family or a disabled family, any welfare assistance received by the family shall not count in determining annual income;
- Satisfies the employment requirements in that the participant shall demonstrate that one or more adult family members who will own the home at commencement of homeownership assistance is currently employed on a full-time basis with an average of not less than thirty (30) hours per week and has been continuously so 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 the corporation has determined that an exemption is needed as a reasonable accommodation so that the Program is readily accessible to and useable by persons with disabilities ;

- Has not defaulted on a mortgage securing debt to purchase a home under the Program;
- Meets the definition of a qualified resident of Hawaii for those adultfamily members who will be purchasers; a qualified resident is one who is a citizen of the United States or a resident alien, or a citizen of the freely associated states (Federated States of Micronesia and Palau, and the Marshall Islands), is at least eighteen years of age, and is domiciled in the State of Hawaii and shall physically reside in the dwelling unit purchased;
- Shall satisfactorily complete a pre-assistance homeownership counseling program approved by the corporation; and
- Shall pre-qualify for a loan.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY
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)
Child & Family Services Case management and congregate activities for elderly residents to improve the quality of life.	380 adult residents	First come, first served with outreach; open to all interested	Child & Family Services/ outreach and PHA referrals	Public housing residents at Kalakaua Homes, Makua Alii, Paoakalani, Pumehana, Punchbowl, Makamae and Kalanihuia
C-Base Continuing education for high school-equivalency through Adult Community Schools	45 residents covering a 6 week period; program consists of 5 – 6 week periods.	First come, first served with outreach; open to all interested	Resident association outreach and PHA referrals	Public housing resident at targeted sites
Goodwill Industries Occupational skills training, job search assistance, and job development support	72 adult residents	First come, first served with outreach, open to all interested	Goodwill Industries outreach and PHA referrals	Public housing residents at Hale Laulima, Kaahumanu Homes, Kalakaua Homes, Kamehameha Homes, Kalihi Valley Homes, Mayor Wright Homes,

				Puuwai Momi, Salt Lake, Waipahu I, Waipahu II
Samoan Service Providers Association Occupational skills training, job search assistance, and job development support	168 adult residents	First come, first served with outreach, open to all interested	Samoan Service Providers Association outreach and PHA referrals	Public housing residents at Kuhio Park Terrace & Kuhio Homes
Section 3 Job placement with federally funded contractors to fulfill Section 3 requirements, skilled trade apprenticeship with building trade unions, recruitment, screening, and case management of applicants and job providers, matching of applicants with jobs, job readiness counseling and limited training.	300 adult residents, 60 apprentice trainees, and other job placement	Outreach with applicant screening for qualifications; open to all interested, apprenticeship training to qualified applicants, job readiness counseling and limited training to qualified applicants, job matching and counseling for all others	Outreach and PHA referrals	Public housing residents at Kuhio Park Terrace, Kuhio Homes, Kalihi Valley Homes, Mayor Wright Homes, Kamehameha Homes, and Kaahumanu Homes

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	25 Voluntary Program Size	23 as of 8/31/04
Section 8	161 Mandatory Program Size	141 as of 8/31/04

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 Contractors, HCDCH staff, and clients.
- WorkHawaii has been contracted to provide case management for the Section 8 FSS Program from May 15, 2002 to April 30, 2007.
- Goodwill Industries of Hawaii has been contracted to provide case management for the Public Housing FSS Program from July 1, 2003 to June 30, 2005.
- FSS Coordinating Committee has been formed to advise and assist the implementing the program.

- Information flyers are mailed out to Section 8 recipients monthly to invite them to the orientation sessions, which are being held two 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 200+ 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 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)

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

Oahu	**Kauai**	**Maui**	**Hawaii**
Hookipa Kahaluu	Eleele Homes	Kahekili Terrace	Kealakehe
Kaahumanu Homes	Kapaa	David Malo Circle	Lanakila Homes
Kalihi Valley Homes	Kekaha Ha'aheo	Piilani Homes	Noelani I
Kamehameha Homes	Hui O Hanamaulu	Makani Kai Hale	Hale Hauoli
Kuhio Homes	Hale Hoonanea		Noelani II
Kuhio Park Terrace			Punahele Homes
Puuwai Momi			Nani Olu
Wahiawa Terrace			
Waimaha/Sunflower			
Waipahu I & 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.
- Proposed statutory or regulatory amendments allowing police access to public housing properties to curb criminal trespass.

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

Oahu	**Kauai**	**Maui**	**Hawaii**
Kaahumanu Homes	Hui O Hanamaulu	Kahekili Terrace	Kahale Kahaluu
Kalakaua Homes	Kekaha Ha'aheo		
Kalihi Valley Homes			
Kamehameha Homes			
Kau'iokalani			
Kauhale Nani			
Kuhio Park Terrace			
Kupuna Home O Waialua			
Maili I			
Maili II			
Mayor Wright Homes			
Nanakuli Homes			
Palolo Valley Homes			
Puuwai Momi Homes			
Wahiawa Terrace			
Waimaha/Sunflower			

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)
- Implementation of Voluntary Resident Patrol Manual developed with the Honolulu Police Department
- Proposed statutory or regulatory amendments allowing police access to public housing properties to curb criminal trespass.

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

Oahu	Kauai	Maui	Hawaii
Kaahumanu Homes	Hui O Hanamaulu	Kahekili Terrace	Kahale Kahaluu
Kalakaua Homes	Kekaha Ha'aheo		
Kalihi Valley Homes			
Kamehameha Homes			
Kau'iokalani			
Kauhale Nani			
Kuhio Park Terrace			
Kupuna Home O Waialua			
Maili I			
Maili II			
Mayor Wright Homes			
Nanakuli Homes			
Palolo Valley Homes			
Puuwai Momi Homes			
Wahiawa Terrace			
Waimaha/Sunflower			

D. Additional information as required by PHDEP/PHDEP Plan

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

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

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.)
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?

4. ☒ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 2

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) have 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 (File name) 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.
☒ The PHA changed portions of the PHA Plan in response to comments
List changes below: See Attachment N (hi001n01)

☐ 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.)

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: (provide name here)

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.
- 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.
- The HCDCH has completed construction on a Resource Center located at Kuhio Park Terrace on Oahu. The center houses 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

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

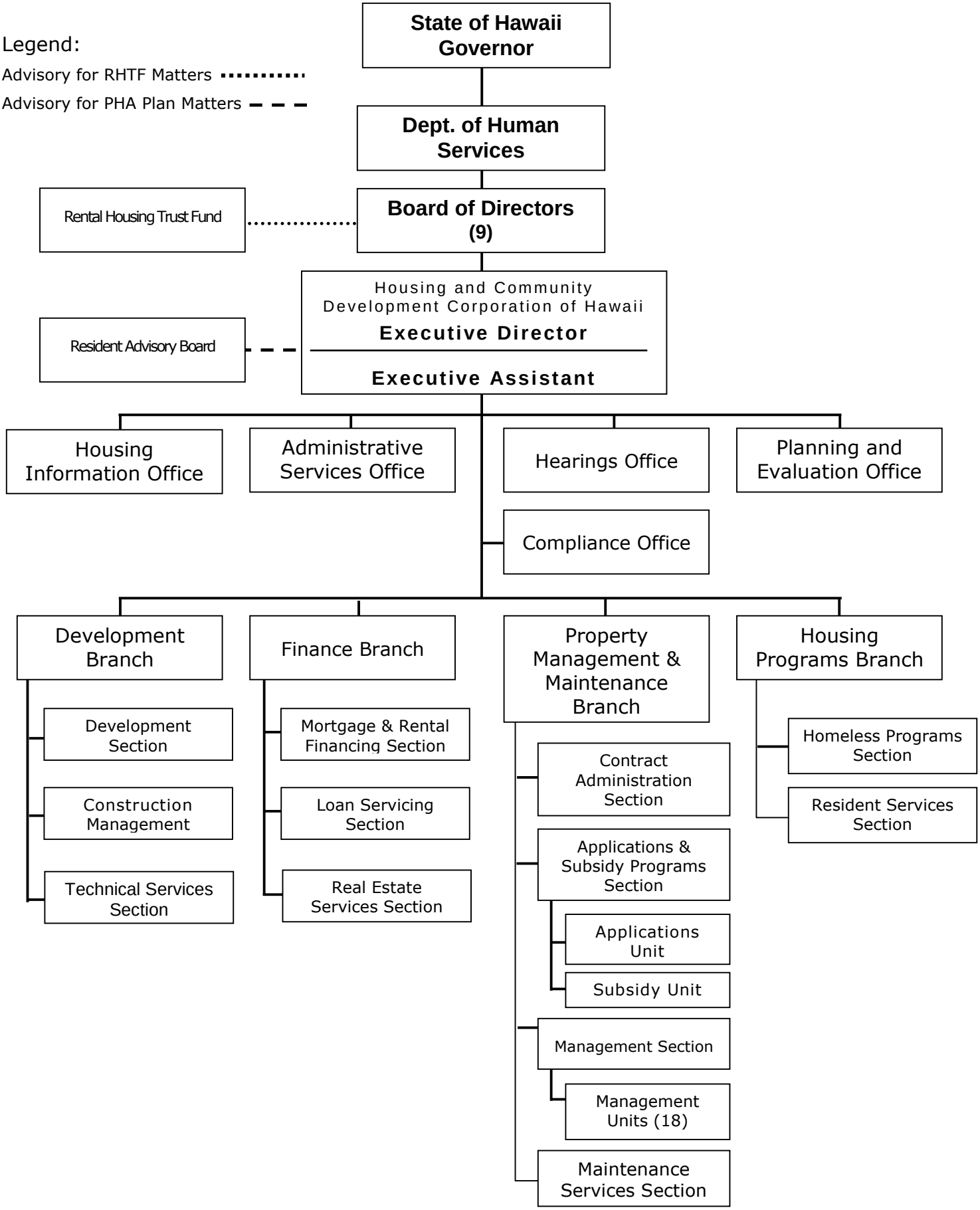
[24 CFR Part 903.7 (r)(2)] (See Attachment I - hi001i01)

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 FOR FY 2000-2004

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.*
  - *In June 2003, applied for an additional 50 Section 8 Mainstream vouchers for persons with disabilities.*

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, but not awarded.*
- *Spearheading an Affordable Housing Task Force to identify creative ways in which private sector expertise, funds or land could be matched up with government funds or land to develop affordable rental housing.*

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) 90.0

- *The PHAS score is 56%. The HCDCH has been deemed a troubled PHA and has entered into a Memorandum of Agreement with HUD to improve the PHAS score. The HCDCH was a sub-standard performer under MASS and received a late presumptive failure for its FASS certification.*

Improve voucher management: (SEMAP score) 90.0

- *The SEMAP score is 71% or a standard performer.*

Increase customer satisfaction:

- *The HCDCH scored 5.6 in the Resident Satisfaction Assessment Sub-System (RASS) for the fiscal year ending June 30, 2004.*

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)*
    - Modernization of 20 units completed, modernization of 213 units in construction, modernization of 60 units to be designed, exterior structure renovations in progress affecting 414 units. (807 units affected).

Demolish or dispose of obsolete public housing:

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

Provide replacement public housing:

- Submitted a request to HUD to acquire 54 units of state owned housing, 27 of the units to be Low Income Public Housing to replace 27 units demolished at Kalihi Valley Homes, and 27 units to be market rate housing, possibly with Sect 8 assistance to higher income families (to implement measures to deconcentrate poverty).

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.*
        - *In May 2003, commissioned a mail out survey to measure awareness and perceptions of the Section 8 Housing Choice Voucher Program among landlords across the State of Hawaii. The intent of the survey was to find ways to improve the administration of the program in order to attract additional participating landlords.*
    - Increase voucher payment standards.
        - *Increased voucher payment standards to 110% of the FMRT.*

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

- *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.*
- *In June 2003, submitted an Economic Development Initiative Special Purpose grant application for $268,245 to serve as a pass-through for the Boys and Girls Club of Hawaii to address the growing "ice" epidemic in Hilo, Hawaii and to assess and make improvements to an existing facility owned and operated by the Boys and Girls Club of the Big Island.*
- *Promulgated Chapter 17-2020, Eviction – Policy and Procedure", (effective August 6, 2004), which streamlines the eviction process by eliminating the Appeals Board.*

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)*
- Initiated a job placement program with outreach, job counseling, screening of applicants, training for job skills, and placement with Section 3 employers through collaboration with trade unions and the State apprenticeship programs.

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 (ROSS) 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.*
    - *In June 2003, submitted an application for $62,500 for a Family Self-Sufficiency Coordinator.*
    - *In June 2003, submitted a ROSS grant application for $250,000 over three years at Kuhio Park Terrace/Kuhio Homes to establish a Neighborhood Networks.*
    - *In June 2003, submitted a ROSS grant application for $500,000 over three years at Mayor Wright Homes.*
    - *In June 2003, submitted a ROSS grant application for $300,000 over three years at the Punchbowl Homes and Pumehana elderly sites. Partnering with Child and Family Services/Honolulu Gerontology to provide case management services to assist elderly residents to age in place.*

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-mmercial 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. The applicant shall meet the following requirements:

- 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;
- Satisfies the first-time homeowner requirements;
- Satisfies the minimum income requirements;
- Satisfies the employment requirements;
- Has not defaulted on a mortgage securing debt to purchase a home under the Program;
- Meets the definition of a qualified resident of the State of Hawaii for those adult family members who will be purchasers;
- Shall satisfactorily complete a pre-assistance homeownership counseling program approved by the corporation; and
- Shall pre-qualify for a loan.

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 implemented the Community Service Program. The new program was implemented on October 01, 2003 with a requirement of participation by October 31, 2003.

  Community Service Program requirements will be reviewed with eligible participants at the tenants annual recertification.

- **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. Eligible self-sufficiency activities must equal to no less than 8 hours per month to qualify. 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 have been notified of the Community Service Program requirements. New applicants will be provided written notice of the community service and self-sufficiency requirement and a description of program procedures at orientation and prior to placement in their unit. The program description includes 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. *(Residents will be notified with their Notice of Recertification that they must complete the Community Service Program requirements in order to remain eligible for housing assistance.)*. All current residents will be required to enter into the revised lease agreement, which includes the community service requirement, at their re-certification.

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

  HCDCH entered 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 TANF and/or 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. 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, type of activity, 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. 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 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). This deposit is refundable within 14 working 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 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 required by state and county laws and regulations 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 dog or cat has received all current inoculations or boosters required by state and county laws and regulations must be provided to HCDCH annually.

3. A signed affidavit from the alternate custodian must be provided to 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 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 history of attack or aggressive behavior towards other animals or people will not be allowed.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. Tenants are responsible for all damages caused by their pets including the cost of professional cleaning of carpets and/or fumigation of units.

20. 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.

21. 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.

22. 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, Support, or Provide Service to Persons with Disabilities.

As stated in 24 CFR 960.705, this policy does not apply to animals that are used to assist, support, or provide service to persons with disabilities. HCDCH may not apply or enforce any policies established under this subpart against animals that are necessary as a reasonable accommodation to assist, support, or provide service to persons with disabilities. This exclusion applies to such animals that reside in public housing.

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 2005 5-Year and Annual Plans

Resident Membership on PHA Governing Board

Name	Federal Housing Project Name	Method of Selection	Term of Appointment
*See note below.		Appointment by Governor	Confirmation by Hawaii State Senate

*In accordance with Hawaii Administrative Rule §15-181, Resident Advisory Board, the Resident Advisory Board shall submit to HCDCH a list of five nominees. The Governor shall select and appoint one of the nominees as the public housing resident member from the list of five nominees so submitted. HCDCH is processing the list of nominees received from the Resident Advisory Board for the Governor's appointment to the HCDCH Board of Directors

Housing and Community Development Corporation of Hawaii
Resident Advisory Board Membership

Project	Name	Area	Board Pos.
Kalihi Valley Homes	Sa Aiolupotea	Honolulu	
Kamehameha Homes	Annette Lum	Honolulu	Treasurer
Kuhio Park Terrace	Luisa Lemisio	Honolulu	
Mayor Wright Homes	Theresa Cummings	Honolulu	
Ka'ahumanu Homes	David Yaw	Honolulu	Chairperson
Kauhale Ohana	Rhonda Toafe	Windward	
Koolau Village	Dolly Keama	Windward	
Kaneohe Apartments	Charis Johnson	Windward (alternate)	
Wahiawa Terrace	vacant	Central	
Kauhale Nani	Marsha Rodrigues	Central	
Nanakuli Homes	Monique Ocampo	Leeward	Secretary
Waimaha/Sunflower	Douglas Allen	Leeward	Vice-Chair
Hui O Hanamaulu	Arde Long-Yamashita	Kauai	
Kapaa	Carolin Kuehu	Kauai	
Kahale Mua	Alice Luuloa	Maui	
Kahekili Terrace	vacant	Maui	
Lanakila Homes	vacant	Hawaii	
Ka Hale Kahaluu	Rodelle Smith	Hawaii	Sgt-at-Arms
Section 8	Honey Lei Lloyd	Section 8	
Section 8	Keline Stephenson	Section 8	

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 5-Year Plan and significant amendments or modification to the 5-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

Public Housing Asset Management Statement

In January 2003, International Business Machine, Inc (IBM), Business Consulting Services was contracted by HUD and HCDCH to conduct a review and analysis of HCDCH's capabilities to effectively operate and manage its federal public housing stock. The contract specified that IBM develop an Independent Assessment (IA), a Physical Needs Assessment (PNA), and a long-range portfolio plan for HCDCH. The IA was completed in April 2003 and identified operational and management issues that needed to be addressed in order to improve the long-term viability of the housing agency and raised issues such as insufficient staffing; challenges of the State legislative process; leadership turnover; lack of clear policies and procedures, training, and internal controls; technology problems; and an aging housing stock.

From January through May 2003 IBM carried outthe physical assessment of all federal public housing projects owned by HCDCH. The final PNA report and a "Recommended Approach to HCDCH Long-Range Portfolio Planning – Five, Ten and Twenty Year Plan" was submitted to HUD and HCDCH in September 2003.

HCDCH has executed a Memorandum of Agreement with the Pacific Division , Nava Facilities Engineering Command, which is responsible for the privatization of Navy housing. Through this MOA, Ernst & Young is analyzing HCDCH holdings and developing recommendations for the restructuring of the HCDCH real estate portfolio. These should be presented to the board by early 2005.

The HCDCH is also taking steps to move to project-based budgeting and accounting and anticipates submitting a draft implementation plan by 9/30/05.

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.
*Note: In accordance with 24 CFR 903, Public Housing Agency Plans: Deconcentration – Amendments to "Established Income Range" Definition: Final Rule dated August 6, 2002; the following are the Area Median Incomes for counties in Hawaii and the separate county 30% income levels:

- Oahu:
  Median Area Income: $65,700 30% = $19,700
- Hawaii:
  Median Area Income: $51,000 30% = $16,600
- Kauai:
  Median Area Income: $56,300 30% = $19,400
- Maui:
  Median Area Income: $60,700 30% = $20,350

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)]**
Mayor Wright Homes - Honolulu, Oahu $14,484 (117.4)	348	Units on hold for modernization.	
Waimaha-Sunflower – Waianae, Oahu $8,791 (71.2)	57	Units on hold for modernization.	
Kauhale Ohana - Waimanalo, Oahu $19,429 (157.5)	50	*See note above on area median income.	
Kalihi Valley Homes - Honolulu, Oahu $17,450 (141.4)	227	Units on hold for modernization.	
Kuhio Homes - Honolulu, Oahu $16,537 (134.0)	125	*See note above on area median income.	
Punchbowl Homes – Honolulu, Oahu $9,141 (74.1)	152	Elderly housing project	
Makua Alii – Honolulu, Oahu $8,850 (71.7)	202	Elderly housing project	

Waimanalo Homes – Waimanalo, Oahu $17,642 (143.2)	39	Homeownership Demonstration Project	
Waipahu I – Waipahu, Oahu $9,945 (80.6)	16		Select families with a broad range of incomes to meet deconcentration goals.
Wahiawa Terrace – Wahiawa, Oahu $14,280 (115.7)	60	*See note above on area median income.	
Kalanihuia – Honolulu, Oahu $8,137 (65.9)	139	Elderly housing project	
Hale Laulima – Pearl City, Oahu $17,215 (139.5)	36	*See note above on area median income.	
Koolua Village – Kaneohe, Oahu $15,415 (124.9)	76	*See note above on area median income.	
Maili I– Maili, Oahu $14,673 (118.9)	14	*See note above on area median income.	
Maili II – Maili, Oahu $16,205 (131.3)		*See note above on area median income.	
Nanakuli Homes – Nanakuli, Oahu $17,224 (139.6)	30	*See note above on area median income.	
Paoakalani – Honolulu, Oahu $8,155 (66.1)	136	Elderly housing project	
Makamae – Honolulu, Oahu $8,672 (70.3)	89	Elderly housing project	
Pumehana – Honolulu, Oahu $8,503 (68.9)	129	Elderly housing project	
Kupuna Home O'Waialua – Waialua, Oahu $8,305 (68.9)	36		Select families with a broad range of incomes to meet deconcentration goals.
Kaneohe Apartments – Kaneohe, Oahu $9,107 (73.8)	22		Select families with a broad range of incomes to meet deconcentration goals.
Spencer House – Honolulu, Oahu $16,940 (137.3)	17	*See note above on area median income.	
Pahala – Pahala, Hawaii $10,377 (84.1)	16	Elderly housing project	
Lanakila – Hilo, Hawaii $15,290 (123.9)	7	Units on hold for modernization.	
Pomaikai – Hilo, Hawaii $8,547 (69.2)	18		Select families with a broad range of incomes to meet deconcentration goals.
Hale Hauoli – Honokaa, Hawaii $8,447 (68.4)	36	Elderly housing project	
Kaimalino – Kailua-Kona, Hawaii $14,615 (118.4)	35	*See note above on area median income.	
Hale Aloha O Puna– Keaau, Hawaii $9,006 (73.0)	27	Elderly housing project	
Hale Olaloa – Hilo, Hawaii $9,906 (80.3)	49	Elderly housing project	
Hale Hookipa – Kealakekua, Hawaii $9,092 (73.1)	27	Elderly housing project	

Ka Hale Kahaluu – Kailua-Kona, Hawaii $14,407 (116.7)	42	*See note above on area median income.	
Nani Olu – Kealakekua, Hawaii $9,942 (80.6)	28	Elderly housing project	
Kauhale O'Hanakahi – Hilo, Hawaii $19,733 (159.9)	40		Select families with a broad range of incomes to meet deconcentration goals.
Kapaa – Kapaa, Kauai $16,375 (132.7)	33	*See note above on area median income.	
Hale Hoolulu – Kilauea, Kauai $7,872 (63.8)	12	Elderly housing project	
Hui O Hanamaulu – Hanamaulu, Kauai $15,575 (126.2)	43	*See note above on area median income.	
Kalaheo – Kalaheo, Kauai $10,297 (83.4)	8		Select families with a broad range of incomes to meet deconcentration goals.
Home Nani – Waimea, Kauai $7,498 (60.7)	14	Elderly housing project	
Hale Nani Kai O Kea – Kapaa, Kauai $9,601 (77.8)	38	Elderly housing project	
Hale Hoonanea – Eleele, Kauai $9,635 (78.1)	36	Elderly housing project	
Kekaha Ha'aheo – Kekaha, Kauai $ 9,006 (73.1)	72		Select families with a broad range of incomes to meet deconcentration goals.
Piilani Homes – Lahaina, Maui $8,872 (71.9)	41	Elderly housing project	

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

PHA Name:	Grant Type and Number		Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No:	**HI08P00150105**	**2005**
	Replacement Housing Factor Grant No:		

[X] **Original Annual Statement as of 12/31/04**
[ ] **Performance and Evaluation Report for Period Ending:**
[ ] **Reserve for Disasters/Emergencies**
[ ] **Revised Annual Statement (revision no: 0rig.)**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Initial Budget	$0.00	$0.00	$0.00	$0.00
2	1406 Operations	$2,620,704.80	$2,620,704.80	$0.00	$0.00
3	1408 Management Improvements	$1,300,000.00	$1,300,000.00	$0.00	$0.00
4	1410 Administration	$284,105.00	$284,105.00	$0.00	$0.00
5	1411 Audit	$3,278.00	$3,278.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$982,309.00	$982,309.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$118,663.06	$1,118,663.06	$0.00	$0.00
10	1460 Dwelling Structures	$7,756,964.14	$6,656,964.14	$0.00	$0.00
11	1465 Dwelling Equipment - Nonexpendable	$0.00	$100,000.00	$0.00	$0.00
12	1470 Nondwelling Structures	$0.00	$0.00	$0.00	$0.00
13	1475 Nondwelling Equipment	$0.00	$0.00	$0.00	$0.00
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	$37,500.00	$37,500.00	$0.00	$0.00
18	1499 Development Activities	$0.00	$0.00	$0.00	$0.00
19	1502 Contingency	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	$13,103,524.00	$13,103,524.00	$0.00	$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 Complinace	$0.00	$0.00	$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	$0.00	$0.00	$0.00	$0.00
26	Collaterlization 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:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150105** Replacement Housing Factor Grant No:	**2005**

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		2,620,704.80	2,620,704.80	0.00	0.00	
	HA-Wide Operations Total			2,620,704.80	2,620,704.80	0.00	0.00	
HA-Wide Mgmt.	Management Deficiencies	1408		50,000.00	50,000.00			
	Economic Development	1408		335,416.00	335,416.00			
	Resident Training	1408		100,000.00	100,000.00			
	Drug/Crime Prevention	1408		650,000.00	650,000.00			
	Computer Upgrade	1408		164,584.00	164,584.00			
	HA-Wide Mgmt. Impr. Total			1,300,000.00	1,300,000.00	0.00	0.00	
HA-Wide Admin.	Non-Tech Salaries (1410.01)	1410		100,000.00	100,000.00			
	Tech Salaries (1410.02)	1410		100,000.00	100,000.00			
	Fringe Benefits (1410.09)	1410		84,105.00	84,105.00			
	Travel (1410.10)	1410		0.00	0.00			
	Sundry (1410.19)	1410		0.00	0.00			
	HA-Wide Admin. Total			284,105.00	284,105.00	0.00	0.00	
HA-Wide Audit	Audit Costs	1411		3,278.00	3,278.00	0.00	0.00	
	HA-Wide Audit Total			3,278.00	3,278.00	0.00	0.00	
HA-Wide Fees and Costs	A&E Services (1430.01)	1430		810,000.00	810,000.00	0.00	0.00	
	Inspection Costs (1430.07)	1430		150,000.00	150,000.00	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:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150105** Replacement Housing Factor Grant No:	**2005**

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
	Travel (1430.19)	1430		0.00	0.00	0.00	0.00	
	Sundry (1430.19)	1430		22,309.00	22,309.00	0.00	0.00	
	HA-Wide Fees and Costs Total			982,309.00	982,309.00	0.00	0.00	
HA-Wide	Extraordinary Maintenance	1450		118,663.06	118,663.06	0.00	0.00	
	Extraordinary Maintenance	1460		2,548,926.62	3,205,309.97	0.00	0.00	
	(Kuhio Park Terrace - Fire Protection Systems)							
	Non-Routine Vacancy Prep	1460		0.00	0.00	0.00	0.00	
	Non-Routine PM Repairs	1460		0.00	0.00	0.00	0.00	
	Appliances	1465		0.00	100,000.00	0.00	0.00	
	Computers, vehicles and other equipment	1475		0.00	0.00	0.00	0.00	
	HA-Wide Totals			2,667,589.68	3,423,973.03	0.00	0.00	
HA-Wide Demolition	Demolition	1485		0.00	0.00	0.00	0.00	
HA-Wide Relocation	Relocation Expenses ($1500/unit and applicable staff time for coordination)	1495		37,500.00	37,500.00	0.00	0.00	
HA-Wide Development	Development Activities	1499		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:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150105** Replacement Housing Factor Grant No:	**2005**

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	Bath and Kitchen Renovation							
Mayor Wright Homes	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		1,208,037.52	1,208,037.52	0.00	0.00	
	Dwelling Equipment: Appliances, H-VAC, Emergency Systems	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Mayor Wright Homes Total			1,208,037.52	1,208,037.52	0.00	0.00	
HA1-05 Kalihi Valley Homes Phase 3	Site: Infrastructure walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainange, improvements, accessibility	1450		0.00	0.00	0.00	0.00	
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		756,383.35	0.00	0.00	0.00	
	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kalhi Valley Homes Total			756,383.35	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:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150105** Replacement Housing Factor Grant No:	**2005**

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:	1450		0.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		1,000,000.00	1,000,000.00	0.00	0.00	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Makamae Total			1,000,000.00	1,000,000.00	0.00	0.00	
HA 1-61 Kahale Kahaluu	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		1,243,616.65	1,243,616.65	0.00	0.00	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kahale Kahaluu Total			1,243,616.65	1,243,616.65	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:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150105** Replacement Housing Factor Grant No:	**2005**

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
HA1-24 Kalanihuia	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		0.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kalanihuia Total			0.00	0.00	0.00	0.00	
HA 1-26	Site:	1450		0.00	1,000,000.00	0.00	0.00	
	Dwelling Structures:	1460		1,000,000.00	0.00	0.00	0.00	
Puuwai Momi	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Puuwai Momi Total			1,000,000.00	1,000,000.00	0.00	0.00	
	Grand Total			13,103,524.00	13,103,524.00	0.00	0.00	

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: **HI08P00150105** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2005**

Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Mgmt. Imprvmnts.	9/17/2007			9/17/2009			
1. Management Deficiencies	9/17/2007			9/17/2009			
2. Economic Development	9/17/2007			9/17/2009			
HA-WIDE Administration	9/17/2007			9/17/2009			
HA-WIDE Fees & Costs	9/17/2007			9/17/2009			
HA-WIDE Audit	9/17/2007			9/17/2009			
HA-WIDE Relocation Expenses	9/17/2007			9/17/2009			
HA-WIDE Extraordinary Maintenance	9/17/2007			9/17/2009			
HA 1-03 Mayor Wright Homes	9/17/2007			9/17/2009			
HA 1-05 Kalihi Valley Homes 3	9/17/2007			9/17/2009			
HA 1-26 Puuwai Momi	9/17/2007			9/17/2009			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing and Community Development Corporation of Hawaii		X Original 5-Year Plan Revision No:			
Development Number / Name HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
HA 1-03 Mayor Wright Homes	**Annual**	2,179,052.90	1,937,659.73	0.00	1,301,337.72
HA 1-04 Lanakila Homes II, III & IV	**Statement**	749,717.00	196,673.00	1,983,021.45	1,070,588.55
HA 1-05 Kalihi Valley Homes		2,063,091.38	5,727,434.27	7,148,745.55	6,764,186.28
HA 1-07 Kuhio Homes		0.00	0.00	0.00	0.00
HA 1-08 Palolo Valley Homes		0.00	0.00	0.00	0.00
HA 1-10 Kuhio Park Terrace		0.00	1,300,000.00	30,000.00	0.00
HA 1-11 Punchbowl Homes		0.00	0.00	0.00	0.00
HA 1-12 Makua Alii		0.00	0.00	0.00	0.00
HA 1-16 David Malo Circle		0.00	0.00	0.00	0.00
HA 1-18 Kapaa		0.00	0.00	0.00	0.00
HA 1-19 Hale Hoolulu		0.00	0.00	0.00	0.00
HA 1-20 Eleele Homes		0.00	0.00	0.00	0.00
HA 1-21 Hui O Hanamaulu		0.00	0.00	0.00	0.00
HA 1-22 Kalaheo		0.00	0.00	0.00	0.00
HA 1-23 Home Nani		0.00	0.00	0.00	0.00
HA 1-24 Kalanihuia		0.00	0.00	0.00	0.00
HA 1-25 Waimanalo Homes		0.00	0.00	0.00	0.00
HA 1-26 Puuwai Momi		0.00	0.00	0.00	0.00
HA 1-27 Hale Laulima		0.00	0.00	0.00	0.00
HA 1-28 Punahele Homes		0.00	1.00	0.00	0.00

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing and Community Development Corporation of Hawaii				X Original 5-Year Plan Revision No:	
Development Number / Name HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
HA 1-29 Pomaikai Homes		0.00	0.00	0.00	0.00
HA 1-30 Koolau Village		0.00	0.00	0.00	0.00
HA 1-31 Hale Hauoli		0.00	0.00	0.00	0.00
HA 1-33 Maile I		0.00	0.00	0.00	0.00
HA 1-35 Nanakuli Homes		0.00	0.00	0.00	0.00
HA 1-36 Paoakalani		0.00	0.00	0.00	0.00
HA 1-38 Waipahu Homes		0.00	0.00	0.00	0.00
HA 1-39 Waipahu 2		0.00	0.00	0.00	0.00
HA 1-44 Piilani Homes		0.00	0.00	0.00	0.00
HA 1-45 Pahala		0.00	0.00	0.00	0.00
HA 1-46 Makamae		0.00	0.00	0.00	0.00
HA 1-47 Pumehana		341,333.00	0.00	0.00	0.00
HA 1-50 Kupuna Home O'Waialua		0.00	0.00	0.00	0.00
HA 1-51 Hale Aloha O Puna		0.00	0.00	0.00	0.00
HA 1-52 Hale Olaloa		0.00	0.00	0.00	0.00
HA 1-53 Hale Hookipa		0.00	0.00	0.00	0.00
HA 1-54 Hale Nana Kai O Kea		0.00	0.00	0.00	0.00
HA 1-55 Hale Hoonanea		0.00	0.00	0.00	0.00
HA 1-56 Kauhale Nani		0.00	0.00	0.00	0.00
HA 1-57 Waimaha Sunflower		0.00	0.00	0.00	0.00

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing and Community Development Corporation of Hawaii				X Original 5-Year Plan Revision No:	
Development Number / Name HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
HA 1-61 Ka Hale Kahaluu		0.00	0.00	0.00	0.00
HA 1-62 Kalakaua Homes		0.00	0.00	0.00	0.00
HA 1-63 Nani Olu		0.00	0.00	0.00	0.00
HA 1-64 Kekaha Haaheo		0.00	0.00	0.00	0.00
HA 1-66 Salt Lake		0.00	0.00	0.00	0.00
HA 1-69 Kaneohe Apartments		1.00	0.00	0.00	0.00
HA 1-70 Kealakehe		0.00	0.00	0.00	0.00
HA 1-71 Noelani 1		0.00	0.00	0.00	0.00
HA 1-72 Hookipa Kahaluu		0.00	0.00	0.00	0.00
HA 1-73 Spencer House		0.00	0.00	0.00	0.00
HA 1-78 Noelani II		0.00	0.00	0.00	0.00
HA 1-86 Kawailehua-Federal		0.00	0.00	0.00	0.00
HA 1-90 Kauhale O'hana		0.00	0.00	0.00	0.00
HA 1-91 Kauiokalani		0.00	0.00	0.00	0.00
HA 1-92 Makani Kai Hale I		0.00	0.00	0.00	0.00
HA 1-97a Kauhale O Hanakahi		0.00	0.00	0.00	0.00
HA 1-97b HA 1-97b Ke Kumu Ekolu		0.00	0.00	0.00	0.00
HA 1-97c HA 1-97c Makani Kai Hale II		0.00	0.00	0.00	0.00
HA 1-99 I HA 1-99 Kamehameha Homes		0.00	0.00	0.00	0.00
Extraordinary Maintenance		4,418,162.49	0.00	0.00	0.00

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing and Community Development Corporation of Hawaii				X Original 5-Year Plan Revision No:	
Development Number / Name HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
Operations		1,375,938.83	1,965,528.60	1,965,528.60	1,991,183.05
Administration		655,176.20	655,176.20	655,176.20	655,176.20
Fees & Costs		655,176.20	655,176.20	655,176.20	655,176.20
Relocation		37,500.00	37,500.00	37,500.00	37,500.00
Development Activities		749,717.00	196,673.00	1,983,021.45	1,070,588.55
Management Improvements		625,000.00	625,000.00	625,000.00	625,000.00
Audit		3,376.00	3,376.00	3,376.00	3,376.00
Total CFP Funds (Estimated)		13,103,524.00	13,103,524.00	13,103,524.00	13,103,524.00
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	HA 1-03 Mayor Wright Homes			**HA 1-03 Mayor Wright Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:	$2,179,052.90	1460	Dwelling:	$1,937,659.73
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$2,179,052.90		Sub-total FFY 2007	$1,937,659.73
	HA 1-04,13,14 Lanakila Homes			**HA 1-04,13,14 Lanakila Homes**		
	1450			1450	Site:	
	1460			1460	Dwelling:	
	1465			1465	Dwelling Equipment	
	1470			1470	Nondwelling Structures	
	1475			1475	Nondwelling Equipment	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1499	Development	$749,717.00		Development	$196,673.00
		Sub-total FFY 2006	$749,717.00		Sub-total FFY 2007	$196,673.00
	HA 1-05 Kalihi Valley Homes			**HA 1-05 Kalihi Valley Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:	$2,063,091.38	1460	Dwelling:	$5,727,434.27
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$2,063,091.38		Sub-total FFY 2007	$5,727,434.27
	HA 1-07 Kuhio Homes			**HA 1-07 Kuhio Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-08 Palolo Valley Homes			**HA 1-08 Palolo Valley Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-10 Kuhio Park Terrace			**HA 1-10 Kuhio Park Terrace**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	$1,300,000.00
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$1,300,000.00
	HA 1-11 Punchbowl Homes			**HA 1-11 Punchbowl Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-12 Makua Ali			**HA 1-12 Makua Alii**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-16 David Malo Circle			**HA 1-16 David Malo Circle**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-18 Kapaa			**HA 1-18 Kapaa**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-19 Hale Hoolulu			**HA 1-19 Hale Hoolulu**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	HA 1-20 Eleele Homes			**HA 1-20 Eleele Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-21 Hui O Hanamaulu			**HA 1-21 Hui O Hanamaulu**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	HA 1-22 Kalaheo			**HA 1-22 Kalaheo Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-23 Home Nani			**HA 1-23 Home Nani**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-24 Kalanihuia			**HA 1-24 Kalanihuia**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-25 Waimanalo Homes			**HA 1-25 Waimanalo Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-26 Puuwai Momi			**HA 1-26 Puuwai Momi**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	HA 1-27 Hale Laulima			**HA 1-27 Hale Laulima**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-28 Punahele Homes			**HA 1-28 Punahele Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	HA 1-29 Pomaikai Homes			**HA 1-29 Pomaikai Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-30 Koolau Village			**HA 1-30 Koolau Village**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-31 Hale Hauoli			**HA 1-31 Hale Hauoli**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-33 Maile I			**HA 1-33 Maile I**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-35 Nanakuli Homes			**HA 1-35 Nanakuli Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-36 Paoakalani			**HA 1-36 Paoakalani**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-38 Waipahu I			**HA 1-38 Waipahu I**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	HA 1-39 Waipahu 2			**HA 1-39 Waipahu 2**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-44 Piilani Homes			**HA 1-44 Piilani Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	HA 1-45 Pahala			**HA 1-45 Pahala**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-46 Makamae			**HA 1-46 Makamae**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-47 Pumehana			**HA 1-47 Pumehana**		
	1450	Site:		1450	Site:	
	1460	Dwelling:	$341,333.00	1460	Dwelling:	$0.00
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$341,333.00		Sub-total FFY 2007	$0.00
	HA 1-50 Kupuna Home O'Waialua			**HA 1-50 Kupuna Home O'Waialua**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-51 Hale Aloha O Puna			**HA 1-51 Hale Aloha O Puna**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	HA 1-52 Hale Olaloa			**HA 1-52 Hale Olaloa**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-53 Hale Hookipa			**HA 1-53 Hale Hookipa**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	HA 1-54 Hale Nana Kai O Kea			**HA 1-54 Hale Nana Kai O Kea**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-55 Hale Hoonanea			**HA 1-55 Hale Hoonanea**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-56 Kauhale Nani			**HA 1-56 Kauhale Nani**		
		Site:			Site:	
		Dwelling:			Dwelling:	
		Dwelling Equipment			Dwelling Equipment	
		Nondwelling Structures			Nondwelling Structures	
		Nondwelling Equipment			Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-57 Waimaha - Sunflower			**HA 1-57 Waimaha - Sunflower**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	$0.00
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-61 Ka Hale Kahaluu			**HA 1-61 Ka Hale Kahaluu**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	$0.00
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-62 Kalakaua Homes			**HA 1-62 Kalakaua Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-63 Nani Olu			**HA 1-63 Nani Olu**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	HA 1-64 Kekaha Haaheo			**HA 1-64 Kekaha Haaheo**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-66 Salt Lake			**HA 1-66 Salt Lake**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	HA 1-69 Kaneohe Apartments			**HA 1-69 Kaneohe Apartments**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-70 Kealakehe			**HA 1-70 Kealakehe**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-71 Noelani 1			**HA 1-71 Noelani 1**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-72 Hookipa Kahaluu			**HA 1-72 Hookipa Kahaluu**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-73 Spencer House			**HA 1-73 Spencer House**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-78 Noelani II			**HA 1-78 Noelani II**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-86 Kawailehua Federal			**HA 1-86 Kawailehua-Federal**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	HA 1-90 Kauhale O'hana			**HA 1-90 Kauhale O'hana**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-91 Kauiokalani			**HA 1-91 Kauiokalani**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	HA 1-92 Makani Kai Hale I			**HA 1-92 Makani Kai Hale I**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-97a Kauhale O Hanakahi			**HA 1-97a Kauhale O Hanakahi**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-97b Ke Kumu Ekolu			**HA 1-97b Ke Kumu Ekolu**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-97c Makani Kai Hale II			**HA 1-97c Makani Kai Hale II**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	HA 1-99 Kamehameha Homes			**HA 1-99 Kamehameha Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$0.00		Sub-total FFY 2007	$0.00
	Extraordinary Maintenance			**Extraordinary Maintenance**		
	1450	Site:	$4,418,162.49	1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2006	$4,418,162.49		Sub-total FFY 2007	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
	- subtotals -	Site:	$4,418,162.49		Site:	$0.00
		Dwelling:	$4,583,477.28		Dwelling:	$8,965,094.00
		Dwelling Equipment	$0.00		Dwelling Equipment	$0.00
		Nondwelling Structures	$0.00		Nondwelling Structures	$0.00
		Nondwelling Equipment	$0.00		Nondwelling Equipment	$0.00
		Development	$749,717.00		Development	$196,673.00
		Construction related only			Construction related only	
		Operations	$1,375,938.83		Operations	$1,965,528.60
		Management Improvements	$625,000.00		Management Improvements	$625,000.00
		Administration	$655,176.20		Administration	$655,176.20
		Audit	$3,376.00		Audit	$3,376.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		716			717	
		Liquidated Damages			Liquidated Damages	
		Fees & Costs	$655,176.20		Fees & Costs	$655,176.20
		Site Acquisition			Site Acquisition	
		Site Improvement	$4,418,162.49		Site Improvement	$0.00
		Dwelling Structures	$4,583,477.28		Dwelling Structures	$8,965,094.00
		Dwelling Equipment	$0.00		Dwelling Equipment	$0.00
		Non-Dwelling Structures	$0.00		Non-Dwelling Structures	$0.00
		Non-Dwelling Equipment	$0.00		Non-Dwelling Equipment	$0.00
		Demolition			Demolition	
		Replacement Reserve			Replacement Reserve	
		Moving to Work Demonstration			Moving to Work Demonstration	
		Relocation Costs	$37,500.00		Relocation Costs	$37,500.00
		Development Activities	$749,717.00		Development Activities	$196,673.00
		Contingency			Contingency	
		Total	$13,103,524.00		Total	$13,103,524.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**		**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718				719	
	HA 1-03 Mayor Wright Homes				**HA 1-03 Mayor Wright Homes**		
	1450	Site:			1450	Site:	$0.00
	1460	Dwelling:	$0.00		1460	Dwelling:	$1,301,337.72
	1465	Dwelling Equipment			1465	Dwelling Equipment	
	1470	Nondwelling Structures			1470	Nondwelling Structures	
	1475	Nondwelling Equipment			1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00			Sub-total FFY 2009	$1,301,337.72
	HA 1-04,13,14 Lanakila Homes				**HA 1-04,13,14 Lanakila Homes**		
	1450	Site:			1450		
	1460	Dwelling:			1460		
	1465	Dwelling Equipment			1465		
	1470	Nondwelling Structures			1470		
	1475	Nondwelling Equipment			1475		
		Development	$1,983,021.45		1499	Development	$1,070,588.55
		Sub-total FFY 2008	$1,983,021.45			Sub-total FFY 2009	$1,070,588.55

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**		**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718				719	
	HA 1-05 Kalihi Valley Homes				**HA 1-05 Kalihi Valley Homes**		
	1450	Site:	$2,000,000.00		1450	Site:	$2,000,000.00
	1460	Dwelling:	$5,148,745.55		1460	Dwelling:	$4,764,186.28
	1465	Dwelling Equipment			1465	Dwelling Equipment	
	1470	Nondwelling Structures			1470	Nondwelling Structures	
	1475	Nondwelling Equipment			1475	Nondwelling Equipment	
		Sub-total FFY 2008	$7,148,745.55			Sub-total FFY 2009	$6,764,186.28
	HA 1-07 Kuhio Homes				**HA 1-07 Kuhio Homes**		
	1450	Site:			1450	Site:	
	1460	Dwelling:			1460	Dwelling:	
	1465	Dwelling Equipment			1465	Dwelling Equipment	
	1470	Nondwelling Structures			1470	Nondwelling Structures	
	1475	Nondwelling Equipment			1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00			Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-08 Palolo Valley Homes			**HA 1-08 Palolo Valley Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-10 Kuhio Park Terrace			**HA 1-10 Kuhio Park Terrace**		
	1450	Site:		1450	Site:	
	1460	Dwelling:	$30,000.00	1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$30,000.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-11 Punchbowl Homes			**HA 1-11 Punchbowl Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-12 Makua Alii			**HA 1-12 Makua Alii**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-16 David Malo Circle			**HA 1-16 David Malo Circle**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-18 Kapaa			**HA 1-18 Kapaa**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-19 Hale Hoolulu			**HA 1-19 Hale Hoolulu**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-20 Eleele Homes			**HA 1-20 Eleele Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**		**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718				719	
	HA 1-21 Hui O Hanamaulu				**HA 1-21 Hui O Hanamaulu**		
	1450	Site:			1450	Site:	
	1460	Dwelling:			1460	Dwelling:	
	1465	Dwelling Equipment			1465	Dwelling Equipment	
	1470	Nondwelling Structures			1470	Nondwelling Structures	
	1475	Nondwelling Equipment			1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00			Sub-total FFY 2009	$0.00
	HA 1-22 Kalaheo Homes				**HA 1-22 Kalaheo**		
	1450	Site:			1450	Site:	
	1460	Dwelling:			1460	Dwelling:	
	1465	Dwelling Equipment			1465	Dwelling Equipment	
	1470	Nondwelling Structures			1470	Nondwelling Structures	
	1475	Nondwelling Equipment			1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00			Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-23 Home Nani			**HA 1-23 Home Nani**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-24 Kalanihuia			**HA 1-24 Kalanihuia**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	$0.00
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**		**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718				719	
	HA 1-25 Waimanalo Homes				**HA 1-25 Waimanalo Homes**		
	1450	Site:			1450	Site:	
	1460	Dwelling:			1460	Dwelling:	
	1465	Dwelling Equipment			1465	Dwelling Equipment	
	1470	Nondwelling Structures			1470	Nondwelling Structures	
	1475	Nondwelling Equipment			1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00			Sub-total FFY 2009	$0.00
	HA 1-26 Puuwai Momi				**HA 1-26 Puuwai Momi**		
	1450	Site:			1450	Site:	$0.00
	1460	Dwelling:			1460	Dwelling:	
	1465	Dwelling Equipment			1465	Dwelling Equipment	
	1470	Nondwelling Structures			1470	Nondwelling Structures	
	1475	Nondwelling Equipment			1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00			Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-27 Hale Laulima			**HA 1-27 Hale Laulima**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-28 Punahele Homes			**HA 1-28 Punahele Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**		**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718				719	
	HA 1-29 Pomaikai Homes				**HA 1-29 Pomaikai Homes**		
	1450	Site:			1450	Site:	
	1460	Dwelling:			1460	Dwelling:	
	1465	Dwelling Equipment			1465	Dwelling Equipment	
	1470	Nondwelling Structures			1470	Nondwelling Structures	
	1475	Nondwelling Equipment			1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00			Sub-total FFY 2009	$0.00
	HA 1-30 Koolau Village				**HA 1-30 Koolau Village**		
	1450	Site:			1450	Site:	
	1460	Dwelling:			1460	Dwelling:	
	1465	Dwelling Equipment			1465	Dwelling Equipment	
	1470	Nondwelling Structures			1470	Nondwelling Structures	
	1475	Nondwelling Equipment			1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00			Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-31 Hale Hauoli			**HA 1-31 Hale Hauoli**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-33 Maile I			**HA 1-33 Maile I**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-35 Nanakuli Homes			**HA 1-35 Nanakuli Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-36 Paoakalani			**HA 1-36 Paoakalani**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-38 Waipahu I			**HA 1-38 Waipahu I**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-39 Waipahu 2			**HA 1-39 Waipahu 2**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-44 Piilani Homes			**HA 1-44 Piilani Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-45 Pahala			**HA 1-45 Pahala**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-46 Makamae			**HA 1-46 Makamae**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	$0.00
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-47 Pumehana			**HA 1-47 Pumehana**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	$0.00
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**		**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718				719	
	HA 1-50 Kupuna Home O'Waialua				**HA 1-50 Kupuna Home O'Waialua**		
	1450	Site:			1450	Site:	
	1460	Dwelling:			1460	Dwelling:	
	1465	Dwelling Equipment			1465	Dwelling Equipment	
	1470	Nondwelling Structures			1470	Nondwelling Structures	
	1475	Nondwelling Equipment			1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00			Sub-total FFY 2009	$0.00
	HA 1-51 Hale Aloha O Puna				**HA 1-51 Hale Aloha O Puna**		
	1450	Site:			1450	Site:	
	1460	Dwelling:			1460	Dwelling:	
	1465	Dwelling Equipment			1465	Dwelling Equipment	
	1470	Nondwelling Structures			1470	Nondwelling Structures	
	1475	Nondwelling Equipment			1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00			Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-52 Hale Olaloa			**HA 1-52 Hale Olaloa**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-53 Hale Hookipa			**HA 1-53 Hale Hookipa**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-54 Hale Nana Kai O Kea			**HA 1-54 Hale Nana Kai O Kea**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-55 Hale Hoonanea			**HA 1-55 Hale Hoonanea**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-55 Hale Hoonanea			**HA 1-56 Kauhale Nani**		
	1450	Site:			Site:	
	1460	Dwelling:			Dwelling:	
	1465	Dwelling Equipment			Dwelling Equipment	
	1470	Nondwelling Structures			Nondwelling Structures	
	1475	Nondwelling Equipment			Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-57 Waimaha - Sunflower			**HA 1-57 Waimaha - Sunflower**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**		**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718				719	
	HA 1-61 Ka Hale Kahaluu				**HA 1-61 Ka Hale Kahaluu**		
	1450	Site:			1450	Site:	
	1460	Dwelling:			1460	Dwelling:	
	1465	Dwelling Equipment			1465	Dwelling Equipment	
	1470	Nondwelling Structures			1470	Nondwelling Structures	
	1475	Nondwelling Equipment			1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00			Sub-total FFY 2009	$0.00
	HA 1-62 Kalakaua Homes				**HA 1-62 Kalakaua Homes**		
	1450	Site:			1450	Site:	
	1460	Dwelling:			1460	Dwelling:	
	1465	Dwelling Equipment			1465	Dwelling Equipment	
	1470	Nondwelling Structures			1470	Nondwelling Structures	
	1475	Nondwelling Equipment			1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00			Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-63 Nani Olu			**HA 1-63 Nani Olu**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-64 Kekaha Haaheo			**HA 1-64 Kekaha Haaheo**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-66 Salt Lake			**HA 1-66 Salt Lake**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-69 Kaneohe Apartments			**HA 1-69 Kaneohe Apartments**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-70 Kealakehe			**HA 1-70 Kealakehe**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-71 Noelani 1			**HA 1-71 Noelani 1**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-72 Hookipa Kahaluu			**HA 1-72 Hookipa Kahaluu**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-73 Spencer House			**HA 1-73 Spencer House**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-78 Noelani II			**HA 1-78 Noelani II**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-86 Kawailehua-Federal			**HA 1-86 Kawailehua Federal**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-90 Kauhale O'hana			**HA 1-90 Kauhale O'hana**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-91 Kauiokalani			**HA 1-91 Kauiokalani**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-92 Makani Kai Hale I			**HA 1-92 Makani Kai Hale I**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	HA 1-97a Kauhale O Hanakahi			**HA 1-97a Kauhale O Hanakahe**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
	Development Name / Number	**Major Work Categories**	**Estimated Cost**		**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718				719	
	HA 1-97b Ke Kumu Ekolu				**HA 1-97b Ke Kumu Ekolu**		
	1450	Site:			1450	Site:	
	1460	Dwelling:			1460	Dwelling:	
	1465	Dwelling Equipment			1465	Dwelling Equipment	
	1470	Nondwelling Structures			1470	Nondwelling Structures	
	1475	Nondwelling Equipment			1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00			Sub-total FFY 2009	$0.00
	HA 1-97c Makani Kai Hale II				**HA 1-97c Makani Kai Hale II**		
	1450	Site:			1450	Site:	
	1460	Dwelling:			1460	Dwelling:	
	1465	Dwelling Equipment			1465	Dwelling Equipment	
	1470	Nondwelling Structures			1470	Nondwelling Structures	
	1475	Nondwelling Equipment			1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00			Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	HA 1-99 Kamehameha Homes			**HA 1-99 Kamehameha Homes**		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00
	Extraordinary Maintenance			**Extraordinary Maintenance**		
	1450	Site:		1450	Site:	$0.00
	1460	Dwelling:		1460	Dwelling:	$0.00
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2008	$0.00		Sub-total FFY 2009	$0.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
	- subtotals -	Site:	$2,000,000.00		Site:	$2,000,000.00
		Dwelling:	$5,178,745.55		Dwelling:	$6,065,524.00
		Dwelling Equipment	$0.00		Dwelling Equipment	$0.00
		Nondwelling Structures	$0.00		Nondwelling Structures	$0.00
		Nondwelling Equipment	$0.00		Nondwelling Equipment	$0.00
		Development	$1,983,021.45		Development	$1,070,588.55
		Construction related only			Construction related only	
		Operations	$1,965,528.60		Operations	$1,991,183.05
		Management Improvements	$625,000.00		Management Improvements	$625,000.00
		Administration	$655,176.20		Administration	$655,176.20
		Audit	$3,376.00		Audit	$3,376.00
		Liquidated Damages			Liquidated Damages	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2005	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008				Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name / Number	**Major Work Categories**	**Estimated Cost**	**Development Name / Number**	**Major Work Categories**	**Estimated Cost**
		718			719	
		Fees & Costs	$655,176.20		Fees & Costs	$655,176.20
		Site Acquisition			Site Acquisition	
		Site Improvement	$2,000,000.00		Site Improvement	$2,000,000.00
		Dwelling Structures	$5,178,745.55		Dwelling Structures	$6,065,524.00
		Dwelling Equipment	$0.00		Dwelling Equipment	$0.00
		Non-Dwelling Structures	$0.00		Non-Dwelling Structures	$0.00
		Non-Dwelling Equipment	$0.00		Non-Dwelling Equipment	$0.00
		Demolition			Demolition	
		Replacement Reserve			Replacement Reserve	
		Moving to Work Demonstration			Moving to Work Demonstration	
		Relocation Costs	$37,500.00		Relocation Costs	$37,500.00
		Development Activities	$1,983,021.45		Development Activities	$1,070,588.55
		Contingency			Contingency	
		Total	$13,103,524.00		Total	$13,103,524.00

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

PHA Name:	Grant Type and Number		Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No:	HI08P00150104	2004
	Replacement Housing Factor Grant No:		

[ ] Original Annual Statement
[ ] Reserve for Disasters/Emergencies
[ ] Revised Annual Statement (revision no: 0rig.)
[X] Performance and Evaluation Report for Period Ending: 12/31/2004

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Initial Budget	$0.00	$0.00	$0.00	$0.00
2	1406 Operations	$3,161,895.00	$869,306.55	$869,306.55	$0.00
3	1408 Management Improvements	$483,483.00	$483,483.00	$0.00	$0.00
4	1410 Administration	$758,699.00	$353,000.00	$0.00	$0.00
5	1411 Audit	$3,183.00	$3,183.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$611,187.00	$977,853.02	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$1,967,186.00	$435,339.69	$0.00	$0.00
10	1460 Dwelling Structures	$4,551,544.00	$9,835,972.74	$2,612,084.85	$0.00
11	1465 Dwelling Equipment - Nonexpendable	$64,634.00	$0.00	$0.00	$0.00
12	1470 Nondwelling Structures	$387,772.00	$0.00	$0.00	$0.00
13	1475 Nondwelling Equipment	$64,626.00	$0.00	$0.00	$0.00
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	$91,500.00	$66,800.00	$0.00	$0.00
18	1499 Development Activities	$3,663,768.00	$78,586.00	$4,269.00	$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	$13,103,524.00	$3,485,660.40	$0.00
21	Amount of line 20 Related to LBP Activities	$0.00	$29,303.52	$25,461.48	$0.00
22	Amount of line 20 Related to Section 504 Complinace	$0.00	$43,319.60	$36,359.08	$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	$0.00	$22,341.72	$19,577.92	$0.00
26	Collaterlization 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:	Grant Type and Number	Federal FY of Grant: 2004
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150104** 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-Wide Operations	Operations	1406		3,161,895.00	869,306.55	869,306.55	0.00	
	HA-Wide Operations Total			3,161,895.00	869,306.55	869,306.55	0.00	
HA-Wide Mgmt.	Management Deficiencies	1408		0.00	100,000.00			
	Economic Development	1408		0.00	383,483.00			
	HA-Wide Mgmt. Impr. Total			483,483.00	483,483.00	0.00	0.00	
HA-Wide Admin.	Non-Tech Salaries (1410.01)	1410		85,640.00	49,455.00			
	Tech Salaries (1410.02)	1410		450,000.00	225,920.00			
	Fringe Benefits (1410.09)	1410		218,059.00	74,130.00			
	Travel (1410.10)	1410		0.00	0.00			
	Sundry (1410.19)	1410		5,000.00	3,495.00			
	HA-Wide Admin. Total			758,699.00	353,000.00	0.00	0.00	
HA-Wide Audit	Audit Costs	1411		3,183.00	3,183.00	0.00	0.00	
	HA-Wide Audit Total							
HA-Wide Fees and Costs	A&E Services (1430.01)	1430		485,000.00	807,707.00	0.00	0.00	
	Inspection Costs (1430.07)	1430		95,000.00	147,655.00	0.00	0.00	
	Travel (1430.19)	1430		6,187.00	0.00	0.00	0.00	
	Sundry (1430.19)	1430		25,000.00	22,491.02	0.00	0.00	
	HA-Wide Fees and Costs Total			611,187.00	977,853.02	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:	Grant Type and Number	Federal FY of Grant: 2004
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150104** 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-Wide	Extraordinary Maintenance	1450		0.00	0.00	0.00	0.00	
	Extraordinary Maintenance	1460		0.00	0.00	0.00	0.00	
	Non-Routine Vacancy Prep	1460		0.00	0.00	0.00	0.00	
	Non-Routine PM Repairs	1460		0.00	0.00	0.00	0.00	
	Appliances	1465		0.00	0.00	0.00	0.00	
	Computers, vehicles and other equipment	1475		0.00	0.00	0.00	0.00	
	HA-Wide Totals			0.00	0.00	0.00	0.00	
HA-Wide Demolition	Demolition	1485		0.00	0.00	0.00	0.00	
HA-Wide Relocation	Relocation Expenses ($1500/unit and applicable staff time for coordination)	1495		91,500.00	66,800.00	0.00	0.00	
HA-Wide Development	Development Activities	1499		3,663,768.00	78,586.00	4,269.00	0.00	
HA1-03	Bath and Kitchen Renovation							100% Complete
Mayor Wright Homes	Site:	1450		900,148.00	0.00	0.00	0.00	
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		1,975,000.00	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:	Grant Type and Number	Federal FY of Grant: 2004
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150104** 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
	Dwelling Equipment: Appliances, H-VAC, Emergency Systems	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Mayor Wright Homes Total			2,875,148.00	0.00	0.00	0.00	
HA1-05 Kalihi Valley Homes Phase 2	Site: Infrastructure walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainange, improvements, accessibility	1450		0.00	435,339.69	0.00	0.00	99% Complete
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		0.00	0.00	0.00	0.00	
	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kalhi Valley Homes Ph 2 Total			0.00	435,339.69	0.00	0.00	
HA1-05 Kalihi Valley Homes Phase 3	Site: Infrastructure walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainange, improvements, accessibility	1450		550,000.00	0.00	0.00	0.00	Contract Phase
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		1,025,438.00	2,597,935.85	2,597,935.85	0.00	
	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		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:	Grant Type and Number	Federal FY of Grant: 2004
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150104** 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
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kalhi Valley Homes Ph 3 Total			1,575,438.00	2,597,935.85	2,597,935.85	0.00	
HA 1-46 Makamae	Site:	1450		18,466.00	0.00	0.00	0.00	Bid Phase
	Dwelling Structures:	1460		55,397.00	2,000,000.00	0.00	0.00	
	Dwelling Equipment	1465		2,308.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		13,849.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		2,308.00	0.00	0.00	0.00	
	Makamae Total			92,328.00	2,000,000.00	0.00	0.00	
HA 1-61 Kahale Kahaluu	Site:	1450		36,931.00	0.00	0.00	0.00	Planning Phase
	Dwelling Structures:	1460		110,793.00	5,223,887.89	0.00	0.00	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		27,698.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	Kahale Kahaluu Total			184,655.00	5,223,887.89	0.00	0.00	
HA 1-21 Hui O Hanamaulu	Site:	1450		55,397.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		166,190.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		6,925.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		41,547.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		6,925.00	0.00	0.00	0.00	
	Hui O Hanamaulu Total			276,984.00	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:	Grant Type and Number	Federal FY of Grant: 2004
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150104** 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 1-22 Kalaheo	Site:	1450		18,466.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		55,397.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		2,308.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		13,849.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		2,308.00	0.00	0.00	0.00	
	Kalaheo Total			92,328.00	0.00	0.00	0.00	
HA 1-23 Home Nani	Site:	1450		18,466.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		55,397.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		2,308.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		13,849.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		2,308.00	0.00	0.00	0.00	
	Home Nani Total			92,328.00	0.00	0.00	0.00	
HA1-24 Kalanihuia	Site:	1450		0.00	0.00	0.00	0.00	15% Complete
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		0.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kalanihuia Total			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:	Grant Type and Number	Federal FY of Grant: 2004
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150104** 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 1-29	Site:	1450		18,466.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		55,397.00	0.00	0.00	0.00	
Pomaikai Homes	Dwelling Equipment	1465		2,308.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		13,849.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		2,308.00	0.00	0.00	0.00	
	Pomaikai Homes Total			92,328.00	0.00	0.00	0.00	
Ha 1-31 Hale Hauoli	Site:	1450		36,931.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		110,793.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		27,698.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	Hale Hauoli Total			184,655.00	0.00	0.00	0.00	
Ha 1-33 Maile 1	Site:	1450		0.00	0.00	0.00	0.00	100% Complete
	Dwelling Structures:	1460		0.00	14,149.00	14,149.00	0.00	(Retention)
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Maile 1 Total			0.00	14,149.00	14,149.00	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:	Grant Type and Number	Federal FY of Grant: 2004
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150104** 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 1-45 Pahala	Site:	1450		36,931.00	0.00	0.00	0.00	99% Complete
	Dwelling Structures:	1460		110,793.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		27,698.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	Pahala Total			184,655.00	0.00	0.00	0.00	
HA 1-51 Hale Aloha O Puna	Site:	1450		36,931.00	0.00	0.00	0.00	99% Complete
	Dwelling Structures:	1460		110,793.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		27,698.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	Hale Aloha O Puna Total			184,655.00	0.00	0.00	0.00	
HA 1-47 Pumehana	Site:	1450		0.00	0.00	0.00	0.00	Construction Phase
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	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	
	Nondwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Pumehana Total			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:	Grant Type and Number	Federal FY of Grant: 2004
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150104** 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 1-50 Kupuna Home O'Waialua	Site:	1450		36,931.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		110,793.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		27,698.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	Kupuna Home O'Waialua Total			184,655.00	0.00	0.00	0.00	
HA-Wide Extraordinary Maintenance	Site:	1450		0.00	0.00	0.00	0.00	Planning Phase
	Dwelling Structures:	1460		0.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
Cesspools	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Extaordinary Maintenance Total			0.00	0.00	0.00	0.00	
HA 1-53 Hale Hookipa	Site:	1450		36,931.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		110,793.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		27,698.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	Hale Hookipa Total			184,655.00	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:	Grant Type and Number	Federal FY of Grant: 2004
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150104** 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 1-54 Hale Nana Kai O Kea Hale	Site:	1450		36,931.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		110,793.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		27,698.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	Hale Nana Kai O Kea Total			184,655.00	0.00	0.00	0.00	
HA 1-55 Hale Hoonanea	Site:	1450		36,931.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		110,793.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		27,698.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	Hale Hoonanea Total			184,655.00	0.00	0.00	0.00	
HA 1-70 Kealakehe	Site:	1450		55,397.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		166,190.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		6,925.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		41,547.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		6,925.00	0.00	0.00	0.00	
	Kealakehe Total			276,984.00	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:	Grant Type and Number	Federal FY of Grant: 2004
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150104** 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 1-71 Noelani 1	Site:	1450		18,466.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		55,397.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		2,308.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		13,849.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		2,308.00	0.00	0.00	0.00	
	Kealakehe Total			92,328.00	0.00	0.00	0.00	
HA 1-73 Spencer House	Site:	1450		18,466.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		55,397.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		2,308.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		13,849.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		2,308.00	0.00	0.00	0.00	
	Kealakehe Total			92,328.00	0.00	0.00	0.00	
	Grand Total			15,809,477.00	13,103,524.00	3,485,660.40	0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant: 2004
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII	Capital Fund Program Grant No: **HI08P00150104** Replacement Housing Factor Grant No:	

Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Mgmt. Imprvmnts.	9/17/2006			9/17/2008			
1. Management Deficiencies	9/17/2006			9/17/2008			
2. Economic Development	9/17/2006			9/17/2008			
HA-WIDE Administration	9/17/2006			9/17/2008			
HA-WIDE Fees & Costs	9/17/2006			9/17/2008			
HA-WIDE Relocation Expenses	9/17/2006			9/17/2008			
HA-WIDE Extraordinary Maintenance (Cesspools)	9/17/2006			9/17/2008			
HA 1-46 Makamae	9/17/2006			9/17/2008			
HA 1-05 Kalihi Valley Homes 3	9/17/2006			9/17/2008			
HA 1-03 Mayor Wright Homes	9/17/2006			9/17/2008			
HA 1-33 Maile 1	9/17/2006			9/17/2008			
HA 1-61 Kahale Kahaluu	9/17/2006			9/17/2008			

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

PHA Name:	Grant Type and Number		Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No:	**HI08P00150203**	**2003**
	Replacement Housing Factor Grant No:		

[ ] **Original Annual Statement** [ ] **Reserve for Disasters/Emergencies** [ ] **Revised Annual Statement (revision no: 0rig.)**
[X] **Performance and Evaluation Report for Period Ending: 12/31/2004**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Initial Budget	$0.00	$0.00	$0.00	$0.00
2	1406 Operations	$0.00	$0.00	$0.00	$0.00
3	1408 Management Improvements	$0.00	$0.00	$0.00	$0.00
4	1410 Administration	$0.00	$0.00	$0.00	$0.00
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	$0.00	$0.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$1,185,000.00	$27,197.13	$27,197.13	$0.00
10	1460 Dwelling Structures	$1,223,887.89	$2,529,126.87	$2,529,126.87	$0.00
11	1465 Dwelling Equipment - Nonexpendable	$52,436.11	$5,000.00	$5,000.00	$0.00
12	1470 Nondwelling Structures	$0.00	$0.00	$0.00	$0.00
13	1475 Nondwelling Equipment	$0.00	$0.00	$0.00	$0.00
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	$0.00	$0.00	$0.00	$0.00
18	1499 Development Activities	$100,000.00	$0.00	$0.00	$0.00
19	1502 Contingency	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	$2,561,324.00	$2,561,324.00	$2,561,324.00	$0.00
21	Amount of line 20 Related to LBP Activities	$0.00	$24,812.29	$24,812.29	$0.00
22	Amount of line 20 Related to Section 504 Complinace	$0.00	$34,521.44	$34,521.44	$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	$18,878.91	$18,878.91	$0.00
26	Collaterlization 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:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150203** Replacement Housing Factor Grant No:	**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		$0.00	$0.00	$0.00	$0.00	
	HA-Wide Operations Total			$0.00	$0.00	$0.00	$0.00	
HA-Wide Mgmt.	Drug/Crime Prevention	1408		$0.00	$0.00	$0.00	$0.00	
	Upgrade HA computer program	1408		$0.00	$0.00	$0.00	$0.00	
	Economic Development	1408		$0.00	$0.00	$0.00	$0.00	
	Employee Training	1408		$0.00	$0.00	$0.00	$0.00	
	HA-Wide Mgmt. Impr. Total			$0.00	$0.00	$0.00	$0.00	
HA-Wide Admin.	Non-Tech Salaries (1410.01)	1410						
	Tech Salaries (1410.02)	1410						
	Fringe Benefits (1410.09)	1410						
	Travel (1410.10)	1410						
	Sundry (1410.19)	1410						
	HA-Wide Admin. Total			$0.00	$0.00	$0.00	$0.00	
HA-Wide Audit	Audit Costs	1411		$0.00	$0.00	$0.00	$0.00	
	HA-Wide Audit Total			$0.00	$0.00	$0.00	$0.00	
HA-Wide Fees and Costs	A&E Services (1430.01)	1430		$0.00	$0.00	$0.00	$0.00	
	Inspection Costs (1430.07)	1430		$0.00	$0.00	$0.00	$0.00	
	Travel (1430.19)	1430		$0.00	$0.00	$0.00	$0.00	
	Sundry (1430.19)	1430		$0.00	$0.00	$0.00	$0.00	
	HA-Wide Fees and Costs Total			$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:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150203** Replacement Housing Factor Grant No:	**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	Non-Routine Vacancy Prep	1460		$0.00	$0.00	$0.00	$0.00	
	Non-Routine PM Repairs	1460		$0.00	$0.00	$0.00	$0.00	
	Appliances	1465		$0.00	$0.00	$0.00	$0.00	
	Non-dwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	Demolition	1485		$0.00	$0.00	$0.00	$0.00	
	Relocation Expenses ($1500/unit and applicable staff time for coordination)	1495		$0.00	$0.00	$0.00	$0.00	
	Development Activities	1499		$100,000.00	$0.00	$0.00	$0.00	
	HA-Wide Totals			$100,000.00	$0.00	$0.00	$0.00	
HA1-05 Kalihi Valley Homes	Site: Infrastructure, walkways, landscaping, roadway, parking improvememnts, utilities, security, retaining walls, drainage improvements, accessibility	1450		$890,000.00	$27,197.13	$27,197.13	$0.00	99% Complete
	Dwelling Structures:	1460		$0.00	$77,712.18	$77,712.18	$0.00	
Ph2	Dwelling Equipment: Appliances	1465		$52,436.11	$0.00	$0.00	$0.00	
	Non-dwelling Structures	1470		$0.00	$0.00	$0.00	$0.00	
	Non-dwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	Kalihi Valley Homes Ph 2 Total			$942,436.11	$104,909.31	$104,909.31	$0.00	
HA1-05 Kalihi Valley Homes	Site: Infrastructure, walkways, landscaping, roadway, parking improvememnts, utilities, security, retaining walls, drainage improvements, accessibility	1450		$0.00	$0.00	$0.00	$0.00	Contract Phase
	Dwelling Structures:	1460		$0.00	$2,451,414.69	$2,451,414.69	$0.00	
Ph3	Dwelling Equipment: Appliances	1465		$0.00	$5,000.00	$5,000.00	$0.00	
	Non-dwelling Structures	1470		$0.00	$0.00	$0.00	$0.00	
	Non-dwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	Kalihi Valley Homes Ph 3 Total			$0.00	$2,456,414.69	$2,456,414.69	$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:	Grant Type and Number	Federal FY of Grant: 2003
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150203** 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
HA1-33 Maile 1	Site: Infrastructure, walkways, landscaping, roadway, parking improvememnts, utilities, security, retaining walls, drainage improvements, accessibility	1450		$25,000.00	$0.00	$0.00	$0.00	100% Complete
	Dwelling Structures:	1460		$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment	1465		$0.00	$0.00	$0.00	$0.00	
	Non-Dwelling Structures	1470		$0.00	$0.00	$0.00	$0.00	
	Non-Dwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	Maile 1 Total			$25,000.00	$0.00	$0.00	$0.00	
HA1-45, 151 Pahala/Hale Aloha O Puna	Site: Lighting	1450		$10,000.00	$0.00	$0.00	$0.00	99% Complete
	Dwelling Structures:	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	
	Nondwelling Equipment:	1475		$0.00	$0.00	$0.00	$0.00	
	Pahala/Hale Aloha O Puna Total			$10,000.00	$0.00	$0.00	$0.00	
HA 1-57 Waimaha/ Sunflower Phase 3	Site: Infrastructure, walkways, landscaping, roadway, parking improvememnts, utilities, security, retaining walls, drainage improvements, accessibility	1450		$260,000.00	$0.00	$0.00	$0.00	100% Complete

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: **HI08P00150203** Replacement Housing Factor Grant No:	**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
	Dwelling Structures:	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	
	Nondwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	Waimaha/Sunflower Ph 3 Total			$260,000.00	$0.00	$0.00	$0.00	
HA1-61 Kahale Kahaluu	Site:	1450		$0.00	$0.00	$0.00	$0.00	Planning Phase
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazardous material abatement	1460		$1,223,887.89	$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	
	Nondwelling Equipment	1475		$0.00	$0.00	$0.00	$0.00	
	Kahale Kahaluu Total			$1,223,887.89	$0.00	$0.00	$0.00	
	Grand Total			$2,561,324.00	$2,561,324.00	$2,561,324.00	$0.00	

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: **HI08P00150203** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2003**

Development Number Name/HA-Wide Activities	All Fund Obligated (February 13, 2006)			All Funds Expended (February 13, 2008)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide Development Activities - Lanakila Homes Phase 2a	2/13/2006			2/13/2008			
HA 1-05 Kalihi Valley Homes Ph 2 & 3	2/13/2006			2/13/2008			
HA 1-57 Waimaha Sunflower Ph 3	2/13/2006			2/13/2008			
HA 1-61 Kahale Kahaluu	2/13/2006			2/13/2008			

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

PHA Name:	Grant Type and Number		Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No:	**HI08P00150103**	**2003**
	Replacement Housing Factor Grant No:		

[ ] **Original Annual Statement** [ ] **Reserve for Disasters/Emergencies** [ ] **Revised Annual Statement (revision no: 1)**

[X] **Performance and Evaluation Report for Period Ending: 12/31/2004**

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
1		Initial Budget	$0.00	$0.00	$0.00	$0.00
2	1406	Operations	$2,304,497.00	$1,026,133.00	$1,026,133.00	$0.00
3	1408	Management Improvements	$512,692.00	$505,914.45	$393,222.45	$0.00
4	1410	Administration	$514,023.00	$514,023.00	$514,023.00	$0.00
5	1411	Audit	$2,252.00	$2,252.00	$0.00	$0.00
6	1415	Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430	Fees and Costs	$662,138.00	$681,508.68	$19,370.68	$0.00
8	1440	Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450	Site Improvement	$255,713.00	$382,846.71	$382,846.71	$0.00
10	1460	Dwelling Structures	$2,377,560.00	$8,064,911.92	$8,064,911.92	$0.00
11	1465	Dwelling Equipment - Nonexpendable	$25,029.00	$75,000.00	$75,000.00	$0.00
12	1470	Nondwelling Structures	$57,694.00	$0.00	$0.00	$0.00
13	1475	Nondwelling Equipment	$6,533.00	$0.00	$0.00	$0.00
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	$30,611.00	$30,611.00	$0.00	$0.00
18	1499	Development Activities	$4,773,744.00	$239,285.24	$239,285.24	$0.00
19	1502	Contingency	$0.00	$0.00	$0.00	$0.00
20		Amount of Annual Grant: (sum of lines 1-19)	$11,522,486.00	$11,522,486.00	$10,714,793.00	$0.00
21		Amount of line 20 Related to LBP Activities	$0.00	$43,412.94	$43,412.94	$0.00
22		Amount of line 20 Related to Section 504 Complinace	$0.00	$65,522.54	$65,522.54	$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		Collaterlization Expenses or Debt Service	$0.00	$32,524.93	$32,524.93	$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**		**HI08P00150103**		**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Operations	Operations	$2,304,497.00	$1,026,133.00	$1,026,133.00	$0.00	
	HA-Wide Operations Total	$2,304,497.00	$1,026,133.00	$1,026,133.00	$0.00	
HA-Wide Mgmt.	Drug/Crime Prevention	$107,665.00		$0.00	$0.00	
	Upgrade HA computer program	$174,315.00		$0.00	$0.00	
	Economic Development	$148,680.00		$0.00	$0.00	
	Section 3	$0.00		$0.00	$0.00	
	Employee Training	$82,032.00		$0.00	$0.00	
	HA-Wide Mgmt. Impr. Total	$512,692.00	$505,914.45	$393,222.45	$0.00	
HA-Wide Admin.	Non-Tech Salaries (1410.01)	$72,023.00		$0.00	$0.00	
	Tech Salaries (1410.02)	$328,000.00		$0.00	$0.00	
	Fringe Benefits (1410.09)	$110,000.00		$0.00	$0.00	
	Travel (1410.10)	$0.00		$0.00	$0.00	
	Sundry (1410.19)	$4,000.00		$0.00	$0.00	
	HA-Wide Admin. Total	$514,023.00	$514,023.00	$514,023.00	$0.00	
HA-Wide Audit	Audit Costs	$2,252.00				
			$2,252.00	$0.00	$0.00	
	HA-Wide Audit Total	$2,252.00	$2,252.00	$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**		**HI08P00150103**		**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Fees and Costs	A&E Services (1430.01)	$547,138.00		$0.00	$0.00	
	Inspection Costs (1430.07)	$100,000.00		$0.00	$0.00	
	Travel (1430.19)	$0.00		$0.00	$0.00	
	Sundry (1430.19)	$15,000.00		$0.00	$0.00	
	HA-Wide Fees and Costs Total	$662,138.00	$681,508.68	$19,370.68	$0.00	
HA-Wide	Non-Routine Vacancy Prep	$0.00	$0.00	$0.00	$0.00	
	Non-Routine PM Repairs	$0.00	$0.00	$0.00	$0.00	
	Appliances	$0.00	$0.00	$0.00	$0.00	
	Non-Dwelling Equipment	$0.00	$0.00	$0.00	$0.00	
	Demolition	$0.00	$0.00	$0.00	$0.00	
	Relocation Expenses ($1500/unit and applicable staff time for coordination)	$30,611.00	$30,611.00	$0.00	$0.00	
	Development Activities	$4,773,744.00	$239,285.24	$239,285.24	$0.00	
	HA-Wide Totals	$4,804,355.00	$269,896.24	$239,285.24	$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**		**HI08P00150103**		**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Work
HA1-03 Mayor Wright Homes Wright	Site:	$202,013.00	$0.00	$0.00	$0.00	100% Complete
	Dwelling Structures:	$780,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment	$18,271.00	$0.00	$0.00	$0.00	
	Non-Dwelling Structures	$18,500.00	$0.00	$0.00	$0.00	
	Non-Dwelling Equipment	$0.00	$0.00	$0.00	$0.00	
	Demolition	$0.00	$0.00	$0.00	$0.00	
	Mayor Wright Homes Total	$1,018,784.00	$0.00	$0.00	$0.00	
HA1-33 Maile 1	Site:		$0.00	$0.00	$0.00	100% Complete
	Dwelling Structures:	$1,475,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment		$0.00	$0.00	$0.00	
	Maile 1 Total	$1,475,000.00	$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**		**HI08P00150103**		**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	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	$14,785.00	$0.00	$0.00	$0.00	
	Dwelling Structures:			$0.00	$0.00	
	Accessibility Work:	$26,560.00	$0.00	$0.00	$0.00	
	Dwelling Equipment	$2,003.00	$0.00	$0.00	$0.00	
	Nondwelling Structures	$9,250.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:	$1,633.00	$0.00	$0.00	$0.00	
	David Malo Circle Total	$54,231.00	$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**		**HI08P00150103**		**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	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	$38,915.00	$0.00	$0.00	$0.00	
	Dwelling Structures:					
	Accessibility Work:	$96,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment	$4,755.00	$0.00	$0.00	$0.00	
	Nondwelling Structures:	$29,944.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment	$4,900.00	$0.00	$0.00	$0.00	
	Piilani Homes Total	$174,514.00	$0.00	$0.00	$0.00	
HA1-05 Kalihi Valley Homes Phase 2	Site:	$0.00	$0.00	$0.00	$0.00	99% Complete
		$0.00	$0.00			
	Kalihi Valley Homes Total	$0.00	$0.00	$0.00	$0.00	
HA1-05 Kalihi Valley Homes Phase 3	Site: Infrastructure, walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage improvements, accessibility	$0.00	$381,702.86	$381,702.86	$0.00	Contract Phase

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**		**HI08P00150103**		**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Work
	Dwelling: Dwelling Improvements and acessibility, infrastructue, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazardous material abatement	$0.00	$3,930,010.92	$3,930,010.92	$0.00	
	Dwelling Equipment: Appliances, H-VAC, Emergency Systems	$0.00	$75,000.00	$75,000.00	$0.00	
	Non-dwelling Structures		$0.00	$0.00	$0.00	
	Non-dwelling Equipment		$0.00	$0.00	$0.00	
	Demolition		$0.00	$0.00	$0.00	
	Kalihi Valley Homes Total	$0.00	$4,386,713.78	$4,386,713.78	$0.00	
HA1-07 Kuhio Homes	Site: Infrastructure improvements, sidewalks, building landscaping, roadway and parking area improvements.	$0.00	$0.00	$0.00	$0.00	
	Kuhio Homes Total	$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**		**HI08P00150103**		**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Work
HA1-11 Punchbowl Homes	Site:	$0.00	$0.00	$0.00	$0.00	
	Punchbowl Homes Total	$0.00	$0.00	$0.00	$0.00	
HA1-12 Makua Alii	Site:	$0.00	$0.00	$0.00	$0.00	
	Makua Alii Total	$0.00	$0.00	$0.00	$0.00	
HA1-19 Hale Hoolulu	Site:	$0.00	$0.00	$0.00	$0.00	
	Hale Hoolulu Total	$0.00	$0.00	$0.00	$0.00	
HA1-20 Eleele Homes	Site:	$0.00	$0.00	$0.00	$0.00	
	Eleele Homes Total	$0.00	$0.00	$0.00	$0.00	
HA1-21 Hui O Hanamaula	Site:	$0.00	$0.00	$0.00	$0.00	
	Hui Hanamaulu Total	$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**		**HI08P00150103**		**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Work
HA1-22 Kalaheo	Site:	$0.00	$0.00	$0.00	$0.00	
	Kalaheo Total	$0.00	$0.00	$0.00	$0.00	
HA1-23 Home Nani	Site:	$0.00	$0.00	$0.00	$0.00	
	Home Nani Total	$0.00	$0.00	$0.00	$0.00	
HA1-24 Kalanihuia	Site:	$0.00	$0.00	$0.00	$0.00	15% Complete
	Dwelling Structures:		$2,109,559.00	$2,109,559.00	$0.00	
	Kalanihuia Total	$0.00	$2,109,559.00	$2,109,559.00	$0.00	
HA1-46 Pumehana	Site:	$0.00	$0.00	$0.00	$0.00	Construction Phase
	Dwelling Structures:	$0.00	$2,024,513.00	$2,024,513.00	$0.00	
	Kalanihuia Total	$0.00	$2,024,513.00	$2,024,513.00	$0.00	
HA1-46 Makamae	Site:	$0.00	$0.00	$0.00	$0.00	Bid Phase
	Dwelling Structures:	$0.00	$0.00	$0.00	$0.00	
	Kalanihuia Total	$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**		**HI08P00150103**		**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Work
HA1-26 Puuwai Momi	Site:	$0.00	$0.00	$0.00	$0.00	
	Electrical distribution system					
	Dwelling Structures:	$0.00	$0.00	$0.00	$0.00	
	Remove transformers from dwelling units, refinish all affected areas to match existing conditions.					
	Puuwai Momi Total	$0.00	$0.00	$0.00	$0.00	
HA1-29 Pomaikai Homes	Site:	$0.00	$0.00	$0.00	$0.00	
	Pomaikai Homes Total	$0.00	$0.00	$0.00	$0.00	
HA1-31 Hale Hauloi	Site:	$0.00	$0.00	$0.00	$0.00	
	Hale Hauoli Total	$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**		**HI08P00150103**		**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Work
HA1-35 Nanakuli Homes	Site:	$0.00	$0.00	$0.00	$0.00	
	Nanakuli Homes Total	$0.00	$0.00	$0.00	$0.00	
HA1-36 Paoakalani	Site:	$0.00	$0.00	$0.00	$0.00	
	Paoakalani Total	$0.00	$0.00	$0.00	$0.00	
HA1-45, 51 Pahala, Hale	Site:	$0.00	$1,143.85	$1,143.85	$0.00	99% Complete
	Dwelling:	$0.00	$829.00	$829.00	$0.00	
Aloha O Puna	**Pahala Total**	$0.00	$1,972.85	$1,972.85	$0.00	
HA1-50 Kupuna Home O'Waialua	Site:	$0.00	$0.00	$0.00	$0.00	
	Kupuna Home O'Waialua Total	$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**		**HI08P00150103**		**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Work
HA1-53 Hale Hookipa	Site:	$0.00	$0.00	$0.00	$0.00	
	Hale Hookipa Total	$0.00	$0.00	$0.00	$0.00	
HA1-54 Hale Nana Kai O Kea	Site:	$0.00	$0.00	$0.00	$0.00	
	Hale Nana Kai O Kea Total	$0.00	$0.00	$0.00	$0.00	
HA1-55 Hale Hoonanea	Site:	$0.00	$0.00	$0.00	$0.00	
	Hale Hoonanea Total	$0.00	$0.00	$0.00	$0.00	
HA1-62 Kalakaua Homes	Site:	$0.00	$0.00	$0.00	$0.00	
	Kalakaua Homes Total	$0.00	$0.00	$0.00	$0.00	
HA1-70 Kealakehe	Site:	$0.00	$0.00	$0.00	$0.00	
	Kealakehe Total	$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**		**HI08P00150103**		**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Work
HA1-71 Noelani 1	Site:	$0.00	$0.00	$0.00	$0.00	
	Noelani 1 Total	$0.00	$0.00	$0.00	$0.00	
HA1-72 Hookipa Kahaluu	Site:	$0.00	$0.00	$0.00	$0.00	
	Hookipa Kahaluu Total	$0.00	$0.00	$0.00	$0.00	
HA1-73 Spencer House	Site:	$0.00	$0.00	$0.00	$0.00	
	Spencer House Total	$0.00	$0.00	$0.00	$0.00	
HA1-90 Kauhale O'hana	Site:	$0.00	$0.00	$0.00	$0.00	
	Kauhale O'hana Total	$0.00	$0.00	$0.00	$0.00	
	Grand Total	$11,522,486.00	$11,522,486.00	$10,714,793.00	$0.00	

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 Upate	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
2. Drug/Crime Prevention	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
3. Upgrade HA computer program.	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
4. Economic Development	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
5. Employee Training	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA-WIDE Administration	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA-WIDE Fees & Costs	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA-WIDE Relocation Expenses	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA 1-03 Mayor Wright Homes	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA 1-05 KVH 3	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA 1-24 Maili I	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA 1-33 Kalanihuia	12/31/2005	9/16/2005		6/30/2007	9/16/2007		

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 1-45-HA 1-51 Hale Aloha O'Puna & Pahala Elderly	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA 1-46 Makamae	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA 1-47 Pumehana	12/31/2005	9/16/2005		6/30/2007	9/16/2007		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150102** Replacement Housing Factor Grant No:	**2002**

[ ] **Original Annual Statement** [ ] **Reserve for Disasters/Emergencies** [ ] **Revised Annual Statement (revision no:)**
[X] **Performance and Evaluation Report for Period Ending: 2/ 12/31/2004** [ ] **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	$267,991.21	$267,991.21	$0.00
3	1408 Management Improvements	$0.00	$0.00	$0.00	$0.00
4	1410 Administration	$0.00	$0.00	$0.00	$0.00
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	$0.00	$0.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$0.00	$0.00	$0.00	$0.00
10	1460 Dwelling Structures	$0.00	$0.00	$0.00	$0.00
11	1465 Dwelling Equipment - Nonexpendable	$3,276,666.00	$0.00	$0.00	$0.00
12	1470 Nondwelling Structures	$0.00	$0.00	$0.00	$0.00
13	1475 Nondwelling Equipment	$0.00	$0.00	$0.00	$0.00
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	$0.00	$0.00	$0.00	$0.00
18	1499 Development Activities	$0.00	$3,008,674.79	$3,008,674.79	$355,335.62
19	1502 Contingency	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	$3,276,666.00	$3,276,666.00	$3,276,666.00	$355,335.62
21	Amount of line 20 Related to LBP Activities	$0.00	$8,486.38	$8,486.38	$0.00
22	Amount of line 20 Related to Section 504 Complinace	$0.00	$77,083.31	$77,083.31	$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	Collaterlization 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:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150102** Replacement Housing Factor Grant No:	**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		$0.00	$267,991.21	$267,991.21	$0.00	
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		$0.00	$0.00	$0.00	$0.00	
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		$0.00	$0.00	$0.00	$0.00	
HA-Wide Audit	Audit Costs **HA-Wide Audit Total**	1411		$0.00	$0.00	$0.00	$0.00	
HA-Wide Fees and Costs	A&E Services (1430.01) Inspection Costs (1430.07) Travel (1430.19) Sundry (1430.19)							

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** Replacement Housing Factor Grant No:	**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 Total	1430		$0.00	$0.00	$0.00	$0.00	
HA-Wide	Non-Routine Vacancy Prep	1460		$0.00	$0.00	$0.00	$0.00	
	Non-Routine PM Repairs	1460		$0.00	$0.00	$0.00	$0.00	
	Extraordinary Maintenance (site)	1450		$0.00	$0.00	$0.00	$0.00	
	Extraordinary Maintenance (dwelling)	1460		$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment (appliances, etc.)	1465		$0.00	$0.00	$0.00	$0.00	
HA-Wide Non-Dwelling Equipment	Non-Dwelling Equipment (non-construction - computers, vehicles, etc.)	1475		$0.00	$0.00	$0.00	$0.00	
HA-Wide Demolition	Demolition	1485						
	HA-Wide Totals			$0.00	$0.00	$0.00	$0.00	
HA-Wide Relocation	Relocation Expenses ($1500/unit and applicable staff time for coordination)	1495						
	HA-Wide Totals			$0.00	$0.00	$0.00	$0.00	
HA-Wide Development Activities	Development Activities	1499						
	HA-Wide Totals			$0.00	$3,008,674.79	$3,008,674.79	$355,335.62	
HA 1-05 Kalihi Valley Homes Phase 2	Site Improvement:	1450			$0.00	$0.00	$0.00	99% Complete
	Dwelling Structures:	1460			$0.00	$0.00	$0.00	
	Dwelling Equipment - Nonexpendable:	1465		$3,276,666.00	$0.00	$0.00	$0.00	
	Non-dwelling Structures:	1470			$0.00	$0.00	$0.00	
	Non-dwelling Equipment:	1475			$0.00	$0.00	$0.00	
	Demolition:	1485			$0.00	$0.00	$0.00	
	Kalihi Valley Homes Phase 2 Total			$3,276,666.00	$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:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150102** Replacement Housing Factor Grant No:	**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	Site Improvement:	1450		$0.00	$0.00	$0.00	$0.00	Contract Phase
Kalihi Valley	Dwelling Structures:	1460	5 Bldgs	$0.00	$0.00	$0.00	$0.00	
Homes			45 Units					
Phase 3	Dwelling Equipment - Nonexpendable:	1465			$0.00	$0.00	$0.00	
	Non-dwelling Structures:	1470			$0.00	$0.00	$0.00	
	Non-dwelling Equipment:	1475			$0.00	$0.00	$0.00	
	Demolition:	1485			$0.00	$0.00	$0.00	
	Kalihi Valley Homes Phase 3 Total			$0.00	$0.00	$0.00	$0.00	
HA 1-33	Site:	1450	Site		$0.00	$0.00	$0.00	100% Complete
Maile I	Dwelling Structures:	1460			$0.00	$0.00	$0.00	
	Dwelling Equipment	1465			$0.00	$0.00	$0.00	
	Nondwelling Structures:	1470		$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment	1475			$0.00	$0.00	$0.00	
	Maili I Total			$0.00	$0.00	$0.00	$0.00	
HA 1-46 Makamae	Site: Infrastructure walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainange, improvements, accessibility	1450	Site		$0.00	$0.00	$0.00	Bid Phase
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460			$0.00	$0.00	$0.00	
	Dwelling Equipment	1465			$0.00	$0.00	$0.00	
	Nondwelling Structures:	1470			$0.00	$0.00	$0.00	
	Nondwelling Equipment	1475			$0.00	$0.00	$0.00	
	Makamae Total			$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:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150102** Replacement Housing Factor Grant No:	**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 1-47 Pumehana	Site: I	1450			$0.00	$0.00	$0.00	Contract Phase
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460			$0.00	$0.00	$0.00	
	Dwelling Equipment	1465			$0.00	$0.00	$0.00	
	Pumehana Total			$0.00	$0.00	$0.00	$0.00	
Additional Costs Not in Contracts (utility hookups, etc.)	Site Improvement:	1450			$0.00	$0.00	$0.00	
	Dwelling Structures:	1460			$0.00	$0.00	$0.00	
	Dwelling Equipment - Nonexpendable	1465			$0.00	$0.00	$0.00	
	Nondwelling Structure	1470			$0.00	$0.00	$0.00	
	Non-dwelling Equipment	1475			$0.00	$0.00	$0.00	
	Additional Costs Total			$0.00	$0.00	$0.00	$0.00	
HA1-57 Waimaha/ Sunflower Ph.2	Site Improvement	1450			$0.00	$0.00	$0.00	82% Complete
	Dwelling Structures	1460			$0.00	$0.00	$0.00	
	Dwelling Equipment	1465			$0.00	$0.00	$0.00	
	Non-dwelling Structures	1470			$0.00	$0.00	$0.00	
	Waimaha/Sunflower 2 Total			$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:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150102** Replacement Housing Factor Grant No:	**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
HA1-57 Waimaha/ Sunflower Ph.3	Site Improvement	1450			$0.00	$0.00	$0.00	100% Complete
	Dwelling Structures	1460			$0.00	$0.00	$0.00	
	Dwelling Equipment	1465			$0.00	$0.00	$0.00	
	Non-dwelling Structures	1470			$0.00	$0.00	$0.00	
	Waimaha/Sunflower 3 Total			$0.00	$0.00	$0.00	$0.00	
HA1-45, 1-51 Pahala Elderly Hale Aloha O Puna	Site Improvement	1450			$0.00	$0.00	$0.00	99% Complete
	Dwelling Structures	1460			$0.00	$0.00	$0.00	
	Dwelling Equipment	1465			$0.00	$0.00	$0.00	
	Non-dwelling Structures	1470			$0.00	$0.00	$0.00	
	Waimaha/Sunflower 3 Total			$0.00	$0.00	$0.00	$0.00	
	Grand Total			$3,276,666.00	$3,276,666.00	$3,276,666.00	$355,335.62	

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

PHA Name:	Grant Type and Number	Federal FY of Grant: 2002
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII	Capital Fund Program Grant No: **HI08P00150102** Replacement Housing Factor Grant No:	

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 Operations	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA-WIDE Mgmt. Imprvmnts.	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA-WIDE Administration	9/30/2004	6/30/2004	12/17/2003	9/30/2006	6/30/2006		
HA-WIDE Audit	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA-WIDE Fees & Costs	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA-WIDE Non-Dwelling Equip.	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA-WIDE Relocation	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA 1-04 Lanakila Homes (Mod for Dev)	9/30/2004	6/30/2004		9/30/2006	6/30/2006		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150102** Replacement Housing Factor Grant No:	**2002**

	Original Annual Statement		**Reserve for Disasters/Emergencies**		**Revised Annual Statement (revision no:)**
X	**Performance and Evaluation Report for Period Ending:**	**12/31/2004**			**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	$2,968,267.00	$2,269,046.03	$2,269,046.03	$0.00
3	1408 Management Improvements	$837,964.00	$0.00	$0.00	$0.00
4	1410 Administration	$689,263.00	$1,021,872.35	$1,021,872.35	$12,676.20
5	1411 Audit	$3,000.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$0.00	$1,329,774.85	$1,329,774.85	$21,427.70
8	1440 Site Acquisition	$159,844.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$559,977.00	$195,745.12	$195,745.12	$38,708.83
10	1460 Dwelling Structures	$3,141,151.00	$2,999,664.62	$2,999,664.62	$95,954.05
11	1465 Dwelling Equipment - Nonexpendable	$49,584.00	$7,400.66	$7,400.66	$2,027.20
12	1470 Nondwelling Structures	$231,825.00	$57,753.10	$57,753.10	$38,481.70
13	1475 Nondwelling Equipment	$47,288.00	$21,016.39	$21,016.39	$20,062.61
14	1485 Demolition	$0.00	$2,400.00	$2,400.00	$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	$54,000.00	$52.75	$52.75	$52.75
18	1499 Development Activities	$2,822,504.00	$3,659,941.13	$3,659,941.13	$168,259.00
19	1502 Contingency	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	$11,564,667.00	$11,564,667.00	$11,564,667.00	$397,650.04
21	Amount of line 20 Related to LBP Activities	$0.00	$12,947.63	$12,947.63	$1,821.33
22	Amount of line 20 Related to Section 504 Complinace	$0.00	$106,009.11	$106,009.11	$15,489.26
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	$28,150.65	$28,150.65	$3,935.49
26	Collaterlization 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:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150102** Replacement Housing Factor Grant No:	**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		$2,968,267.00	$2,269,046.03	$2,269,046.03	$0.00	
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		$837,964.00	$0.00	$0.00	$0.00	
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		$689,263.00	$1,021,872.35	$1,021,872.35	$12,676.20	
HA-Wide Audit	Audit Costs **HA-Wide Audit Total**	1411		$3,000.00	$0.00	$0.00	$0.00	
HA-Wide Fees and Costs	A&E Services (1430.01) Inspection Costs (1430.07) Travel (1430.19) Sundry (1430.19)							

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: 2002
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150102** 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-Wide Fees and Costs Total	1430		$159,844.00	$1,329,774.85	$1,329,774.85	$21,427.70	
HA-Wide	Non-Routine Vacancy Prep	1460		$0.00	$0.00	$0.00	$0.00	
	Non-Routine PM Repairs	1460		$0.00	$0.00	$0.00	$0.00	
	Extraordinary Maintenance (site)	1450		$0.00	$0.00	$0.00	$0.00	
	Extraordinary Maintenance (dwelling)	1460		$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment (appliances, etc.)	1465		$0.00	$0.00	$0.00	$0.00	
HA-Wide Non-Dwelling Equipment	Non-Dwelling Equipment (non-construction - computers, vehicles, etc.)	1475		$47,288.00	$20,062.61	$20,062.61	$20,062.61	
HA-Wide Demolition	Demolition	1485						
	HA-Wide Totals			$0.00	$0.00	$0.00	$0.00	
HA-Wide Relocation	Relocation Expenses ($1500/unit and applicable staff time for coordination)	1495						
	HA-Wide Totals			$54,000.00	$52.75	$52.75	$52.75	
HA-Wide	Development Activities	1499						
	Lanakila Homes Phase 2a, 3, 4 (design)				$869,186.72	$869,186.72	$0.00	
	Lanakila Homes Phase 2a (construction)				$559,540.76	$559,540.76	$166,059.00	
	Lanakila Homes Phase 2b (design)				$234,679.65	$234,679.65	$0.00	
	Lanakila Homes Phase 2b (construction)				$1,994,334.00	$1,994,334.00	$0.00	
	Lanakila Homes Phase 3 (construction)				$0.00	$0.00	$0.00	
	Costs not in contracts (utilities, etc.)				$2,200.00	$2,200.00	$2,200.00	
Development Activities	**HA-Wide Totals**			$2,822,504.00	$3,659,941.13	$3,659,941.13	$168,259.00	
HA 1-05 Kalihi Valley Homes Phase 2	Site Improvement:	1450			$110,123.15	$110,123.15	$0.00	99% Complete
	Dwelling Structures:	1460			$414,470.58	$414,470.58	$0.00	
	Dwelling Equipment - Nonexpendable:	1465		$3,326,250.00	$0.00	$0.00	$0.00	
	Non-dwelling Structures:	1470			$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:	Grant Type and Number	Federal FY of Grant: 2002
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150102** 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
	Non-dwelling Equipment:	1475			$476.89	$476.89	$0.00	
	Demolition:	1485			$1,200.00	$1,200.00	$0.00	
	Kalihi Valley Homes Phase 2 Total			$3,326,250.00	$526,270.62	$526,270.62	$0.00	
HA 1-05	Site Improvement:	1450		$559,977.00	$0.00	$0.00	$0.00	Contract Phase
Kalihi Valley	Dwelling Structures:	1460	5 Bldgs	$2,932,276.41	$0.00	$0.00	$0.00	
Homes			45 Units					
Phase 3	Dwelling Equipment - Nonexpendable:	1465			$0.00	$0.00	$0.00	
	Non-dwelling Structures:	1470			$0.00	$0.00	$0.00	
	Non-dwelling Equipment:	1475			$0.00	$0.00	$0.00	
	Demolition:	1485			$0.00	$0.00	$0.00	
	Kalihi Valley Homes Phase 3 Total			$3,492,253.41	$0.00	$0.00	$0.00	
HA 1-33	Site:	1450	Site		$24,831.35	$24,831.35	$24,831.35	100% complete
Maile I	Dwelling Structures:	1460			$114,785.80	$114,785.80	$114,785.80	
	Dwelling Equipment	1465			$3,850.00	$3,850.00	$3,850.00	
	Nondwelling Structures:	1470		$231,825.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment	1475			$0.00	$0.00	$0.00	
	Maili I Total			$231,825.00	$143,467.15	$143,467.15	$143,467.15	

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** Replacement Housing Factor Grant No:	**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 1-46 Makamae	Site: Infrastructure walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainange, improvements, accessibility	1450	Site		$0.00	$0.00	$0.00	Bid Phase
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		$208,874.59	$0.00	$0.00	$0.00	
	Dwelling Equipment	1465			$0.00	$0.00	$0.00	
	Nondwelling Structures:	1470			$0.00	$0.00	$0.00	
	Nondwelling Equipment	1475			$0.00	$0.00	$0.00	
	Makamae Total			$208,874.59	$0.00	$0.00	$0.00	
HA 1-47 Pumehana	Site: I	1450			$0.00	$0.00	$0.00	Construction Phase
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460			$0.00	$0.00	$0.00	
	Dwelling Equipment	1465			$0.00	$0.00	$0.00	
	Pumehana Total			$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:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150102** Replacement Housing Factor Grant No:	**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 1-24 Kalanihuia	Site: I	1450			$0.00	$0.00	$0.00	15% Complete
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460			$1,962,868.94	$1,962,868.94	$0.00	
	Dwelling Equipment	1465			$0.00	$0.00	$0.00	
	Kalanihuia Total			$0.00	$1,962,868.94	$1,962,868.94	$0.00	
Additional Costs Not in Contracts (utility hookups, etc.)	Site Improvement:	1450			$19,815.00	$19,815.00	$11,219.00	
	Dwelling Structures:	1460			$0.00	$0.00	$0.00	
	Dwelling Equipment - Nonexpendable	1465			$0.00	$0.00	$0.00	
	Nondwelling Structure	1470			$0.00	$0.00	$0.00	
	Non-dwelling Equipment	1475			$0.00	$0.00	$0.00	
	Additional Costs Total			$0.00	$19,815.00	$19,815.00	$11,219.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant: 2002
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150102** 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
HA1-57 Waimaha/ Sunflower Ph.2	Site Improvement	1450			$32,588.37	$32,588.37	$2,658.48	82% Complete
	Dwelling Structures	1460			$507,539.30	$507,539.30	-$18,831.75	
	Dwelling Equipment	1465			$3,550.66	$3,550.66	-$1,822.80	
	Non-dwelling Structures	1470			$57,753.10	$57,753.10	$38,481.70	
	Non-dwelling Equipment	1475			$476.89	$476.89	$0.00	
	Demolition	1485			$1,200.00	$1,200.00	$0.00	
	Waimaha/Sunflower 2 Total			$0.00	$603,108.32	$603,108.32	$20,485.63	
HA1-57 Waimaha/ Sunflower Ph.3	Site Improvement	1450			$0.00	$0.00	$0.00	100% Complete
	Dwelling Structures	1460			$0.00	$0.00	$0.00	
	Dwelling Equipment	1465			$0.00	$0.00	$0.00	
	Non-dwelling Structures	1470			$0.00	$0.00	$0.00	
	Waimaha/Sunflower 3 Total			$0.00	$0.00	$0.00	$0.00	
HA1-45, 1-51 Pahala Elderly Hale Aloha O Puna	Site Improvement	1450			$8,387.25	$8,387.25	$0.00	99% Complete
	Dwelling Structures	1460			$0.00	$0.00	$0.00	
	Dwelling Equipment	1465			$0.00	$0.00	$0.00	
	Non-dwelling Structures	1470			$0.00	$0.00	$0.00	
	Waimaha/Sunflower 3 Total			$0.00	$8,387.25	$8,387.25	$0.00	
	Grand Total			$14,841,333.00	$11,564,667.00	$11,564,667.00	$397,650.04	

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

PHA Name:	Grant Type and Number	Federal FY of Grant: 2002
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII	Capital Fund Program Grant No: **HI08P00150102** Replacement Housing Factor Grant No:	

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.	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA-WIDE Administration	9/30/2004	6/30/2004	12/17/2003	9/30/2006	6/30/2006		
HA-WIDE Audit	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA-WIDE Fees & Costs	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA-WIDE Non-Dwelling Equip.	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA-WIDE Relocation	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA 1-04 Lanakila Homes (Mod for Dev)	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA 1-05 Kalihi Valley Homes Phase 2	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA 1-05 Kalihi Valley Homes Phase 3	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA 1-24 Maili I	9/30/2004	6/30/2004		9/30/2006	6/30/2006		

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

PHA Name:	Grant Type and Number	Federal FY of Grant: 2002
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII	Capital Fund Program Grant No: **HI08P00150102** Replacement Housing Factor Grant No:	

Development Number Name/HA-Wide Activities	All Fund Obligated (September 30, 2004)			All Funds Expended (September 30, 2006)			Reasons for Revised Target Dates
HA 1-33 Kalanihuia	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA 1-45, 1-51 Pahala Elderly, Hale Aloha O Puna	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA 1-46 Makamae	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA 1-47 Pumehana	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA 1-57 Waimaha Sunflower 2	9/30/2004	6/30/2004		9/30/2006	6/30/2006		
HA 1-57 Waimaha Sunflower 3	9/30/2004	6/30/2004		9/30/2006	6/30/2006		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150101** Replacement Housing Factor Grant No:	**2001**

	Original Annual Statement	**Reserve for Disasters/Emergencies**	**Revised Annual Statement (revision no:)**
X	**Performance and Evaluation Report for Period Ending: 12/31/04**		**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	$1,726,001.33	$1,726,001.33	$0.00
3	1408	Management Improvements Soft Costs/Hard Costs	$611,114.00	$277,664.72	$277,664.72	$245,021.72
4	1410	Administration	$747,251.00	$675,038.09	$675,038.09	$566,079.55
5	1411	Audit	$2,600.00	$0.00	$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	$1,614,423.96	$1,614,423.96	$1,569,586.17
8	1440	Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450	Site Improvement	$1,907,715.00	$1,203,133.05	$1,203,133.05	$1,203,133.05
10	1460	Dwelling Structures	$8,693,736.00	$4,899,443.01	$4,899,443.01	$4,863,062.47
11	1465	Dwelling Equipment - Nonexpendable	$208,605.00	$226,760.87	$226,760.87	$226,760.87
12	1470	Nondwelling Structures	$141,163.00	$21,654.43	$21,654.43	$21,654.43
13	1475	Nondwelling Equipment	$27,497.00	$164,532.12	$164,532.12	$164,532.12
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	$4,556.22	$4,556.22	$4,556.22
18	1499	Development Activities	$424,535.00	$4,996,269.20	$4,996,269.20	$4,974,911.20
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	$15,809,477.00	$13,839,297.80
21		Amount of line 20 Related to LBP Activities	$0.00	$27,339.75	$27,339.75	$26,583.84
22		Amount of line 20 Related to Section 504 Compliance	$0.00	$337,403.92	$337,403.92	$329,087.11
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	$0.00	$202,253.25	$202,253.25	$200,949.82
26		**Collaterlization Expenses or Debt Service**	$0.00	$0.00	$0.00	$0.00

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:		2001
Housing and Community Development Corporation of Hawaii		Capital Fund Program Grant No: **HI08P00150101** 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-Wide Operations	Operations **HA-Wide Operations Total**		1406		$1,580,948.00	$1,726,001.33	$1,726,001.33	$0.00	
HA-Wide Mgmt. Improvements	Improve Management Deficiencies in IA Crime Prevention/Drug Elimination/Security Upgrade HA computer program Tenant Opportunities/Training Employee Training **HA-Wide Mgmt. Impr. Total**		1408		$611,114.00	$277,664.72	$277,664.72	$245,021.72	
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		$747,251.00	$675,038.09	$675,038.09	$566,079.55	
HA-Wide Audit	Audit Costs **HA-Wide Audit Total**		1411		$2,600.00	$0.00	$0.00	$0.00	
HA-Wide Fees and Costs	A&E Services (1430.01) Inspection Costs (1430.07)								

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:		2001
Housing and Community Development Corporation of Hawaii		Capital Fund Program Grant No: **HI08P00150101** 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
	Travel (1430.19) Sundry (1430.19) **HA-Wide Fees and Costs Total**		1430		$1,095,558.00	$1,614,423.96	$1,614,423.96	$1,569,586.17	
HA-Wide Relocation Costs	Relocation Expenses ($1500/unit and applicable staff time for coordination) **HA-Wide Totals**		1495		$181,555.00	$4,556.22	$4,556.22	$4,556.22	
HA-Wide Development Activities	Development Activities		1499						
	Lanakila Homes Ph 2,3,4 (Design)					$138,201.80	$138,201.80	$138,201.80	
	Lanakila Homes Ph 2a (Const.)				$424,535.00	$4,509,291.26	$4,509,291.26	$4,487,933.26	
	Lanakila Homes Ph 2a (Const. Mgm)					$4,147.75	$4,147.75	$4,147.75	
	Lanakila Homes Ph 2b (Design)					$66,358.35	$66,358.35	$66,358.35	
	Lanakila Homes Ph 2b (Const.)					$267,991.21	$267,991.21	$267,991.21	
	Lanakila Homes Ph 3 (Const.)					$0.00	$0.00	$0.00	
	Costs Not In Contracts (utilities, etc.)					$10,278.83	$10,278.83	$10,278.83	
	HA-Wide Totals				$424,535.00	$4,996,269.20	$4,996,269.20	$4,974,911.20	

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: 2001
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150101** 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-Wide									
	Extraordinary Maintenance (site)		1450		$0.00	$0.00	$0.00	$0.00	
	Extraordinary Maintenance (dwelling)		1460		$0.00	$0.00	$0.00	$0.00	
	Non-Routine Vacancy Prep		1460		$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment (Appliances, etc.)		1465		$0.00	$0.00	$0.00	$0.00	
	Non-Dwelling Structures		1470		$0.00	$0.00	$0.00	$0.00	
	Non-Dwelling Equipment (vehicles, computer hardware, etc.)		1475		$0.00	$103,060.55	$103,060.55	$103,060.55	
HA 1-33 Maili I	Site: Infrastructure, walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage improvements, accessibility		1450	Site	$171,220.00	$272,499.71	$272,499.71	$272,499.71	100% Complete
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient system, hazardous material abatement		1460		$578,240.00	$625,338.12	$625,338.12	$625,338.12	
	Dwelling Equipment: Appliances, H-VAC, Emergency Systems		1465		$8,986.00	$24,615.93	$24,615.93	$24,615.93	
	Nondwelling Structures: Common Area Improvements		1470		$13,964.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: Common Area Equipment		1475		$7,590.00	$0.00	$0.00	$0.00	
	Maili I Total				$780,000.00	$922,453.76	$922,453.76	$922,453.76	

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: **HI08P00150101** Replacement Housing Factor Grant No:	**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: Infrastructure, walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage improvements, accessibility		1450	Site	$0.00	$135,413.73	$135,413.73	$135,413.73	82% Complete
	Dwelling Structures: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient system, hazardous material abatement		1460		$0.00	$1,375,036.07	$1,375,036.07	$1,338,655.53	
	Dwelling Equipment: Appliances, H-VAC, Emergency Systems		1465		$0.00	$50,733.34	$50,733.34	$50,733.34	
	Nondwelling Structures: Common Area Improvements		1470		$0.00	$15,936.53	$15,936.53	$15,936.53	
	Nondwelling Equipment		1475		$0.00	$0.00	$0.00	$0.00	
	Waimaha/Sunflower Ph2 Total				$0.00	$1,577,119.67	$1,577,119.67	$1,540,739.13	

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: **HI08P00150101** Replacement Housing Factor Grant No:	**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
									100% Complete
HA 1-57 Waimaha/ Sunflower Phase 3	Site: Infrastructure, walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage improvements, accessibility		1450	Site	$371,452.00	$290,581.29	$290,581.29	$290,581.29	
	Dwelling Structures: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient system, hazardous material abatement		1460	2 Bldgs 48 Units	$3,233,427.00	$1,298,758.32	$1,298,758.32	$1,298,758.32	
	Dwelling Equipment: Appliances, H-VAC, Emergency Systems		1465	48 Units	$69,543.00	$27,868.61	$27,868.61	$27,868.61	
	Nondwelling Structures: Common Area Improvements		1470		$14,865.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: Common Area Equipment		1475		$6,713.00	$0.00	$0.00	$0.00	
	Waimaha/Sunflower Ph3 Total				$3,696,000.00	$1,617,208.22	$1,617,208.22	$1,617,208.22	

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: **HI08P00150101** Replacement Housing Factor Grant No:	**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: Infrastructure, walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage improvements, accessibility		1450	Site	$1,122,131.00	$0.00	$0.00	$0.00	Contract Phase
	Dwelling Structures: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient system, hazardous material abatement		1460	5 Bldgs 45 Units	$4,159,058.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: Appliances, H-VAC, Emergency Systems		1465	45 Units	$106,636.00	$0.00	$0.00	$0.00	
	Nondwelling Structures: Common Area Improvements		1470		$12,175.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment		1475		$0.00	$0.00	$0.00	$0.00	
	Demolition		1485		$0.00	$0.00	$0.00	$0.00	
	KVH Ph 3 Total				$5,400,000.00	$0.00	$0.00	$0.00	

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: 2001
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150101** 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 1-05 Kalihi Valley Homes Ph 2	Site: Infrastructure, walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage improvements, accessibility		1450		$0.00	$312,180.42	$312,180.42	$312,180.42	99% Complete
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient system, hazardous material abatement		1460		$0.00	$67,820.64	$67,820.64	$67,820.64	
	Dwelling Equipment: Appliances, H-VAC, Emergency Systems		1465		$0.00	$13,010.35	$13,010.35	$13,010.35	
	Nondwelling Structures: Common Area Improvements		1470		$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: Common Area Equipment		1475		$0.00	$61,471.57	$61,471.57	$61,471.57	
	Demolition:		1485		$187,200.00	$0.00	$0.00	$0.00	
	Kalihi Valley Homes Ph2 Total				$187,200.00	$454,482.98	$454,482.98	$454,482.98	
HA 1-45 HA1-51 Pahala Elderly Hale Aloha O Puna									99% Complete
	Site Improvement		1450		$0.00	$175,340.90	$175,340.90	$175,340.90	
	Dwelling Structures		1460		$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment - Appliances		1465		$0.00	$0.00	$0.00	$0.00	
	Non-Dwelling Structures		1470		$0.00	$0.00	$0.00	$0.00	
	Non-Dwelling Equipment		1475		$0.00	$0.00	$0.00	$0.00	
	Pahala Elderly Total				$0.00	$175,340.90	$175,340.90	$175,340.90	

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: 2001
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No: **HI08P00150101** 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
HA1-03	Site Improvement:		1450		$0.00	$0.00	$0.00	$0.00	100% Complete
Mayor Wright	Roof, Solar, Paint								
Homes	Dwelling Structures:		1460		$0.00	$263,972.80	$263,972.80	$263,972.80	
CMS 02-07	Dwelling Equipment		1465		$0.00	$57,447.00	$57,447.00	$57,447.00	
	Non-dwelling Structure		1470		$0.00	$5,717.90	$5,717.90	$5,717.90	
	Mayor Wright Homes Total				$0.00	$327,137.70	$327,137.70	$327,137.70	
HA1-31	Site		1450		$242,912.00	$0.00	$0.00	$0.00	
Hale Hauoli	Dwelling Structures		1460		$723,011.00	$0.00	$0.00	$0.00	
Elderly	Dwelling Equipment		1465		$23,440.00	$0.00	$0.00	$0.00	
	Non-Dwelling Structures		1470		$112,334.00	$0.00	$0.00	$0.00	
	Non-Dwelling Equipment		1475		$1,019.00	$0.00	$0.00	$0.00	
	Hale Hauoli Total				$1,102,716.00	$0.00	$0.00	$0.00	
HA1-24	Site		1450		$0.00	$0.00	$0.00	$0.00	15% Complete
Kalanihuia	Dwelling Structures		1460		$0.00	$658,096.06	$658,096.06	$658,096.06	
Elderly	Dwelling Equipment		1465		$0.00	$0.00	$0.00	$0.00	
	Non-Dwelling Structures		1470		$0.00	$0.00	$0.00	$0.00	
	Non-Dwelling Equipment		1475		$0.00	$0.00	$0.00	$0.00	
	Kalanihuia Total				$0.00	$658,096.06	$658,096.06	$658,096.06	

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: **HI08P00150101** Replacement Housing Factor Grant No:	**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
HA1-04 Lanakila Homes C.O. 15	Dwelling Structures:		1460		$0.00	$105,000.00	$105,000.00	$105,000.00	100% Complete
	Lanakila Homes CO 15 Total				$0.00	$105,000.00	$105,000.00	$105,000.00	
HA1-66 Salt Lake Apartments	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient system, hazardous material abatement		1460		$0.00	$342,634.00	$342,634.00	$342,634.00	100% Complete
HA1-24 Pumehana Elderly	Dwelling: exterior building systems		1460		$0.00	$162,787.00	$162,787.00	$162,787.00	100% Complete

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: **HI08P00150101** 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
Additional Costs Not in Contracts	Dwelling Equipment: Appliances, H-VAC, Emergency Systems		1450		$0.00	$17,117.00	$17,117.00	$17,117.00	
			1460			$0.00	$0.00	$0.00	
			1465			$53,085.64	$53,085.64	$53,085.64	
			1470			$0.00	$0.00	$0.00	
			1475			$0.00	$0.00	$0.00	
			1485			$0.00	$0.00	$0.00	
					$0.00	$70,202.64	$70,202.64	$70,202.64	
	Grand Total				$15,809,477.00	$15,809,477.00	$15,809,477.00	$13,839,297.80	

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 Funds Obligated (6/30/03)			All Funds Expended (6/30/05)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Mgmt. Imprvmnts.							
HA-WIDE Administration	11/15/2003	6/30/2003	6/30/2003	11/15/2005	6/30/2005	12/31/2004	
HA-WIDE Audit	11/15/2003	6/30/2003	6/30/2003	11/15/2005	6/30/2005	12/31/2004	
HA-WIDE Fees & Costs	11/15/2003	6/30/2003	6/30/2003	11/15/2005	6/30/2005	12/31/2004	
HA-Wide Demolition	11/15/2003	6/30/2003	6/30/2003	11/15/2005	6/30/2005	12/31/2004	
HA-WIDE Relocation Expenses	11/15/2003	6/30/2003	6/30/2003	11/15/2005	6/30/2005	12/31/2004	
HA 1-05 Kalihi Valley Homes Phase 2	11/15/2003	6/30/2003	2/26/2002	11/15/2005	6/30/2005	12/31/2004	
HA 1-03 Mayor Wright Homes	11/15/2003	6/30/2003	3/3/2002	11/15/2005	6/30/2005	12/31/2004	
HA 1-24 Kalanihuia	11/15/2003	6/30/2003	3/28/2002	11/15/2005	6/30/2005	12/31/2004	
HA 1-33 Maili I	11/15/2003	6/30/2003	3/28/2002	11/15/2005	6/30/2005	12/31/2004	
HA 1-04 Lanakila Homes	11/15/2003	6/30/2003	6/29/99-D; 10/5/00-C	11/15/2005	6/30/2005	12/31/2004	

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 Funds Obligated (6/30/03)			All Funds Expended (6/30/05)			Reasons for Revised Target Dates
HA 1-24 Pumehana Elderly	11/15/2003	6/30/2003	4/28/2003	11/15/2005	6/30/2005	12/31/2004	
HA 1-66 Salt Lake Apartments	11/15/2003	6/30/2003	4/28/2003	11/15/2005	6/30/2005	12/31/2004	
HA 1-45 & HA 1-51 Pahala Elderly Hale Aloha O Puna	11/15/2003	6/30/2003	4/28/2003	11/15/2005	6/30/2005	12/31/2004	
HA 1-57 Waimaha/Sunflower Phase 2	11/15/2003	6/30/2003	8/24/2000	11/15/2005	6/30/2005	12/31/2004	
HA 1-57 Waimaha/Sunflower Phase 3	11/15/2003	6/30/2003	6/30/98 - D; 9/13/02 - C	11/15/2005	6/30/2005	12/31/2004	

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

PHA Name:	Grant Type and Number		Federal FY of Grant:
Housing and Community Development Corporation of Hawaii	Capital Fund Program Grant No:	**HI08P00150100**	**2000**
	Replacement Housing Factor Grant No:		

	Original Annual Statement		**Reserve for Disasters/Emergencies**		**Revised Annual Statement (revision no:)**
	Performance and Evaluation Report for Period Ending:	**8/4/2004**		X	**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	$2,749,492.13	$2,749,492.13	$2,749,492.13
3	1408	Management Improvements Soft Costs/Hard Costs	$215,071.00	$798,522.57	$798,522.57	$798,522.57
4	1410	Administration	$730,440.00	$277,849.11	$277,849.11	$277,849.11
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	$347,969.60	$347,969.60	$347,969.60
8	1440	Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450	Site Improvement	$2,359,373.22	$2,058,287.53	$2,058,287.53	$2,058,287.53
10	1460	Dwelling Structures	$7,401,447.23	$8,277,341.33	$8,277,341.33	$8,277,341.33
11	1465	Dwelling Equipment - Nonexpendable	$308,042.26	$348,613.18	$348,613.18	$348,613.18
12	1470	Nondwelling Structures	$196,594.87	$1,453.97	$1,453.97	$1,453.97
13	1475	Nondwelling Equipment	$47,826.92	$60,185.21	$60,185.21	$60,185.21
14	1485	Demolition	$1,200.00	$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	$2,813.01	$3,046.15	$3,046.15	$3,046.15
18	1499	Development Activities	$925,204.11	$657,013.22	$657,013.22	$657,013.22
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	$15,579,774.00
21		Amount of line 20 Related to LBP Activities	$0.00	$61,463.01	$61,463.01	$61,463.01
22		Amount of line 20 Related to Section 504 Compliance	$528,702.00	$313,698.42	$313,698.42	$313,698.42
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	$49,000.00	$208,339.85	$208,339.85	$208,339.85
26		Collaterlization Expenses or Debt Service	$0.00	$0.00	$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 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: **HI08P00150100** Replacement Housing Factor Grant No:	**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	2,749,492.13	2,749,492.13	2,749,492.13	
HA-Wide Mgmt. Improvements	Improve mgmt deficiencies in Independent Assessment Fund HUD (PNA & IA) Upgrade HA computer program Economic Development Tenant Opportunities/Training Crime Prevention/Drug Elimination/Security Employee Training **HA-Wide Mgmt. Impr. Total**	1408		215,071.00	798,522.57	798,522.57	798,522.57	
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	277,849.11	277,849.11	277,849.11	
HA-Wide Audit	Audit Costs **HA-Wide Audit Total**	1411		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:	Grant Type and Number	Federal FY of Grant:
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII	Capital Fund Program Grant No: **HI08P00150100** Replacement Housing Factor Grant No:	**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 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		980,780.20	347,969.60	347,969.60	347,969.60	
HA-Wide Nondwelling Equipment	**non-construction related** **HA - Wide Nondwelling Equipment Costs Total**	1475		0.00	52,750.51	52,750.51	52,750.51	
HA-Wide Demo.	Demolition **HA-Wide Demo. Total**	1485		0.00	0.00	0.00	0.00	
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	3,046.15	3,046.15	3,046.15	

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: **HI08P00150100** Replacement Housing Factor Grant No:	**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 Mod. For Development	Mod. For Development							
	Mod. For Development Total	1498		925,204.11	657,013.22	657,013.22	657,013.22	
HA1-03 Mayor Wright Homes Roof, Solar, Paint	Site Improvement:	1450		0.00	0.00	0.00	0.00	100% Complete
	Dwelling Structures:	1460		380,487.65	124,099.45	124,099.45	124,099.45	
	Dwelling Equipment - Nonexpendable	1465		123,396.00	0.00	0.00	0.00	
	Nondwelling Structure	1470		5,717.90	0.00	0.00	0.00	
	Mayor Wright Homes Total			509,601.55	124,099.45	124,099.45	124,099.45	
HA 1-05 Kalihi Valley Homes Phase 1	Site: Roads/Parking Areas, Concrete walkways, Fencing/Retaining walls, Ground work, Onsite infrastructure, Landscaping	1450	Site	19,497.80	13,747.80	13,747.80	13,747.80	100% Complete

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: **HI08P00150100** Replacement Housing Factor Grant No:	**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, Mechanical Systems, Termite control, Doors, Windows, Accessibility Work, Kitchen work, Flooring, Bathroom work, Hazard	1460	3 Buildings 27 Units	0.00	0.00	0.00	0.00	
	Dwelling Equipment	1465	27 Units	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	13,747.80	13,747.80	13,747.80	
HA 1-05 Kalihi Valley Homes Phase 2	Site: Roads/Parking Areas, Concrete walkways, Fencing/Retaining walls, Ground work, Onsite infrastructure, Landscaping	1450	Site	1,681,000.54	1,727,985.85	1,727,985.85	1,727,985.85	99% Complete

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: **HI08P00150100** Replacement Housing Factor Grant No:	**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:	1460	3 Buildings 27 Units	4,268,299.83	3,539,790.38	3,539,790.38	3,539,790.38	
	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	1465	27 Units	60,474.85	48,207.65	48,207.65	48,207.65	
	Nondwelling Structures	1470		0.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		47,826.92	7,434.70	7,434.70	7,434.70	
	Demolition	1485		1,200.00	0.00	0.00	0.00	
	Kalihi Valley Homes Phase 2 Total			6,058,802.14	5,323,418.58	5,323,418.58	5,323,418.58	

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: **HI08P00150100** Replacement Housing Factor Grant No:	**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 1-05 Kalihi Valley Homes Phase 3	Site: Roads/Parking Areas, Concrete walkways, Fencing/Retaining walls, Ground work, Onsite infrastructure, Landscaping	1450	Site	0.00	0.00	0.00	0.00	In Contract Phase
	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	27 Units	0.00	0.00	0.00	0.00	
	Dwelling Equipment	1465	27 Units	0.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		0.00	0.00	0.00	0.00	
	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	1450	Site	327,867.23	177,172.90	177,172.90	177,172.90	100% Complete
	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	1460	Building	676,543.41	1,359,606.50	1,359,606.50	1,359,606.50	

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: **HI08P00150100** Replacement Housing Factor Grant No:	**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	59,565.00	59,565.00	59,565.00	
	Nondwelling Structures	1470		0.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Maili I Total			1,048,371.64	1,596,344.40	1,596,344.40	1,596,344.40	
HA 1-56 Kauhale Nani	Site: Roads/Parking Areas, Concrete walkways, Fencing/Retaining walls, Onsite infrastructure, Electrical distribution system, Site lighting, Landscaping	1450	Site	0.00	0.00	0.00	0.00	100% Complete
	Dwelling Structures: 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	1460	Building	0.00	0.00	0.00	0.00	
	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	

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: **HI08P00150100** Replacement Housing Factor Grant No:	**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	Site	111,237.10	0.00	0.00	0.00	82% 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	60 Units	916,933.67	182,347.37	182,347.37	182,347.37	
	Dwelling Equipment	1465	60 Units	65,664.41	2,185.14	2,185.14	2,185.14	
	Nondwelling Structures	1470		189,423.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Waimaha-Sunflower Phase 2 Total			1,283,258.18	184,532.51	184,532.51	184,532.51	

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: **HI08P00150100** Replacement Housing Factor Grant No:	**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 3	Site: Roads/Parking Areas, Concrete walkways, Fencing/Retaining walls, Onsite infrastructure, Electrical distribution system, Site lighting, Landscaping, Miscellaneous site work	1450	Site	219,770.55	122,114.92	122,114.92	122,114.92	100% 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	60 Units	1,159,182.67	2,322,837.63	2,322,837.63	2,322,837.63	
	Dwelling Equipment	1465	60 Units	14,546.00	236,677.39	236,677.39	236,677.39	
	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	2,681,629.94	2,681,629.94	2,681,629.94	
HA1-08 Palolo Valley Homes	Dwelling Structure Roofing	1460		0.00	0.00	0.00	0.00	
HA1-66 Salt Lake Apartments	Dwelling Structure	1460		0.00	741,066.00	741,066.00	741,066.00	100% Complete
HA1-04 Lanakila Homes	Dwelling Structure	1460		0.00	0.00	0.00	0.00	
HA 1-38 Waipahu I	Site Improvement	1450		0.00	0.00	0.00	0.00	100% Complete
	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:	Grant Type and Number	Federal FY of Grant: 2000
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII	Capital Fund Program Grant No: **HI08P00150100** 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 1-44	Dwelling Structures	1460		0.00	0.00	0.00	0.00	100% Complete
Piilani Homes	Nondwelling Structures	1470		0.00	0.00	0.00	0.00	
HA 1-52	Site Improvement	1450		0.00	0.00	0.00	0.00	100% Complete
Hale Olaloa	Dwelling Structures	1460		0.00	0.00	0.00	0.00	
Ph1	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Nondwelling Structures	1470		0.00	0.00	0.00	0.00	
HA 1-52	Site Improvement	1450		0.00	0.00	0.00	0.00	100% Complete
Hale Olaloa	Dwelling Structures	1460		0.00	0.00	0.00	0.00	
Ph2	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Nondwelling Structures	1470		0.00	0.00	0.00	0.00	
HA 1-57	Site Improvement	1450		0.00	0.00	0.00	0.00	100% Complete
Waimaha /	Dwelling Structures	1460		0.00	0.00	0.00	0.00	
Sunflower Ph. 1	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Nondwelling Structures	1470		0.00	0.00	0.00	0.00	
HA 1-51, 1-45	Site Improvement	1450		0.00	5,750.00	5,750.00	5,750.00	88% Complete
Hale Aloha O Puna	Dwelling Structures	1460		0.00	0.00	0.00	0.00	
Pahala Elderly	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Nondwelling Structures	1470		0.00	0.00	0.00	0.00	
HA0-00								
Various Additional	Site Improvements	1450		0.00	11,516.06	11,516.06	11,516.06	
Costs not in contracts	Dwelling Structures	1460		0.00	7,594.00	7,594.00	7,594.00	
(utility hookups, etc.)	Dwelling Equipment	1465		0.00	1,978.00	1,978.00	1,978.00	
	Non-dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Grand Total			15,579,774.00	15,579,774.00	15,579,774.00	15,579,774.00	

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.	11/15/2002	9/30/2002	9/30/2002	11/15/2004	9/30/2004	2/23/2004	
HA-WIDE Administration	11/15/2002	9/30/2002	9/30/2002	11/15/2004	9/30/2004	12/31/2003	
HA-WIDE Audit	11/15/2002	9/30/2002	9/30/2002	11/15/2004	9/30/2004	n/a	
HA-WIDE Fees & Costs	11/15/2002	9/30/2002	9/30/2002	11/15/2004	9/30/2004	12/31/2003	
HA-WIDE Demolition	11/15/2002	9/30/2002	9/30/2002	11/15/2004	9/30/2004	n/a	
HA-WIDE Relocation Expenses	11/15/2002	9/30/2002	9/30/2002	11/15/2004	9/30/2004	9/17/2003	
HA 1-03 Mayor Wright Homes Roof, Solar, Paint	11/15/2002	9/30/2002	3/3/2002	11/15/2004	9/30/2004	11/4/2003	
Mod For Development HA-104 Lanakila Homes	11/15/2002	9/30/2002	9/5/01 - D; 12/30/02 - C	11/15/2004	9/30/2004	9/26/2003	
HA 1-05 Kalihi Valley Homes Phase 1	11/15/2002	9/30/2002	12/3/2001	11/15/2004	9/30/2004	10/7/2002	
HA 1-05 Kalihi Valley Homes Phase 2	11/15/2002	9/30/2002	2/26/2002	11/15/2004	9/30/2004	8/4/2004	

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 Maili I	11/15/2002	9/30/2002	3/28/2002	11/15/2004	9/30/2004	10/6/2003	
HA 1-45-HA1-51 Hale Aloha O Puna/Pahala Elderly	11/15/2002	9/30/2002	5/20/2002	11/15/2004	9/30/2004	10/21/2003	
HA 1-56 Kauhale Nani	11/15/2002	12/31/2001	1/16/2001	11/15/2004	12/31/2001	2/9/2001	
HA 1-57 Waimaha-Sunflower Phase 2	11/15/2002	9/30/2002	5/20/2002	11/15/2004	9/30/2004	10/21/2003	
HA 1-57 Waimaha-Sunflower Phase 3	11/15/2002	9/30/2002	10/15/2002	11/15/2004	9/30/2004	2/24/2004	
HA 1-66 Salt Lake Apartments	11/15/2002	9/30/2002	10/15/2002	11/15/2004	9/30/2004	10/9/2003	

February 25, 2005

Ms. Stephanie Aveiro, Executive Director
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Re: PHA 5 Year and Annual Plans
Resident Advisory Board Recommendations

Dear Ms. Aveiro,

The Resident Advisory Board would like to submit our recommendations/comments as we have completed our review of the Housing and Community Development Corporation of Hawaii's Draft Fiscal Year 2005 PHA 5 Year and Annual Plans, pursuant to 24 CFR Part 903.

I understand that a meeting is scheduled for March 14, 2005, to discuss the HCDCH's responses to the RAB's recommendations and comments. We look forward to meeting with you.

Thank you very much.

Sincerely,

David Yaw
Chairperson

HCDCH

February 22, 2005

Resident Advisory Board (RAB) Recommendations
On HCDCH Five-Year and Annual Plan

Five Year Plan

The RAB reviewed the Five-Year Plan and supports the proposed goals and objectives.

Annual Plan

1. Housing Needs

   The RAB reviewed the Housing Needs and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

2. Financial Resources

   The RAB reviewed the financial resources and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

3. Polices on Eligibility, Selection and Admissions

   RAB Recommendation:

   3a. The RAB requests information on what percent of working families per project is the corporation looking at admitting. HCDCH should consider implementing numeric quotas for preferences to ensure that all "categories" of families, particularly working families, have a chance to get admitted. HCDCH should work with the RAB to define

"working families" as it relates to number of hours worked, amount/type of income, amount of family members employed or some other set criteria.

RAB Comment to Recommendation 3a:

3a. The RAB supports providing housing for working families but wants to ensure that HCDCH continues to address the housing needs for low and very low income families.

RAB Recommendation:

3b. HCDCH should assist applicants of the section 8 tenant-based program with rental deposits by providing financial assistance to applicants, including a program where residents can pay back the security deposit under a payment plan.

RAB Comment to Recommendation to 3b:

3b. One of the problems that applicants face is the inability to secure the security deposit required by rentals. Thus eliminating applicants/potential applicants from being discouraged because of the security deposit.

RAB Recommendation:

3c. The RAB requests that staff from the homeless shelters come and talk to the RAB about their programs in a joint effort– other than the current procedure of only the HCDCH staff.

RAB Comment to Recommendation 3c:

3c. This will help the RAB to gain a better understanding of the programs being run by the homeless shelters to voice their support or non-support.

4. Rent Determination Policies

RAB Recommendation:

4a. The RAB recommends that HCDCH implement a standard policy on calculating changes in rent on a timely basis without penalizing the tenant for their hardship.

RAB Comments to Recommendation 4a:

4a. Upon discovery of an error in rent calculation made by HCDCH where the rent was determined to be higher, the tenant should not be retroactively charged. The tenant should only be charged from the time the error was discovered and the tenant should not be faced with eviction for non-payment or delinquency of rent.

Upon discovery of an error in rent calculation made by HCDCH where the rent was determined to be lower, the tenant should have the option of receiving a lump sum or credit towards monthly rent of the amount owed to the tenant.

5. Operations and Management Policies

RAB Recommendation:

5a. The RAB needs information and presentations from various organizations (e.g., service providers, contractors, unions) that HCDCH is working with on planned projects.

RAB Comment to Recommendation 5a:

5a. This will allow the RAB to interact with the various agencies and HCDCH, as HUD intended, and allow the RAB to have input before any decisions are made.

RAB Recommendation:

5b. The RAB strongly recommends that the work order system be able to separate charges for rent versus maintenance on separate bills.

RAB Comment to Recommendation 5b:

5b. Using a separate billing system, will allow residents to contest a maintenance charge without affecting the rent. Under the current system, if a tenant owes maintenance charges the HCDCH's accounting system records the payment of rent and maintenance on a first-in, first-out system, with maintenance fees being taken out first.

RAB Recommendation:

5c. The HCDCH must implement a system to ensure that repairs to units are conducted and completed in a timely manner, according to the maintenance and repair schedule. The RAB also recommends HCDCH implement a system to monitor the quality and timeliness of the work.

RAB Comment to Recommendation 5c:

5c. Currently, it appears that HCDCH does not have a policy in place to assure the quality of work and timeliness of repairs done to units throughout the state. Having a policy in place will eliminate the contesting of maintenance fees for sub-standard repairs and address the issue of lack of maintenance staff. Also, the policy should include training for staff to reflect the types of repairs to be performed.

RAB Recommendation:

5d. The HCDCH must implement a system to ensure that all residents are not charged for general wear and tear. . In addition, HCDCH should adhere to the policy of management staff conducting a walk through of the unit with the tenant before moving in (initial inspection).

Also, the tenant should be provided a copy of management's and tenant's responsibilities and what's needed to be repaired in their own language, and who is responsible for repairs in the form of a checklist and diagram of the unit.

RAB Comment to Recommendation 5d:

5d. Existing residents are being charged for items that are inoperable or in disrepair. Also, new tenants are not being provided a proper walk through with management staff prior to moving in.

By providing a copy of mangement's and tenant's responsiblities in their language will prevent confusion and/or miscommunication of whose is accountable through the form of a checklist and diagram system.

RAB Recommendation:

5e. The RAB continues to strongly recommend that the lease agreement and other important documents such as the grievance procedures be translated into different languages (written form).

RAB Comment to Recommendation 5e:

5e. Having important documents translated will help to ensure that all residents understand their rights, rules, and responsibilities. Providing translation services once a resident is behind in rent or in the eviction process is too late. The RAB has repeatedly recommended this to HCDCH.

RAB Recommendation:

5f. The RAB recommends that HCDCH allow preference for homeless people who have completed and transitioned from a reputable homeless shelter. HCDCH must have a process

to evaluate the homeless program/shelter. Applicants must be required to provide proof of completion from a recognized program as part of the application process and agree to receive on going services

RAB Comments to Recommendation 5f:

5f. Studies of the homeless have shown that this population experiences substance/alcohol abuse and/or social and mental health issues to prevent the duplication of problems that currently exist in public housing

RAB Recommendation:

5g. The RAB recommends that HCDCH work with and meet with the RAB and resident associations to discuss the implementation of a probation or evaluation period for new homeless applicants transitioning to public housing under HCDCH new transitional program for homeless

RAB Comments to Recommendation 5g:

5g. By meeting with HCDCH, the RAB will be able to see if the transitional homeless program is working or can be improved.

RAB Recommendations:

5h. The HCDCH must provide training for residents and fully implement the inclusion of residents in the screening of new admissions and other management aspects, as required by federal regulations.

RAB Comments to Recommendation 5h:

5h. This will provide residents with the feeling of belonging and ownership in their community.

RAB Recommendation:

5i. The RAB recommends that the decision to use public housing I.D. cards and security cameras be made at the community-level, rather than in a statewide policy.

RAB Comments to Recommendation 5i:

5i. The HCDCH should work with each community on a case-by-case basis to ensure that all residents have input, not only the resident association boards.

RAB Recommendation:

5j. The HCDCH must proactively implement the hardship waiver, earned income disregards , and other deductions by ensuring that all eligible residents are informed of these programs.

RAB Comments to Recommendation 5j:

5j: Currently, residents are not aware of these opportunities due to lack of communication and changes in HCDCH administration.

RAB Recommendation:

5k. The RAB recommends that the Hearing Boards hold hearings in different geographic areas to accommodate residents in the different areas.

RAB Comments to Recommendation 5k:

5k. This will help residents to address transportation issues.

RAB Recommendation:

5l. The RAB strongly recommends and supports training and implementation of resident management corporations to further enhance resident self-sufficiency.

RAB Comments to Recommendation to 5l:

5l. HCDCH must work with projects that express interest in forming and operating resident management corporations, as strongly encouraged by HUD's CFR vol. 24 part 964.

6. Grievance Procedures

RAB Recommendation:

6a. HCDCH must be held accountable if cases of eviction are not settled on a timely basis due to the HCDCH's failure to process the case according to Act 227, and by throwing out the eviction cases of those .

RAB Comments to Recommendation 6a:

6a. HCDCH is not following up with their responsibility in reference to Act 227.

RAB Recommendation

6b. The RAB supports the implementation of an voluntary imprest system to garnish a resident's wages or to deduct the rent from a resident's social security or housing allowance, if they owe back rent and/or are referred for eviction.

RAB Comment to Recommendation 6b:

6b. This system will allow tenants an option to secure their stay in public housing and allow HCDCH to collect unpaid rent.

RAB Recommendation:

6c. The RAB recommends that the proposed grievance procedures allow the RAB and HCDCH to decide on the final list of hearings officers.

RAB Comments to Recommendation 6c:

6c. The RAB is not supportive of HCDCH making the final decision based on the list submitted by resident associations and management. The proposed process will not assure a tenant to go through a due process.

RAB Recommendation:

6d. The RAB recommends that a resident be allowed to choose to put the rent money in HCDCH's escrow account or by some other means of their choice while there is a dispute in the rent.

RAB Comments to Recommendation 6d:

6d. If the case is decided in favor of the resident and the resident is owed back the money put in escrow, the resident should receive cash back, not rent credit.

RAB Recommendation:

6e. The RAB supports HCDCH implementing procedures (such as mediation) to settle cases prior to it being referred for eviction.

RAB Comments to Recommendation 6e:

6e. Mediation will lead to less cases being referred to eviction and a decline of loss of income for HCDCH.

7. Capital Improvement Needs

RAB Recommendation:

7a. The RAB recommends that HCDCH should not continue to hire contractors that use shoddy materials or cannot complete projects on time.

RAB Comments to Recommendation 7a:

7a. The HCDCH staff and Board of Directors must adhere to strict policies on conflict of interest and nepotism (specifically hiring friends and family).

RAB Recommendation:

7b. The RAB recommends that HCDCH complete the turnaround of a vacant unit in 25 days or be assessed a fine of $25 a day on the 26th day and thereafter. The collected fine to be donated to the resident association.

RAB Comments to Recommendation 7b:

7b. This will hold HCDCH accountable to the new proposed turnaround timeline.

8. Demolition and Disposition

The RAB reviewed this section and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

9. Designation of Housing

RAB Recommendation:

9a. The RAB recommends that HCDCH must continue to study the problems that arise from the elderly living in the same community with the young disabled residents.

RAB Comments to Recommendation 9a:

9a. There is concern about putting families in a unit or even a community that is not accessible. RAB suggest that HCDCH look into the young disabled being in the same community as the elderly, especially the frail elderly.

10. Conversion of Public Housing

The RAB reviewed this section and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

11. Homeownership

RAB Recommendation:

11a. All residents in public housing should be allowed to participate in a homeownership program. HCDCH should submit a request to HUD to expand homeownership opportunities.

RAB Comments to Recommendation 11a:

11a. Statewide residents were not informed of homeownership opportunities that exist.

RAB Recommendation:

11b. The RAB recommends that HCDCH provide homeownership programs for the neighbor islands.

RAB Comments to Recommendation 11b:

11b. To offer equal opportunity statewide.

12. Community Service Programs

RAB Recommendation:

12a. The RAB recommends that HCDCH make English as a second language training available for immigrant residents.

RAB Comment to Recommendation 12a:

12a. Not all immigrant residents qualify for welfare to work programs such as high school diploma and language barriers.

RAB Recommendation:

12b. The RAB strongly recommends that HCDCH look at the smaller projects in suburban Honolulu for funding. HCDCH currently focuses its projects and funds on the urban Honolulu projects for services and activities.

RAB Comments to Recommendation 12b:

12b. This will provide equal opportunity for all areas for service and activities.

RAB Recommendation

12c. The RAB recommends that HCDCH secure funds and hire an independent third-party that shall employ residents to administer and monitor the community service requirement.

RAB Comment to Recommendation 12c:

12c. This will help ensure that the program is implemented consistently across projects.

RAB Recommendation:

12d. The RAB strongly recommends that HCDCH "move" the FSS program and other supportive service or self-sufficiency training programs (such as section 3) to Resident Services Section.

RAB Comment to Recommendation 12d:

12d. Resident Services Section should be a one stop shop for resident supportive services and self-sufficiency training programs.

RAB Recommendation

12e. The section 3 program must be expanded to include all projects.

RAB Comment to Recommendation 12e:

12e, Section 3 is a HUD-mandate that applies to all projects. Currently, the section 3 program and services are not available for all residents to obtain on-the-job training.

13. Crime and Safety

RAB Recommendation:

13a. The RAB recommends that HCDCH allocate $300,000 from the operating subsidy and/or Capital Fund Program for drug prevention and crime prevention programs.

RAB Comments to Recommendation 13a:

13a. To ensure drug prevention and crime prevention programs continue.

RAB Recommendation:

13b. The RAB strongly recommends that HCDCH install adequate lighting and remove physical barriers (such as improving landscaping) as a measure to improve security and deter crime especially at Kau`iokalani, Waimaha/Sunflower, Kamehameha Homes, Hui O Hanamaulu, Maili I and Kahale Kahalu`u. The RAB has repeatedly recommended this to HCDCH.

RAB Comments to Recommendation 13b:

13b. Projects have been waiting over four years which leads to an increase in criminal activity.

14. Pets

RAB Recommendation:
14a. The RAB recommends that the pet deposit be lowered to $50 as recommended by HUD.

RAB Comments to Recommendation 14a:
14a. The proposed $50 deposit is in line with the HUD regulations.

RAB Recommendation:
14b. The RAB recommends that HCDCH enforce the pet policy and clarify the pet policy for disabled residents.

RAB Comments to Recommendation 14b:
14b. Currently, the managers are not doing a good job of enforcing and informing what is the pet policy. Information is being provided to the manager regarding violations of the pet policy, but action is not being taken.

15. Civil Rights Certifications (included with PHA Plan Certifications)

16. The RAB reviewed this section and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.Audit

The RAB reviewed this section and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

17. Asset Management

The RAB reviewed this section and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

18. Other Information

The RAB reviewed this section and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

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

The RAB reviewed this section and and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan..

Resident Seat on HCDCH Board of Directors

The RAB recommends to add a section 8 and elderly/disabled HCDCH Board of Director seat.
The RAB recommends that the resident commissioner to possibly work with the RAB and attend the monthly RAB meetings.

The RAB recommends that HCDCH follow the administrative rules in the selection and appointment of the resident commissioner. The RAB strongly feels that the Governor must appoint the resident commissioner based on the resident's background and experience in living in public housing.

The HCDCH should revise the administrative rules to allow the resident commissioner to appoint an alternate in case he/she

cannot attend the HCDCH Board meeting. The RAB also recommends that the resident commissioner be provided stipend up to $200 per month for reasonable expenses.

RAB meetings

The RAB should have more autonomy.

The RAB should be provided with computers, email access, and teleconferencing equipment.

The RAB should be allowed to travel and meet on the neighbor islands.

The RAB should be provided handouts prior to the meeting on what each presentation is about and that the correct staff person must be sent to the meeting.

The HCDCH's PMMB must send a representative to every RAB meeting.

The RAB meeting should be a continuous 12-month process. The RAB would like to have a pre-meeting, prior to the RAB meeting.

The RAB Executive Board should be provided office space.

The RAB Chair should review the RAB minutes prior to it being sent out to the RAB members.

Comments should be made at Resident Advisory Board meetings.

HCDCH Responses to Resident Advisory Board (RAB) Recommendations And Public Hearing (March 23, 2005) Comments On theHCDCH FY 2005 Five-Year and Annual Plan

Five Year Plan

The RAB reviewed the Five-Year Plan and supports the proposed goals and objectives.

Annual Plan

d. **Housing Needs**

The RAB reviewed the Housing Needs and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

e. **Financial Resources**

The RAB reviewed the financial resources and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

f. **Polices on Eligibility, Selection and Admissions**

a. The RAB requests information on what percent of working families per project is the corporation looking at admitting. HCDCH should consider implementing numeric quotas for preferences to ensure that all "categories" of families, particularly working families, have a chance to get admitted. HCDCH should work with the RAB to define "working families" as it relates to number of hours worked, amount/type of income, amount of family members employed or some other set criteria. The RAB supports providing housing for working families but wants to ensure that HCDCH continues to address the housing needs for low and very low income families.

Response: HCDCH must first consider those families who qualify according to the currently established preferences for admissions. HCDCH will study the possibility of establishing a system of quotas that meet fair housing rules and that will not prevent the rapid placement of qualified families into public housing. The definition of working families is contained in the Admissions and Continued Occupancy Policy, which states, "Working families are families with at least one adult who is employed and has been employed for 12 months." HCDCH will continue to address the housing needs of the very low and low income family.

b. HCDCH should assist applicants of the section 8 tenant-based program with rental deposits by providing financial assistance to applicants, including a program where residents can pay back the security deposit under a payment plan. One of the problems that applicants face is the inability to secure the security deposit required by rentals. Thus eliminating applicants/potential applicants from being discouraged because of the security deposit.

Response: Section 8 funds are distributed by HUD to HCDCH in the form of Housing Assistance Payments and Administrative Fees. Under a previous program, security deposits were paid from the Section 8 administrative fee reserves. In the past, administrative fees were much higher to accommodate the security deposit. HUD has lowered administrative fees to all PHAs to cover operations, which now precludes the continued payment of security deposits so there are no funds to pay for security deposits.

c. The RAB requests that staff from the homeless shelters come and talk to the RAB about their programs in a joint effort – other than the current procedure of only the HCDCH staff. This will help the RAB to gain a better understanding of the programs being run by the homeless shelters to voice their support or non-support.

   Response: HCDCH welcomes the RAB's interest in programs for the homeless as it relates to the admissions preferences in the PHA Plan. The Homeless Programs Section can discuss its homeless services as it relates to admissions preferences. However, it would not be appropriate for a provider to present homeless program information that is not directly related to the PHA Plan.

d. The RAB recommends that HCDCH allow preference for homeless people who have completed and transitioned from a reputable homeless shelter. HCDCH must have a process to evaluate the homeless program/shelter. Applicants must be required to provide proof of completion from a recognized program as part of the application process and agree to receive on going services. Studies of the homeless have shown that this population experiences substance/alcohol abuse and/or social and mental health issues to prevent the duplication of problems that currently exist in public housing.

   Response: The RAB's support of the State's efforts to find affordable, permanent housing for the homeless through preferences is much appreciated. The PHA Plan is being amended to reflect that homeless families must be in or completed a transitional or supportive services housing program with case management before being offered housing. Through service contracts, HCDCH requires social service programs that address the reasons for a person or family's homeless situation. Shelter and outreach services require intensive case management to help a family stabilize their lives and move on to economic independence.

e. The RAB recommends that HCDCH work with and meet with the RAB and resident associations to discuss the implementation of a probation or evaluation period for new homeless applicants transitioning to public housing under HCDCH new transitional program for homeless. By meeting with HCDCH, the RAB will be able to see if the transitional homeless program is working or can be improved.

   Response: HCDCH can not place any family admitted into public housing on a temporary or probationary basis. Once a qualified tenant is admitted into housing and complies with their rental lease, they should be allowed to remain in public housing. The effectiveness of HCDCH's transitional homeless program is beyond the scope of the PHA Plan (Polices on Eligibility, Selection, and Admissions) and the RAB.

4. **Rent Determination Policies**

a. The RAB recommends that HCDCH implement a standard policy on calculating changes in rent on a timely basis without penalizing the tenant for their hardship. Upon discovery of an error in rent calculation made by HCDCH where the rent was determined to be higher, the tenant should not be retroactively charged. The tenant should only be charged from the time the error was discovered and the tenant should not be faced with eviction for non-payment or delinquency of rent. Upon discovery of an error in rent calculation made by HCDCH where the rent was determined to be lower, the tenant should have the option of receiving a lump sum or credit towards monthly rent of the amount owed to the tenant.

Response: Calculating changes in rent is addressed in HCDCH's Admissions and Continued Occupancy Policy (ACOP). HCDCH will study the RAB comments retroactive rent charge and the crediting of rent to the resident. HCDCH will provide the results of its study during the 2006 PHA Plan year.

5. **Operations and Management Policies**

a. The RAB needs information and presentations from various organizations (e.g., service providers, contractors, unions) that HCDCH is working with on planned projects. This will allow the RAB to interact with the various agencies and HCDCH, as HUD intended, and allow the RAB to have input before any decisions are made.

Response: HCDCH feels that having other agencies provide information and/or presentations on program operations is not practical and goes beyond the development of the PHA Plan. HCDCH will provide residents periodic information and status on service and construction contracts through the Resident Newsletter.

b. The RAB strongly recommends that the work order system be able to separate charges for rent versus maintenance on separate bills. Using a separate billing system, will allow residents to contest a maintenance charge without affecting the rent. Under the current system, if a tenant owes maintenance charges the HCDCH's accounting system records the payment of rent and maintenance on a first-in, first-out system, with maintenance fees being taken out first.

Response: The current computer system that HCDCH is using (Emphasys) can not create two separate billing statements – one for rent and one for work order charges. HCDCH is evaluating the possibility of changing the computer system, which could allow two separate billing statements.

c. The HCDCH must implement a system to ensure that repairs to units are conducted and completed in a timely manner, according to the maintenance and repair schedule. The RAB also recommends HCDCH implement a system to monitor the quality and timeliness of the work. Currently, it appears that HCDCH does not have a policy in place to assure the quality of work and timeliness of repairs done to units throughout the state. Having a policy in place will eliminate the contesting of maintenance fees for sub-standard repairs and address the issue of lack of maintenance staff. Also, the policy should include training for staff to reflect the types of repairs to be performed.

Response: HCDCH agrees with this recommendation. We are working on a draft Maintenance Plan, which is to be completed by March 31, 2005 and implemented by July 2005. This Plan addresses the maintenance and repair of units. We are also developing work standards for maintenance staff which will help us monitor the quality and timeliness of their work.

d. The HCDCH must implement a system to ensure that residents are not charged for general wear and tear. In addition, HCDCH should adhere to the policy of management staff conducting a walk through of the unit with the tenant before moving in (initial inspection). Also, the tenant should be provided a copy of management's and tenant's responsibilities and what's needed to be repaired in their own language, and who is responsible for repairs in the form of a checklist and diagram of the unit. Existing residents are being charged for items that are inoperable or in disrepair. Also, new tenants are not being provided a proper walk through with management staff prior to moving in. By providing a copy of management's and tenant's responsibilities in their

language will prevent confusion and/or miscommunication of whose is accountable through the form of a checklist and diagram system.

Response: HCDCH agrees that residents should not be charged for general wear and tear. If a resident disagrees with management about any charges, they may file a grievance. HCDCH agrees that staff-tenant walk throughs should be conducted before move-ins. HCDCH is examining the various ways to effectively communicate HCDCH and tenant responsibilities into various languages.

e. The RAB continues to strongly recommend that the lease agreement and other important documents such as the grievance procedures be translated into different languages (written form). Having important documents translated will help to ensure that all residents understand their rights, rules, and responsibilities. Providing translation services once a resident is behind in rent or in the eviction process is too late. The RAB has repeatedly recommended this to HCDCH.

Response: HCDCH agrees that it is important for residents to understand their rights, rules, and responsibilities. With HUD's efforts in translating various documents, HCDCH hopes that residents will better understand their rights and responsibilities. However, the lease agreement is a legal document and very technical so it is not practical to have it translated into various languages. HCDCH will continue to provide interpreters for tenants who need this service to understand their lease agreement. Utilizing an interpreter will provide direct interaction and an opportunity to ask questions pertaining to the lease agreement.

f. The HCDCH must provide training for residents and fully implement the inclusion of residents in the screening of new admissions, as required by federal regulations. This will provide residents with the feeling of belonging and ownership in their community.

Response: HCDCH will consider and acknowledges the request to train resident association officers on the admission and screening policies as it pertains to the federal regulations. However, those selected by HCDCH to do resident screening and selection will be trained by HCDCH and must sign a legal document committing to confidentiality (24 CFR 964.135(g)).

g. The RAB recommends that the decision to use public housing I.D. cards and security cameras be made at the community-level, rather than in a statewide policy. The HCDCH should work with each community on a case-by-case basis to ensure that all residents have input, not only the resident association boards.

Response: HCDCH agrees thatID cards and security cameras should be implemented on a project-by-project basis. HCDCH hopes to contract with the appropriate agency to survey HCDCH properties and to draft a HCDCH security plan. The results of the survey, as well as input from the residents, will help identify security measures that HCDCH can implement to improve security at public housing sites. The installation of physical security measures such as cameras will be addressed through the Capital Fund Program.

h. The HCDCH must proactively implement the hardship waiver, earned income disregards, and other deductions by ensuring that all eligible residents are informed of these programs. Currently, residents are not aware of these opportunities due to lack of communication and changes in HCDCH administration.

Response: HCDCH agrees that staff should follow all federal regulations and procedures. HCDCH interviewers and managers receive training annually on rent calculation and occupancy training. Also, HCDCH has implemented supervisor reviews, where 10% of all files must be reviewed for accuracy; this would ensure that eligible residents are informed of the programs. HCDCH will continue to promote resident education through the monthly information newsletters, creation of procedural information papers, and other documents to assist residents on such matters as change in employment or family structure.

i. The RAB recommends that the Hearing Boards hold hearings in different geographic areas to accommodate residents in the different areas. This will help address transportation issues.

Response: Eviction hearings are held on Oahu, Maui, Kauai, Hilo, and Kona. Administrative hearings are usually held at a State office. However, HCDCH has been flexible by holding some of the hearings at the housing projects to accommodate the tenants. The use of these locations are the most conducive for a hearing environment. The residents are responsible for making their transportation arrangements, as is the case for any court hearing. HCDCH is required by statute to serve the Notice of Hearing at least five days before the hearing date to allow the resident enough time to make their transportation arrangements in advance. HCDCH plans to continue to hold the hearings in the locations currently utilized.

j. The RAB strongly recommends and supports training and implementation of resident management corporations to further enhance resident self-sufficiency. HCDCH must work with projects that express interest in forming and operating resident management corporations, as strongly encouraged by HUD's CFR vol. 24 part 964.

Response: While HCDCH agrees and supports the establishment of resident management corporations, we are currently concentrating our efforts on improving public housing policies and procedures to become a high performing agency.

6. **Grievance Procedures**

a. HCDCH must be held accountable if cases of eviction are not settled on a timely basis due to the HCDCH's failure to process the case according to Act 227, and by throwing out the eviction cases of those. HCDCH is not following up with their responsibility in reference to Act 227.

Response: HCDCH agrees thatit is responsible for settling evictions in a timely fashion. HCDCH does not agree that eviction cases be thrown out. This would be unfair to those tenants who are abiding by their rental agreement.

b. The RAB supports the implementation of an voluntary imprest system to garnish a resident's wages or to deduct the rent from a resident's social security or housing allowance, if they owe back rent and/or are referred for eviction. This system will allow tenants an option to secure their stay in public housing and allow HCDCH to collect unpaid rent.

Response: HCDCH needs to do research the issue of a voluntary imprest system. HCDCH will provide the results of its study during the 2006 PHA Plan year.

c. The RAB recommends that the proposed grievance procedures allow the RAB and HCDCH to decide on the final list of hearings officers. The RAB is not supportive of HCDCH making the final decision based on the list submitted by resident associations and management. The proposed process will not assure a tenant to go through a due process.

Response: HCDCH follows 24 CFR.966.55 (b) (3), which requires PHAs to consult with resident organizations and consider any comments or recommendations from the resident organization before the appointment. Since HCDCH would have received input from the resident organizations, obtaining input from the RAB would be duplicative. Additionally, the selection of hearings officers does not fall within the scope of responsibilities for the RAB.

d. The RAB recommends that a resident be allowed to choose to put the rent money in HCDCH's escrow account or by some other means of their choice while there is a dispute in the rent. If the case is decided in favor of the resident and the resident is owed back the money put in escrow, the resident should receive cash back, not rent credit.

Response: Before a hearing is scheduled in any grievance involving the amount of rent that the PHA claims is due, the family must pay an escrow deposit to the PHA (24 CFR 966.55). When a family is required to make an escrow deposit, the amount is the amount of rent the PHA states is due and payable as of the first of the month preceding the month in which the family's act or failure to act took place and every month until the family's complaint is resolved by decision of the hearing officer. HCDCH agrees that residents should receive cash back if the case is decided in the resident's favor.

e. The RAB supports HCDCH implementing procedures (such as mediation) to settle cases prior to it being referred for eviction. Mediation will lead to less cases being referred to eviction and a decline of loss of income for HCDCH.

Response: In cases involving threat to health and safety, mediation is not an appropriate course of action. In non-payment of rent cases, HCDCH does have procedures in place for the resident to settle the case before eviction referral.

7. **Capital Improvement Needs**

a. The RAB recommends that HCDCH should not continue to hire contractors that use shoddy materials or cannot complete projects on time. The HCDCH staff and Board of Directors must adhere to strict policies on conflict of interest and nepotism (specifically hiring friends and family).

Response: HCDCH agrees that contractors not performing according to the specifications of their contracts should not be awarded future construction contracts unless they have adequately demonstrated their ability to meet all terms of a contract. HCDCH staff and the Board of Directors have received training on issues dealing with conflict of interest and the importance of adhering to federal and state laws.

b. The RAB recommends that HCDCH complete the turnaround of a vacant unit in 25 days or be assessed a fine of $25 a day on the 26th day and thereafter. The collected fine to be donated to the resident association. This will hold HCDCH accountable to the new proposed turnaround timeline.

Response: HCDCH agrees that vacant units unit should be made ready in 25 or less days. HCDCH is aggressively addressing the turn around issue and will continue to monitor each projects' turn around rates. HCDCH does not agree about the assessment of a fine.

8. **Demolition and Disposition**

The RAB reviewed this section and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

9. **Designation of Housing**

a. The RAB recommends that HCDCH must continue to study the problems that arise from the elderly living in the same community with the young disabled residents. There is concern about putting families in a unit or even a community that is not accessible. RAB suggest that HCDCH look into the young disabled being in the same community as the elderly, especially the frail elderly.

Response: HCDCH intends to continue to study the possibilities of designating housing for elderly and/or disabled residents only. While studying the designation issue, HCDCH must ensure that rules and regulations applying to fair housing rights in terms of families with a disabled member are not violated. It is the choice of the individual where they want to live.

10. **Conversion of Public Housing**

The RAB reviewed this section and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

11. **Homeownership**

a. All residents in public housing should be allowed to participate in a homeownership program. HCDCH should submit a request to HUD to expand homeownership opportunities. Statewide residents were not informed of homeownership opportunities that exist.

Response: With so many families on the waiting list for public housing, HCDCH is focusing on reducing the waiting period (2-5 year) for public housing and providing more affordable housing opportunities to very low to low income families. Except for the current 5(h) Homeownership Program at Waimanalo Homes, HCDCH does not have any immediate plans to offer any federal public housing units for homeownership. The Waimanalo Homes Homeownership Plan prescribes that the residents in the Waimanalo Homes who had occupied units prior to June 1998 would be given the opportunity to pursue homeownership and purchase their housing unit. If they did not purchase their units, the units would remain as rental units. HCDCH will not be requesting HUD to allow families from other project to purchase public housing units at the Waimanalo Homes. However, HCDCH will continue to study the feasibility of offering its public housing units to families who seek homeownership in the future.

Informational flyers have been passed out and numerous briefings were presented at resident association meetings describing the HCDCH's Family Self Sufficiency (FSS) Program. In addition, program information and meeting announcements were in the Resident Newsletter in May, June, July, and October 2004. In the FSS Program, twenty-

five slots are allocated for families in public housing. Currently twenty-two public housing families are participating in the program with two families having completed the program. There has been some interest from the neighbor islands, but not in sufficient quantities to establish a formal program on the neighbor islands.

b. The RAB recommends that HCDCH provide homeownership programs for the neighbor islands. To offer equal opportunity statewide.

   Response: As stated previously, every resident of public housing is encouraged to participate in both HCDCH and private self-sufficiency and homeownership programs.

12. **Community Service Programs**

a. The RAB recommends that HCDCH make English as a second language training available for immigrant residents. Not all immigrant residents qualify for welfare to work programs such as high school diploma and language barriers.

   Response: HCDCH agrees with this recommendation, subject to the availability of funds.

b. The RAB strongly recommends that HCDCH look at the smaller projects in suburban Honolulu for funding. HCDCH currently focuses its projects and funds on the urban Honolulu projects for services and activities. This will provide equal opportunity for all areas for service and activities.

   Response: HCDCH will consider the inclusion of the smaller projects in competitive funding applications. However, the HCDCH must balance the availability of funds for services with the number of residents at each of the projects. HCDCH will study the possibility of grouping smaller projects with larger projects that have similar issues and populations under an application for funds.

c. The RAB recommends that HCDCH secure funds and hire an independent third-party to administer and monitor the community service requirement. This will help ensure that the program is implemented consistently across projects. This will help ensure that the program is implemented consistently across projects.

   Response: HCDCH will look into the possibility of a third party to administer the resident community service requirement. HCDCH will provide the results of its study during the 2006 PHA Plan year.

d. The RAB strongly recommends that HCDCH "move" the FSS program and other supportive service or self-sufficiency training programs (such as section 3) to Resident Services Section. Resident Services Section should be a one stop shop for resident supportive services and self-sufficiency training programs.

   Response: The FSS program is a component of the Section 8 Housing Choice Voucher Program and can not be" moved" to the Resident Services Section. FSS responsibility is not only to build participants' self-sufficiency, but also to maintain tenant records and their escrow account. The program is also part of the Section 8 Management Assessment Program (SEMAP), which must be reported to HUD at the end of the fiscal year.

e. The section 3 program must be expanded to include all projects. Section 3 is a HUD-mandate that applies to all projects. Currently, the section 3 program and services are not available for all residents to obtain on-the-job training.

Response: The current Section 3 Pilot Program has proven to be successful. HCDCH will expand the program and services to all residents of federal public housing on Oahu during the middle of 2005 and in the future to residents statewide, subject to the availability of funds. All HCDCH contractors have to abide by Section 3 regarding economic opportunities for very low and low income persons.

13. **Crime and Safety**

a. The RAB recommends that HCDCH allocate $300,000 from the operating subsidy for drug prevention and crime prevention programs. To ensure drug prevention and crime prevention programs continue.

Response: HCDCH agrees that it is important to continue to fund drug prevention and crime prevention programs and will continue to allocate funds, as available.

b. The RAB strongly recommends that HCDCH install adequate lighting and remove physical barriers (such as improving landscaping) as a measure to improve security and deter crime especially at Kau`iokalani, Waimaha/Sunflower, Kamehameha Homes, Hui O Hanamaulu, Maili I and Kahale Kahalu`u. The RAB has repeatedly recommended this to HCDCH. Projects have been waiting over four years which leads to an increase in criminal activity.

Response: Physical security improvements to federal public housing projects will continue to be a priority and will be addressed and funded through the modernization program (Capital Fund Program). In addition, as stated earlier, the HCDCH anticipates working with the appropriate agency to study security in public housing.

14. **Pets**

a. The RAB recommends that the pet deposit be lowered to $50 as recommended by HUD. The proposed $50 deposit is in line with the HUD regulations.

Response: HCDCH is not considering lowering the pet deposit from $75. However, HCDCH will eliminate the provision to implement the total tenant payment to ensure fairness for all resident pet owners.

b. The RAB recommends that HCDCH enforce the pet policy and clarify the pet policy for disabled residents. Currently, the managers are not doing a good job of enforcing and informing what is the pet policy. Information is being provided to the manager regarding violations of the pet policy, but action is not being taken.

Response: HCDCH agrees that the pet policy must be enforced on a fair and equal basis at all the federal housing projects. Housing managers will be instructed to review the Pet Policy with all of their management unit staff to ensure that residents are treated fairly and that the rules will be implemented according to the policy. HCDCH pet policy makes no distinction of the type of resident who can have a pet. If a disabled resident wants a pet (one not classified as a service animal), they follow the same procedures as a resident without a disability. A disabled resident who requires a service animal can do so in accordance with the civil rights laws that deal with the disabled. They should contact

the project manager for more information. HCDCH has modified Rule J to more clearly explain the exemption from the pet policy for persons with disabilities.

15. **Civil Rights Certifications** (included with PHA Plan Certifications)

The RAB reviewed this section and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

16. **Audit**

The RAB reviewed this section and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

17. **Asset Management**

The RAB reviewed this section and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

18. **Other Information**

The RAB reviewed this section and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

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

The RAB reviewed this section and has no comment at this time due to no new changes made to the HCDCH's 2005 annual plan.

20. **Additional Comments**

a. Resident Seat on HCDCH Board of Directors - The RAB recommends to add a section 8 and elderly/disabled HCDCH Board of Director seat. The RAB recommends that the resident commissioner to possibly work with the RAB and attend the monthly RAB meetings.

Response: HCDCH agrees and supports any or all of the HCDCH Board of Directors attending any resident meeting including the RAB meetings, when available. The Resident Board member represents all residents in public housing. Other than that representation, the resident Board member does not hold any additional duties from any other Board of Director.

b. The RAB recommends that HCDCH follow the administrative rules in the selection and appointment of the resident commissioner. The RAB strongly feels that the Governor must appoint the resident commissioner based on the resident's background and experience in living in public housing.

Response: HCDCH follows the Hawaii Administrative Rules, Chapter 15-181, Resident Advisory Board, and submitted the RAB's nominations to the Office of the Governor for appointment. Both the Governor and the State of Hawaii Senate will consider the resident's background and experience, among other factors, in their appointment and confirmation of the Resident Board of Director, respectively.

c. The HCDCH should revise the administrative rules to allow the resident commissioner to appoint an alternate in case he/she cannot attend the HCDCH Board meeting. The RAB

also recommends that the resident commissioner be provided stipend up to $200 for reasonable expenses.

Response: It is not possible for the resident member of the HCDCH Board to appoint an alternate. In accordance with Sections 201G-3, 201G-4.6, and 26-34, Hawaii Revised Statutes, Board members must be appointed by the Governor with the advice and consent of the Senate. Board members may not delegate their authority to another, who would not satisfy these statutory requirements. Section 201G-3, Hawaii Revised Statute also provides that "[board] members shall receive no compensation for services, but shall be entitled to necessary expenses, including travel expenses, incurred in the performance of their duties." A stipend could be considered compensation and would be contrary to the statute.

d. RAB meetings - The RAB should have more autonomy. The RAB should be provided with computers, email access, and teleconferencing equipment.

Response: We encourage resident association presidents and their executive committees to use their resident associations for communicating with other residents. The RAB members are responsible first to the resident associations. They represent them and there are funds for those kinds of purposes, but NOT because they are RAB members.

e. The RAB should be allowed to travel and meet on the neighbor islands.

Response: For the purpose of commenting on the PHA Plan, it is not financially responsible for HCDCH to approve travel for approximately13 members and the many HCDCH staff that are required to provide information to the RAB representatives to travel to the neighbor islands, versus expenditures for approximately 6 residents to travel to Oahu for meetings.

f. The RAB should be provided handouts prior to the meeting on what each presentation is about and that the correct staff person must be sent to the meeting.

Response: HCDCH agrees that the RAB should be provided handouts prior to the meetings. HCDCH will make every effort to ensure that RAB members and resident associations are sent the information prior to the meetings.

g. The HCDCH's PMMB must send a representative to every RAB meeting.

Response: Property Management and Maintenance Branch will send a representative to the RAB meetings.

h. The RAB meeting should be a continuous 12-month process. The RAB would like to have a pre-meeting, prior to the RAB meeting.

Response: HCDCH does not feel it is necessary for the RAB to meet on a continuous 12 month basis at this time. Once the PHA Plan is submitted to HUD in April, it is several months before the PHA plan is approved and implemented. As such, there would be no new information to discuss. The Resident Advisory Board is subject to Hawaii Revised Statutes, Chapter 92, Sunshine Law, Board and Commissions, which requires that <u>all</u> meetings be open to the public.

i. The RAB Executive Board should be provided office space.

Response: HCDCH is not able to provide the RAB's Executive Board with office space. Any files that the RAB members need to be stored can be accommodated at the Resident Services Section, Building L. Additionally, the members are free to use the computer lab and classroom space when available.

j. The RAB Chair should review the RAB minutes prior to it being sent out to the RAB members.

Response: HCDCH will make effort to provide the RAB minutes to the RAB chair prior to being sent out. However, the minutes should be reviewed by all RAB members, not just the chair. Prior to approving the minutes, RAB members are invited and encouraged to make revisions as appropriate.

k. Comments should be made at Resident Advisory Board meetings.

Response: HCDCH needs clarification on this comment.

Comments from the Public Hearings (March 23, 2005)

5-Year Plan

a. Summary: It is evident by the PHA Plans for 2005-2009 that HCDCH has a very limited understanding of housing problems and needs of the Island of Hawai‘i and therefore the plans are not going to do much to improve the situation here. The Plans are obviously, and sometimes literally, are based on, and largely address the needs of O‘ahu with one exception: Ka Hale Kahalu‘u. For example: HCDCH contracted for case management, congregate activities and translation/interpretation services at targeted elderly sites on Oahu. HCDH partnering only with the City and County of Honolulu.

Response: Numerous factors have been used to determine where to place HCDCH's limited resources. As outlined in the 2003 Hawaii Housing Policy Study and reflected in the PHA Annual Plan, there are approximately 26,000 families in need of affordable housing throughout the State of Hawaii and over 17,000 on the federal public housing wait list. The housing study does show that the County of Hawaii represents 12% of the total population of the state and represents approximately 10% of the federal public housing population. HCDCH's focus is directed to partnering with City and County of Honolulu because our programs such as Section 8 Housing Choice Voucher are mainly on Oahu and Kauai only. HCDCH current federal public housing inventory totals sixty-seven housing projects with approximately 5,344 units. Hawaii inventory is 18 projects with 12% of the number of units while Oahu has 49% with 78% of the total number of units. Even though the Big Island's federal public housing population represents 10%, Oahu representing 83% of the federal public housing population, HCDCH is planning to continue to improve the physical condition of its inventory on Hawaii, especially in Kona.

b. Improve the quality of assisted housing; Objectives: Improve voucher management: Why is HCDCH partnering only with the City and County of Honolulu and not other Counties?

Response: HCDCH Section 8 program assist low income families primarily on the island of Oahu, with the exception of approximately 13 families on Kauai. To reduce duplication of services and confusion in differing of State and County objectives, HCDCH works closely with the City and County of Honolulu to develop strategies to resolve Oahu's community needs. HCDCH completed the Section 8 Voucher transfer to the County of Maui and the Big Island in 2002 for the same reasons as explained above.

c. HCDCH should consider a privatization or sale of Palolo Valley Homes and seek assist from private non-profit organizations in order to improve the quality of assisted housing.

Response: HCDCH has added in the 5-Year Plan a section on the possibilities of privatizing and/or selling of current federal public housing inventory. HCDCH is currently conducting an analysis on the feasibility of privatizing and/or the sale of a portion of HCDCH's public housing inventory.

d. Increase of assisted housing choices; Objectives: Why is HCDCH not offering voucher mobility counseling?

Response: HCDCH is unsure of the exact definition of "mobility counseling." However, if the term refers to the "portability' of vouchers, HCDCH does brief each recipient of a Section 8 Housing Choice Voucher about the ability to transfer a voucher from one jurisdiction to another in accordance with 24 CFR 982.355. In addition, information is provided on HCDCH's website on Section 8 portability.

e. Geographical Wait List: The geographical organization of the waiting list is impractical and unfair for an island the size of Hawaii. Instead of geographical organization of the waiting lists, we suggest potential residents be able to select a "district."

Response: The term geographic and district are one and the same. HCDCH interprets districts as geographic areas and vice versa. HCDCH will review its current designated geographical areas for the County of Hawaii.

f. Residents are not being informed of the direction HCDCH is heading especially after the Independent Assessment by IBM. Residents do not know what actions are being taken to improve its operations and at what cost.

Response: Numerous activities have been initiated by HCDCH as a result of the Independent Assessment (IA). HCDCH has conducted a detail review of its organizational structure and has reorganization plans for the agency in the near future to address findings in the IA. Also, HCDCH has organized several specialized groups to address the public housing vacancy rate, maintenance procedures, contracting and procurement policies and procedures, and asset management of HCDCH's housing inventory. HCDCH will be using the monthly Resident Newsletters to share information on what is happening with HCDCH and what action it is taking to address issues identified during HUD and other management reviews.

g. Rental Housing Trust Fund should be used only to improve existing housing programs and not to create or support new programs.

Response: HCDCH does not agree that the Rental Housing Trust Fund (RHTF) be used for only existing programs. One very important function of HCDCH is to assist in the development of affordable housing for low income residents in Hawaii. The RHFT plays an important part in increasing the number of affordable housing and making housing dreams come true by providing "Equity Gap" low-interest loans or grants to qualified owners and developers constructing affordable housing units. Funds may be used to provide a loan or a grant for the development, pre-development, construction, acquisition, preservation, and substantial rehabilitation of rental housing units.

Annual Plan

1. **Housing Needs**

a. NORA does not agree that a geographical wait list [will] maximize the number of affordable units on the Island of Hawai'i.

Response: The geographic wait list is used to assist families to make a selection on the physical area that they wish to reside. HCDCH then selects families in the prioritize order that has been established by the Hawaii Administrative Rules. Additionally, the geographical wait list was not listed as one of the "strategies" to maximize the number of affordable units. However, HCDCH will review its current designated geographical areas for the County of Hawaii.

b. Limited availability of sites for assisted housing not on the Island of Hawaiʻi. HCDCH owns land here in Kealakekua that it has not developed. In July of 2004, the HCDCH Executive Director Stephanie Aveiro came to Kona to look at State owed lands that might be developed. What were the results of her survey?

Response: Assessments of the various state-owned properties are in process and in that some cases the lack of roads, sewer lines, water lines, etc. are real concerns in the development of the surveyed lands. HCDCH will continue to evaluate the possibilities of using state owned lands for the development of affordable housing subject to the availability of financial resources.

2. **Financial Resources**

No comments during the public hearing.

3. **Policies on Eligibility, Selection, and Admissions**

a. HCDCH must do more than consider and acknowledge the multiple requests to train Resident~~A~~ssociation Members on the admission and screening policies as per 24 CFR 964.135(g). HCDCH needs to give us a date as to when this long-awaited training will commence. NORA Board Members have no problem signing a legal document committing to confidentiality.

Response: HCDCH will consider and acknowledges the request to train resident association officers on the admission and screening policies as it pertains to the federal regulations. However, those selected by HCDCH to do resident screening and selection will be trained by HCDCH and again must sign a legal document committing to confidentiality (24 CFR 964.135(g)). HCDCH will develop training materials for the screening and admission policies. The date will be announced when the training will begin.

b. Why is an Island the size of Oʻahu (which is at most one tenth the geographical size of the Island of Hawaiʻi), divided into four geographical areas, while the Island of Hawaiʻi is divided only in two? Instead of geographical organization of the waiting lists, we suggest potential residents be able to select a "district."

Response: HCDCH will review its current designated geographical areas for the County of Hawaii.

c. The geographical organization of the waiting list, which divides Hawaii Island into only two regions, is impractical and unfair for an island the size of Hawaii.

1. Do you have any idea how far away North Kohala and Waimea are from South Kona, or how far away parts of Kaʻu are from Hilo?

2. If one were to have to move to Waimea or Kohala (all in the same geographic area as south Kona), one might have to give up his/her Doctors and might also have leave behind one's social support system.
3. Some residents also have disabilities that are exacerbated by environmental conditions, e.g. vog and/or mold/mildew, etc. that vary district to district.
4. The geographical organization for West Hawai'i actually encompasses five districts: Kona is two districts, North and South; Kohala is two districts, North and South plus Waimea.

Response: HCDCH will review its current designated geographical areas for the County of Hawaii.

d. Site-based lists: If HCDCH can move to project based accounting, why can't it handle site-based waiting lists?

Response: Project-based accounting deals with the fiscal management of a project while site-based waiting lists deal with the race, ethnicity or disability make up of a housing project. In a site-based situation, HCDCH must ensure that a waiting list is consistent with affirmative marketing requirements, e.g., marketing to attract applicants regardless of race, ethnicity or disability and does provide fair housing opportunities to all residents. Due to the diverse mix of the ethnic and racial composition of Hawaii's population and the desires of its applicants on where they want to live, HCDCH could quickly find itself in possible violation of fair housing laws and HUD rules.

e. Considering the state of disrepair and mismanagement of low-income housing projects on the Island of Hawai'i, applicants should have more than one choice of vacant units; at least two. NORA does not think that the HRS-Administrative. Rule Chapter 190, Subchapter 3, 15-190-39 that defines good cause in terms a potential resident rejecting the one unit offered them will work. Management has put applicants back at the bottom of the waiting list for rejecting moldy units.

Response: One of HCDCH's goals is to improve the quality of assisted housing for its residents. This includes the reduction of the turn-around time for vacant units. By reducing the turn-around time, HCDCH will provide more units to its applicants. However, with such a large wait list for public housing (17,199) and the shortage of affordable housing opportunities, it is imperative that housing be provided to as many families as possible. By reducing the number of offers to one, HCDCH will be able to serve more families seeking housing in a shorter period of time. If applicants are rejecting units that meet the basic minimum health and safety standards, they must show good cause why acceptance of the unit is unsuitable for habitation. Currently, applicants are given a total of 3 refusals before being cancelled from all waiting lists on which the applicant's name has been placed. In addition, a family will lose their preference for 12 months from the date of the last offer or request of cancellation.

f. Transfer policies: Residents should have the choice to transfer as long as this policy is not repeatedly abused.

Response: Applicants who become residents are given a choice on the geographic location in which they wished to reside. HCDCH makes every attempt to satisfy the applicant's requests. Transfers to different areas are taken on a case by case basis and must show a positive need by the resident such as a health or safety reason, overhousing or underhousing and employment and education opportunities.

g. Formal Federal Preferences: the high rent burden (rent >[greater than] 50 percent of income)" should be re-instated, especially considering the very long wait lists (in terms of time) and the exceptionally high rents in West Hawaii. How many of you have been in this position?

Response: At this time, HCDCH is addressing the needs of the homeless, those who are on the verge of being homeless (involuntarily displaced), and those who are victims of domestic violence.

h. The requirement that the homeless (Must be participating in or graduated from a program with case management in a domestic violence shelter or clearance house) will not/does not work on the Island of Hawai'i. In West Hawaii there are only two very small homeless shelters:
   1. A shelter for female victims of domestic violence in North Kona.
   2. The only other homeless shelter is in Kawaihae, Kohala.

Response: HCDCH will be looking into addressing this issue as it became apparent that services are lacking in certain communities. This issue has and can continue to be addressed on a case-by-case basis.

i. Former Federal preferences: the high rent burden (rent >[greater than] 50 percent of income)" should be re-instated, especially considering the very long wait lists (in terms of time) and the exceptionally high rents in Hawaii. How many of you have been in this position?

Response: At this time, HCDCH is addressing the needs of the homeless, those who are on the verge of being homeless (involuntarily displaced), and those who are victims of domestic violence.

j. Payment Standards; Other: HRS, Title 15, Subtitle 14, Chapter 185 must be amended to at least 120% of FMR because of the exceptionally high rents in this State. This can be easily proven by classified ads for rentals.

Response: HCDCH will study the possibility of raising the payment standard to 120% of Fair Market Rents.

k. Deconcentration and Income Mixing (Attachment K) – Why is not David Malo Circle in the attachment? Why are no allocated monies provided to this community?

Response: As mandated by HUD, HCDCH conducts a review of all project resident incomes. The results of that review are at Attachment K (Deconcentration and Income Mixing). The average income of residents at David Malo Circle is not below 85% or above 115% and is therefore not a project identified for possible income deconcentration. Deconcentration does not allocate any funds to project who are require deconcentration activities.

l. HCDCH should consider implementing system of quotas for preferences to get into public housing to ensure that all "categories" of families, particularly working families, have a chance to get admitted. Rotate the categories of families. To ensure a mixture of all categories of families to include low income families. Try to be more fair and not a particular category.

Response: HCDCH agrees that assisting a variety of families in a housing community would be beneficial to the growth of the family's self sufficiency. However, establishing a quota system could potentially violate Fair Housing laws and is administratively impossible to manage for all 67 federal public housing projects.

4. Rent Determination Policies

   a. Upon discovery of an error in rent calculation made by HCDCH where the rent was determined to be lower, the tenant should be able to receive cash rather than credit towards monthly rent of the amount owed to the tenant.

      Response: Calculating changes in rent is addressed in HCDCH's Admissions and Continued Occupancy Policy (ACOP). HCDCH will study the comments retroactive rent charge and the crediting of rent to the resident.

5. **Operations and Management Policies**

   a. Policies and procedures are not being fully shared and followed at Kalakaua Homes and at Kuhio Park Terrace especially those involving security, continued occupancy, and lease violations.

      Response: Management does work with the residents and will continue to ensure that HCDCH policies and procedures are shared with the residents. In addition, the Resident Newsletter will be used to explain specific policies and procedures to the residents.

   b. The residents want a work order system be able to separate charges for rent from maintenance and repair charges. Under the current system, if a tenant owes maintenance charges the HCDCH's accounting system records may take out for the maintenance charge or the rent repair charge and then take out for the rent and the people dispute maintenance or repair charge. People then are not paying enough for rent, which means they are late on their rent and get notices. This way it is easier to stay on top of their rent.

      Response: The current computer system that HCDCH is using (Emphasys) can not create two separate billing statements – one for rent and one for work order charges. HCDCH is evaluating the possibility of changing the computer system, which could allow two separate billing statements.

   c. Provide training for residents for the screening of new admissions, as required by federal regulations as a priority. HCDCH is suppose to provide the training and do not mind signing the confidentiality statement.

      Response: HCDCH will consider and acknowledges the request to train resident association officers on the admission and screening policies as it pertains to the federal regulations. However, those selected by HCDCH to do resident screening and selection will be trained by HCDCH and again must sign a legal document committing to confidentiality (24 CFR 964.135(g)). HCDCH will develop training materials for the screening and admission policies. The date will be announced when the training will begin.

   d. What does it take for HCDCH implement the hardship waiver, earned income disregards, and other deductions to ensure that all residents are properly informed of these programs. Management may need training on it to ensure that residents are told about these options.

Response: HCDCH agrees that staff should follow all federal regulations and procedures. HCDCH interviewers and managers receive training annually on rent calculation and occupancy training. Also, HCDCH has implemented supervisor reviews, where 10% of all files must be reviewed for accuracy; this would ensure that eligible residents are informed of the programs. HCDCH will continue to promote resident education through the monthly informational newsletter, creation of procedural information papers, and other documents to assist residents on such matters as change in employment or family structure. The examiners are repeatedly reminded of the agency's responsibility to inform the tenants of certain disallowances and income disregards. Current auditing of the tenant files has increased by 5% to 10% of all reviews completed to ensure that this procedure is implemented. Corrective action is taken by the examiner once the discovery of the error is found.

6. **Grievance Procedures**

a. Why are cases of evictions not settled on a timely basis? We see lots of non-resident tenants living in the projects and work and not reporting their incomes. There are cases where residents don't live in the unit as the lease says (kids living in unit and not the head of household.) Use those units for other qualified families.

Response: Act 227 shortened the eviction process for HCDCH. After the Hawaii Administrative Rules became effective in August 2004, cases were processed for eviction under the amended eviction law. As of March 22, 2004, 172 cases have been resolved, which includes cases settled by management before going to the eviction hearing. Residents who live in the housing project are a vital source of information for Management regarding any potential lease violations by other residents. Once reported by a resident, Management will conduct a follow-up investigation into the reported violations. Management will then determine whether the resident has committed a lease violation and if warranted, pursue eviction action.

7. **Capital Improvement Needs**

a. Since Stephanie Aveiro has acknowledged that Kona projects have been neglected for the last decade, why is Nani Olu only receiving $0.5 million for the rest of the decade, and where is it in Attachment L?

Response: The Public Needs Assessment identified $650 million worth of modernization, maintenance, and repair work throughout HCDCH's federal public housing projects with numerous projects in need of repair work. Nani Olu has been identified as requiring re-roofing, gutters, downspouts and other miscellaneous repairs. Nani Olu is not listed separately in Attachment L, rather the monies allocated for the Nani Olu project can be found in 2005-Part II, on page 2 under the heading of Extraordinary Maintenance, Line Item 1460.

b. HCDCH needs to focus more on public housing residents and the maintenance of the projects and less on homeownership.

Response: HCDCH receives approximately $12-15 million a year for modernization, maintenance, and repair work under the Capital Fund Program and used directly on construction or construction related expenditures for HCDCH's federal public housing projects.

c. Why does HCDCH use contractors that do shoddy work at the projects such as non-working windows. Use good, qualified contractor who do good work.

Response: HCDCH agrees that contractors not performing according to the specifications of their contracts should not be awarded future construction contracts unless they have adequately demonstrated their ability to meet all terms of a contract.

d. HCDCH should adhere to strict policies on conflict of interest and nepotism.

Response: HCDCH staff and the Board of Directors have received training on issues dealing with conflict of interest and the importance of adhering to federal and state laws.

e. We heard that HCDCH going to do a turnaround of a vacant unit in 25 days. It does not happen. What is happening? Are they going to comply? Make sure HCCCH follows through. HCDCH should not be paid for any vacant units.

Response: HCDCH agrees that vacant units unit should be made ready in 25 or less days. HCDCH is aggressively addressing the turn around issue and will continue to monitor each projects' turn around rates.

8. **Demolition and Disposition**

No comments during the public hearing.

9. **Designation of Housing**

No comments during the public hearing.

10. **Conversions of Public Housing**

No comments during the public hearing.

11. **Homeownership**

a. HCDCH needs to focus more on public housing residents and services to help them and less on homeownership.

Response: Due to so many families being on the waiting list for public housing, HCDCH is focusing on reducing the waiting period (2-5 year) for public housing and providing more affordable housing opportunities to very low to low income families. The HCDCH's Family Self Sufficiency (FSS) Program provides education and training for families who live in pubic housing and are on Section 8 rental assistance and who choose to participate in the Program. There is an interest among some of these families to pursue homeownership and the FSS Program can direct these families to the Hawaii Homeownership Center of Hawaii and the Legal Aid Society of Hawaii for education in homeownership.

b. When is HCDCH going to provide homeownership programs for the neighbor islands?

Response: In the Family Self-Sufficiency Program, twenty-five slots are allocated for families in public housing. There has been some interest from the neighbor islands, but not in sufficient quantities to establish a formal program on the neighbor islands. The HCDCH is not planning to offer its own homeownership programs for the neighbor

islands in the near future. The HCDCH is encouraging those interested to pursue homeownership goals to inquire about homeownership education programs offered in their area. For example, Legal Aid of Hawaii is listed on HUD's website as a Housing Counselor for Homeownership. Families on the neighbor islands can contact this agency at 1-800-4994302 to participate.

12. **Community Service Programs**

a. HCDCH needs to focus more on residents and services to help them and less on land development and developers.

Response: HCDCH has many functions beyond public housing. A major function is to increase the number of affordable housing opportunities, form partnerships with developers, lenders, private and public agencies to foster the creation and preservation of safe, stable, and healthy communities. HCDCH function is to also effectively leverage resources to meet immediate and long term housing needs. Among HCDCH's goals are to increase the inventory of housing for working families and the elderly and preserve existing affordable housing inventory; end chronic homeless, and improve the quality of life for residents and encourage upward mobility along the continuum of housing.

b. What kinds of services are being offered to the elderly and disabled at Kalakaua Homes? Can a health nurse be assigned to Kalakaua Homes?

Response: HCDCH currently contracts with Child & Family Services for elderly case management, congregate activities and translation services for the residents at Kalakaua Homes. Residents are also utilizing services of the Kupuna Care programs offered by the City & County of Honolulu. Since the inception of the SHARE program at Kalakaua, the program administrators have reported an increase in participation in their services.

c. HCDCH should focus more on hiring public housing residents and providing more training opportunities for the residents, similar to the Family Investment Center.

Response: As stated in the Five Year and Annual Plan, HCDCH's goal is to annually assist 200 residents to attain their goals for economic self-sufficiency. HCDCH will continue to assist and train residents, subject to the availability of funds.

d. HCDCH should hire an independent third-party to administer and monitor the community service requirement. Managers are already busy. Don't give them more to do. Third-party can network in the community.

Response: HCDCH will look into the possibility of a third party to administer the resident community service requirement. HCDCH will provide the results of its study during the 2006 PHA Plan year.

13. **Crime and Safety**

a. There are some security concerns at Kalakaua Homes, i.e., losing security services at the end of this month, disruptive kids, drugs, and other types of crimes. Residents want to get involved, but are not being told what they can do.

Response: Kalakaua Homes currently has an active voluntary tenant patrol and works closely with the Weed & Seed effort. Residents are encouraged to contact their Management office for more details as to how they can get involved.

b. There are plenty of projects that have poor lighting, which promotes crime and other problems in the project. HCDCH should provide for a safe and healthy environment.

Response: Physical security improvements to federal public housing projects will continue to be a priority and will be addressed and funded through the modernization program (Capital Fund Program). In addition, as stated earlier, the HCDCH anticipates working with the appropriate agency to assess security needs in public housing and to draft a HCDCH security plan. With input from the residents, the plan will help identify security measures that HCDCH can implement to improve security at public housing sites.

14. **Pets**

a. There different opinion regarding where animals are permitted. Rule I-8 describes areas in an apartment building with hallways, which is a different type of environment than our project in Kekaha, where we have private entrances and yards that are used exclusively by the individual households. I think only indoor common areas are off limits to animals, because all the examples given (laundrymats, hallways, community rooms, public restrooms) are of indoor areas, and other rules (I-17, I-16 and E-1) suggest that animals are expected to be outdoors. Our project manager has interpreted the rule to mean that animals cannot ever be outdoors on the project grounds, even in tenants' own yards. Apparently, all outdoor areas are designated as common areas on the official map, even if they are not actually used as common areas. This is not satisfactory arrangement for animals and their owners, because the apartments get hot and many tenants spend much or most of their time outdoors, and animals want to be outside with their owners. Plus, the animals get hot inside too, and animals seem to prefer the outdoors in general.

Response: Each housing project is constructed differently. The situation at one project may not be the same at another project. The policy affords each project manager to designate areas on the project grounds for pet exercise or may prohibit entire areas from being used for pet exercise. It is vital that pet owners communicate their concerns about specific designated exercise areas to the project manager so that mutually agreed upon areas can be designated for the pet owners. In cases where residents are assigned outdoor areas as part of their dwelling units, the pet owner should communicate with the project manager that they intend to use "their assigned" areas for their pets. Rule I-18 specifically states that tenants shall not alter their dwelling unit, patio, or unit area to create an enclosure for the pet. However, this does not negate the need to leash the pet, if appropriate and have the pet under the control of a responsible person. Rule I-8 states that animals shall remain inside the tenant's dwelling unit. I-17 allows the pet owner to take the pet to designated areas to exercise and if the animals defaces outside (I-16) the owner is responsible for cleaning up the waste.

b. Rule I-17 suggests that animals are permitted outdoors on the grounds unless HCDCH provides written notification of a prohibition. Also, E-1 suggests that animals are expected to be in common areas. Please explain exactly where animals are permitted and exactly which areas are off limits to animals.

Response: According to the pet policy, animals are permitted on the project grounds unless notified in writing by management that it is prohibited OR management may choose to designate a specific location that will allow owners to exercise their pets and deposit their waste. E-1 does not suggest that animals are expected to be in common areas H owever, it states the necessity to assess a maintenance charge to pet owners for

maintenance of a housing project that may require additional costs for treatment of flea infestation, odor removal, etc. that will add to a project's operating costs. Pets are prohibited from 'indoor" common areas. If a pet owner has questions on the exact location of the pet exercise area, they should contact the project manager.

c. Proposed Revisions to the Pet Policy:

1. E-5, Page 2: It is normal and recommended by all the experts to care for cats in their own home when the owner is away. The cat is safer and more comfortable at home. It is also normal and safe for cats to remain home alone for period exceeding 12 hours. Also, why a 10 day limit? People often are gone more than 10 days. Proposed Revision: ***A signed affidavit from an alternate caretaker who will care for the animal in the tenant's absence.***

   Response: HCDCH will review its current policy to determine the feasibility of having the alternate custodian reside in the unit in the absence of the tenant. If a tenant anticipates being gone for longer than 10 days, they should contact the management office so that adjustments can be made on a case by case basis.

2. I-5, Page 3: This rule is inconsistent with Hawaii Landlord-Tenant Code 521-53 and with tenants' right under the 4th Amendment of the US Constitution ***to be secure in their persons, houses, papers and effects form unreasonable search and seizure.*** Also, how can Management know for sure how long the animal has been alone? This rule might be appropriate for dogs but not cats. If the animal is in need of care, the management should enter the unit even if it has been less than 24 hours. Proposed Revision: ***Management may enter the dwelling unit if they have reason to believe that an animal or person inside is in need of care or assistance. If the animal is clearly neglected and in need of care, the Alternate Custodian will be contacted. If the Alternate Custodian cannot be contacted or is not available to care for the animal, management may turn the animal in to the Humane Society.***

   Response: Pursuant to Hawaii Revised Statute, Section 521-7(10), HCDCH is excluded from the Landlord Tenant Code. In the rental agreement signed by the tenant, the entry into a unit is outlined for emergency purposes. In addition, HCDCH E-5 and I-5 of the Pet Policy adequately covers the emergency entry and remove of a pet from a tenant's premise and no further modification to the pet policy is needed.

3. Rule I-8, page 4: This rule has also been interpreted differently by different individuals. Some say it refers to indoor areas only, some say it means that animals can never be outdoors. It needs to be revised to indicate exactly which areas are permitted and which areas are off limits to animals. Also, animals should be permitted outdoors with their owners. Propose Revision: ***Animals must remain within the dwelling unit unless accompanied and supervised by a responsible individual.***

   Response: Rule I-8 refers to common use areas, which could be indoors as well as outdoors. The rule further states that pets are allowed to ingress and egress common use areas, which implies that pets are not always indoors. Rule I-17 does allow managers to designate pet exercise areas on the project ground, which implies that pets are allowed outdoors to exercise.

4. Rule I-9, page 4: The safety of a leashed cat is questionable. A leashed cat is in danger from stray dogs, and the person holding the leash may also be injured. It is

very unusual for anyone on Kauai to use a leash on a cat. The Kauai County leash law is for dogs, not cats, and the Humane Society never uses leashes on cats. The give leashes to new dog owners, but not new cat owners. People who own both dogs and cats use leashes on their cats and prevent them from causing problems. Proposed Revision: ***Dogs must be leashed and cats must be supervised when outside the dwelling unit.***

Response: HCDCH will review the possibility of modifying its policy to allow cats to be unleashed.

5. Rule I-10, page 4: Animals need to be leashed to a stationary object in order to spend sufficient time outside with their owners. Requiring the owner to hold the leash at all times is overly burdensome and unnecessary. Also, if a cat is leashed it is safer and more secure if leashed to a stationary object, rather than on a hand-held leash, and the owner is safer too. Propose Revision: ***No animal may be leashed to a stationary object outside the dwelling unit unless accompanied and supervised by a responsible individual.***

   Response: HCDCH disagrees that a pet owner should be allowed to leash a pet to a stationary object if supervised by a responsible person. The intent of leashing a dog or cat is to ensure that the pet is constantly under the direct control of the accompanying and responsible person.

6. Rules J-1 and 2: This rule is not consistent with federal law and current HCDCH policy. Proposed Revision: ***Animals that serve, assist or support the disabled are not subject to the Pet Policy and are not under the jurisdiction of the Pet Committee.***

   Response: HCDCH agrees and willmodify Rule J, Animals That Assist the Disabled. However, HCDCH is now developing a separate policy for elderly housing projects as required by 24 CFR 5 on "Pet Ownership for the Elderly or Persons with Disabilities."

7. Section E-1: Remove or modify the entire section because the required amount for full deposit and the non-refundable maintenance fee for a qualifying pet is not applicable for these reasons:

   a. If a household has already paid the required full deposit for their unit, an additional $75 would exceed the determined full amount for rent deposit for a household with income, thus causing a financial hardship for already low income tenants.

   b. The $5 non-refundable monthly fee for maintenance is another financial hardship for low income tenants. If the owner abides and follows rules for the use of the common areas of the property as specified in the policy, then, housing maintenance staff should not have any problems with tenant and their pet. If a problem exists, maintenance fines the owner a non-refundable charge of $50, as an example, for non-compliance including a one time warning to the owner to correct the problem or get fined again and lose privilege of owning a pet on the property. In addition, if a tenant is willing to pay $5 monthly fee for maintenance of common areas allowed for their pets to use, tenants might think "Hey, let maintenance keep the grounds clean, after all I pay my $5 every month for maintenance." Not all of the low income tenants are millionaires and some

do put in a lot of time and love in caring and maintaining their pet and we all know cost money to keep a pet, so let the owner decide and take action, to either follow the policy with applicable charges for on-compliance, excluding fees and deposit, or lose their pet if the modified policy too much for handle.

Response: The Pet Deposit is not associated with any rent deposit and is only charged to tenants who voluntarily have PHA-approved pets in their units. In order to make the pet deposit fair for every pet owner, HCDCH will no longer be adjusting the pet deposit according to the Total Tenant Payment, which is not applicable to HCDCH's public housing operations. Rule E-1 will read, "A full pet deposit of $75.00 (per Household). This deposit is refundable within 14 working 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. …." The use of fines is impossible to enforce. If violations are noted by management, Rules in paragraph H apply. The monthly non-refundable $5 pet fee paid by pet owners is used to cover the costs incurred in the maintenance of common use areas such fumigation for pest infestations. The removal of pet waste is the responsibility of the pet owner as outlined in Rules I-14, 15, 16, and 17.

d. $75 is too high for the elderly and disabled who have limited money. Maybe $50 is more reasonable.

   Response: HCDCH is now developing a separate policy for elderly housing projects as required by 24 CFR 5 on "Pet Ownership for the Elderly or Persons with Disabilities." The new policy will address the deposit issue.

e. HCDCH needs to clarify the policy for elderly/disabled (24 CFR 964). They need a separate policy or add to the current policy.

   Response: HCDCH is now developing a separate policy for elderly housing projects as required by 24 CFR 5 on "Pet Ownership for the Elderly or Persons with Disabilities."

15. **Civil Rights Certifications**

No comments during the public hearing.

16. **Audit**

No comments during the public hearing.

17. **Asset Management**

No comments during the public hearing.

18. **Other Information**

No comments during the public hearing.

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

No comments during the public hearing.

20. **Additional Comments:**

a. "No two persons are the same," as everyone knows and likewise, no two housing project communities are the same. Each housing project has their own issues, concerns, and problems. Having RAB and HCDCH meetings on the PHA plans are very beneficial for communities like ours. Having an assigned representative from our resident council at those meetings would be even better, because a representative from our community is knowledgeable of our own housing project, project management and maintenance staff, the resident services, the resident advisory board, and the PHA plans. Our current RAB representative for the island of Maui is not aware of our issues and concerns, except through letters of recommendation to the PHA plans from our resident council to be submitted at the meetings. Can we at Piilani (and David Malo Circle) be assured that the going with us and our recommendations to the PHA plans will be fully understood at those meetings if the RAB representative, whom we have never met and talked with, has never visited and talked with our community or our resident council over the past two and half years. Piilani Homes has a need to be included at those meetings. The PHA plans affects our housing project area and community too. So please, don't limit the invitation for Piilani to attend a meeting, involve Piilani to attend meetings.

   Response: As all RAB meetings are open to the public, residents from Piilani or other projects are welcome to attend the meeting. Residents are also encouraged to discuss their concerns with the Resident Advisory Board members. During the planning for the next PHA Plan, the resident councils will be asked to select new representative to the RAB. HCDCH recommends that each resident council take into serious consideration the time and commitment it takes to serve not only their association, but represent other projects in their area.

b. Residents would like repairs done on a timely manner by qualified workers because work in the past was poorly done. Present managers are bringing in qualified people not like in the past. Keep the current system.

   Response: We are working on a draft Maintenance Plan, which is to be completed by March 31, 2005 and implemented by July 2005. This Plan addresses the maintenance and repair of units. We are also developing work standards for maintenance staff which will help us monitor the quality and timeliness of their work.

c. The RAB Executive Board should be provided office space, computer, teleconferencing, etc. to keep their board members informed and updated 12 month out of the year.

   Response: HCDCH is not able to provide the RAB's Executive Board with office space. Any files that the RAB members need to be stored can be accommodated at the Resident Services Section, Building L. Additionally, the members are free to use the computer lab and classroom space when available.

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
2004 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	Ongoing	PMMB & Project funds
		Encourage management to attend resident association meetings on a regular basis to discuss quality of life issues, procedures, community updates, topics of concern or interest.	PMMB	Ongoing	PMMB & Project funds
		Continue to use bulletin boards or other areas of high traffic to display important announcements and updates on such issues as modernization projects, series, programs, policies and procedures, and announcements.	PMMB, CMS	Ongoing	PMMB & Project funds
	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; including attending mandatory training as deemed necessary.	PMMB & PERS	Ongoing	Proj Funds
Safety	Applicant Screening	Implement improved applicant screening process prior to placement in public housing, such as criminal background checks.	PMMB	7/1/05	Project Funds
	Crime Prevention Through Environmental Design (CPTED)	Coordinate training for Development, Property Managers, and maintenance staff on CPTED.	CMS	7/1/05	Cap Fund
		Incorporate CPTED features into the maintenance plan	CMS	7/1/05	Cap Fund

Housing & Community Development Corporation of Hawaii
2004 Public Housing Assessment System
Resident Services and Satisfaction Survey Follow-up Plan

Concern	Item	Strategy	Department	Date to be Launched	Funding Source
Neighborhood Appearance	Curb Appeal	Develop and implement maintenance plan to include improvement of neighborhood appearance in the areas of building exterior, common areas, parking lots, graffiti.	CMS	7/1/05	Cap Funds, Project Funds

LINDA LINGLE
GOVERNOR

STEPHANIE AVEIRO
EXECUTIVE DIRECTOR

PAMELA Y. DODSON
EXECUTIVE ASSISTANT

STATE OF HAWAII

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

IN REPLY REFER TO:

TO U.S. Department of Housing and Urban Development
500 Ala Moana Boulevard, Suite 1
Honolulu, Hawaii 96813

DATE March 22, 2004

ATTENTION Ms. Jane Adaniya

RE OPERATING FUND CALCULATION OF OPERATING SUBSIDY

WE ARE SENDING YOU [X] Attached

[ ] Under separate cover via _____ the following items:

COPIES	DATE	NO.	DESCRIPTION
Original		HUD-52723	Operating Fund Calculation of Operating Subsidy
Original		HUD-52722-A	Calculation of Allowable Utilities Expense Level
Original		HUD-52728	HA Calculation of Occupancy Percentage for a Requested Budget Year (RBY)
Original		HUD-50070	Certification for a Drug-Free Workplace
Original		HUD-50071	Certification of Payments to Influence Federal Transactions
Original		HUD-52574	PHA/IHA Board Resolution

THESE ARE TRANSMITTED AS CHECKED BELOW:

[ ] For approval
[ ] For your use
[x] As requested/required
[ ] For review and comment

[ ] Approved as submitted
[ ] Approved as noted
[ ] Returned for corrections
[ ] For signature

[ ] Resubmit _____ copies for approval
[ ] Submit _____ copies for distribution
[ ] Return _____ corrected prints

[ ] FOR BIDS DUE _____ 20__

[ ] PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

IF THERE ARE ANY QUESTIONS PLEASE CONTACT: Donovan Chun PHONE: (808) 587-0604

SIGNED: Stephanie Aveiro
Stephanie Aveiro, Executive Director

COPY TO _____

Attachment R (hi001r01)

Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing

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

OMB Approval No. 2577-0029 (exp.10/31/2004)

Section 1

a) Name and Address of Public Housing Agency

Housing and Community Development Corporation of Hawaii
667 Queen Street, Suite 300
Honolulu, Hawaii 96813

b) Budget Submission to HUD required
☐ Yes ☒ No

c) Type of Submission
☒ Original
☐ Revision No.

d) No. of HA Units	e) Unit Months Available (UMAs)	f) Subject FYE	g) ACC Number	h) Operating Fund Project Number	i) DUNS Number
5,363	63,708	06/30/05	SF-181	H I 0 0 1 0 0 1 0 5 J	847-845351

Section 2

Line No.	Description		Requested by PHA (PUM)	HUD Modifications (PUM)
Part A. Allowable Expenses and Additions				
01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)		308.42	
02	Part A, Line 01 multiplied by .005		1.54	
03	Delta from form HUD-52720-B, if applicable (see instructions)			
04	"Requested" year units from latest form HUD-52720-A (see instructions)			
05	Add-ons to allowable expense level from previous fiscal year (see instructions)			
06	Total of Part A, Lines 01, 02, 03 and 05		309.96	
07	Inflation factor		1.020	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)		316.16	
09	Transition Funding			
10	Increase to AEL			
11	Allowable utilities expense level from form HUD-52722-A		95.35	
12	Actual PUM cost of Independent Audit (IA) (Through FYE)			
13	Costs attributable to deprogrammed units			
14	**Total Allowable Expenses and Additions** (Sum of Part A, Lines 08 thru 13)		411.51	
Part B. Dwelling Rental Income				
01	Total rent roll (as of 12/1/3)	$ 1,137,489		
02	Number of occupied units as of rent roll date	4,659		
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 ÷ Line 02)	244.15		
04	Average monthly dwelling rental charge per unit for prior budget year	237.06		
05	Average monthly dwelling rental charge per unit for budget year 2 years ago	239.11		
06	Three-year average monthly dwelling rental charge per unit ([Part B, Line 03+Line 04+Line 05]÷ 3)	240.11		
07	50/50 Income split ([Part B, Line 03 + Line 06] ÷ 2)	242.13		
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)		242.13	
09	Rental income adjustment factor		1.03	1.
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)		249.39	
11	Projected occupancy percentage from form HUD-52728		95%	%
12	**Projected average monthly dwelling rental income per unit** (Part B, Line 10 times Line 11)		236.92	
Part C. Non-dwelling Income				
01	Other income		0.00	
02	**Total operating receipts** (Part B, Line 12 plus Part C, Line 01)		236.92	
03	**PUM deficit or (Income)** (Part A, Line14 minus Part C, Line 02)		174.59	
			Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)		11,122,780	

Project Number: HI00100105J

Line No.	Description		Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part D. Add-ons for changes in Federal law or regulation and other eligibility				
01	FICA contributions			
02	Unemployment compensation			
03	Family Self Sufficiency Program			
04	Energy Add-On for loan amortization			
05	Unit reconfiguration			
06	Non-dwelling units approved for subsidy			
07	Long-term vacant units			
08	Phase Down for Demolitions			
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)	4,659		
10	Employee Units	2		
11	Police Units	1		
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)	4,662		
13	Funding for Resident Participation (Part D, Line 12 x $25)		116,550	
14	Other approved funding, not listed (Specify in Section 3)			
15	**Total add-ons** (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)		116,550	
Part E. Calculation of Operating Subsidy Eligibility Before Adjustments				
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)		11,239,330	
02	Actual cost of Independent Audit (IA)			
03	**Operating subsidy eligibility before adjustments** (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))		11,239,330	
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)				
01	Utility Adjustment for Prior years			
02	Additional subject fiscal year operating subsidy eligibility (specify)			
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year			
04	HUD discretionary adjustments			
05	Other (specify)			
06	Other (specify)			
07	Unfunded portion due to proration		( )	( )
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)			
09	**Operating subsidy approvable for subject fiscal year** (total of Part E, Line 03 and Part F, Line 08)		11,239,330	
HUD Use Only (Note: Do not revise after the end of the subject FY)				
10	Amount of operating subsidy approvable for subject fiscal year not funded			( )
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year			
12	**Funds obligated in subject fiscal year** (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol(s):			
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules				
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)			
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)		( )	( )
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)			
04	**Total amount due HUD to be collected in future fiscal year(s)** (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)			

Project Number: HI00100105J

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part H. Calculation of Adjustments for Subject Fiscal Year **This part is to be completed only after the subject fiscal year has ended**			
01	Indicate the types of adjustments that have been reflected on this form: ☐ Utility Adjustment ☐ HUD discretionary adjustment (Specify under Section 3)		
02	Utility adjustment from form HUD-52722-B		
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)		
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)		
05	Part E, Line 03 of latest form HUD-52723 approved **during** subject FY **(Do not use Part E, Line 03 of this revision)**		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)		
07	Utility adjustment (enter same amount as Part H, Line 02)		
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)		
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)		
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)		

Section 3

Remarks (provide part and line numbers)

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Authorized HA Representative & Date:	Signature of Authorized Field Office Representative & Date:
X Stephanie Weiro	X

Calculation of Allowable Utilities Expense Level

PHA-Owned Rental Housing
Operating Fund

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

OMB Approval No. 2577-0029 (exp. 10/31/2004)

a) Public Housing Agency	b) Operating Fund Project Number	c) New Project Numbers	d) Fiscal Year Ending 06 / 30 / 05	f) Type of Submission: [X] Original [ ] Revision No. ( )
Housing and Community Development Corporation of Hawaii	H I 0 0 1 0 0 1 0 5 J		e) ACC Number SF-181	g) Energy Performance Contract [ ] h) Utility Rate Incentive [ ]

Line No.	Description	Unit Months Available	Sewerage and Water Consumption	Electricity Consumption	Gas Consumption	Fuel (Specify type e.g., oil, coal, wood)		
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
01	UMA and actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year.	63,708	683,455,000	15,913,032	543,341			
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year.	63,708	706,546,000	12,983,197	573,383			
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year.	63,708	667,193,650	15,854,774	622,808			
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03).	191,124	2,057,194,650	44,751,003	1,739,532			
05	Estimated Unit Months Available for old projects for Requested Budget Year.	63,708						
06	Ratio of Unit Months Available for old projects (line 04 divided by line 05 of column 3)	3						
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	63,708	685,731,550	14,917,001	579,844			
08	Estimated UMA and consumption for new projects.							
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + line 08).	63,708	685,731,550	14,917,001	579,844			
10	Estimated cost of consumption on line 09 for Requested Budget Year(Line 13 times Line 09).	Costs	3,017,219	2,003,353	1,053,693			
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10).	6,074,265						
12	Est. PUM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (Line 11 divided by line 09, col. 3)	95.35						
13	Rate		0.0044	0.1343	1.8172			
14	Unit of Consumption		Gallons	Kilowatts	Therms			

HA Calculation of Occupancy Percentage for a Requested Budget Year (RBY)

PHA/IHA-Owned Rental Housing Performance Funding System (PFS)

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

OMB Approval No. 2577-0066
(Exp. 09/30/2004)

1a. Name and Address of PHA/IHA (Include Street Address, City, State, Zip Code)	2a. Contact (Person who can best answer questions about this submission)
Housing and Community Development Corporation of Hawaii 677 Queen Street, Suite 300 Honolulu, Hawaii 96813	Donovan Chun 2.b Contact's Phone Number (include area code) (808) 587-0504

3. RBY Beginning Date: (mo/day/yyyy)	4. Type of Submission	5. PAS/LOCCS Project Number	6. Report Date (mo/day/yyyy) (check one box)	7. Data Source
07/01/04	[X] Original [ ] Revision No. ( )	HI00100105J	12/31/2003 [X] Actual Day [ ] Average for Actual Month	[X] form HUD-51234 [ ] Rent Roll Records

Part A. Actual Occupancy Data as of Report Date

8. Units Occupied	4674
9. Units Available	5330
10. Actual Occupancy Percentage (Divide line 8 by line 9; multiply by 100 and round to nearest whole)	88 %

Stop & Note 11. If the HA-wide occupancy percentage shown on line 10 is 97% or greater **and** the HA believes that an average occupancy rate of at least 97% is sustainable for the RBY, then check the box below. You have completed the form and do not need to proceed further.

[ ] High Occupancy HA: Occupancy Percentage is 97% or higher and is sustainable for the RBY → Use 97% as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

12. Units vacant as of Report Date (subtract line 8 from line 9 and enter result)	656

Stop & Note 13. If the result on line 12 is five or fewer vacant units **and** the HA believes that during the RBY: 1) the inventory (line 9) will not change; and, 2) the number of vacant units on line 12 will be vacant for the full RBY, then check the box below. You have completed the form and do not need to proceed further.

[ ] High Occupancy HA with five or fewer vacant units → Use line 10 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part B. Distribution of Actual Vacancies By Major Cause Given below are circumstances and actions recognized by HUD as possible causes of vacancies that are beyond the control of the HA to correct. If appropriate, please distribute the number of vacant units reported on line 12 among these causes. Attach sheet identified with HA name and address, the RBY beginning date, and ACC number. Use the sheet to describe, for each circumstance; when the circumstance occurred; the location of the units involved; why the circumstance is preventing the HA from occupying, selling, demolishing, rehabilitating, reconstructing, consolidating or modernizing the vacant units; and the likelihood that these circumstances will be mitigated or eliminated in the RBY.

14. Units vacant because of litigation (e.g., units that are being held vacant as part of court-ordered or HUD-approved desegregation plan)	
15. Units vacant because of Federal, Tribal, or State laws of general applicability. (Note: do not include units vacant only because they do not meet minimum construction or habitability standards.)	
16. Units vacant due to changing market conditions	
17. Units vacant because of natural disaster	
18. Reserved	
19. RMC-managed units vacant because of failure of HA to fund approvable request for Federal modernization funding **(This line for use only by RMCs)**	
20. Units vacant because of casualty loss and need to settle insurance claims	
21. Total Units Vacant Due To Circumstances Beyond The HA's Control (Enter sum of lines 14 - 20)	
22. Units vacant after adjusting for circumstances beyond the HA's control (Subtract line 21 from line 12)	656

Stop & Note 23. If the result on line 22 is five or fewer vacant units **and** the HA believes that during the RBY: 1) the inventory (line 9) will not change; and, 2) the number of vacant units on both lines 21 and 22 will be vacant for the full RBY, then check the box below. You have completed the form and do not need to proceed further.

[ ] High Occupancy HA with five or fewer vacant units after adjustment for vacancies beyond its control → Use line 10 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

24. Vacancy Percentage after adjusting for beyond control circumstances (Divide line 22 by line 9, multiply by 100, and round to nearest whole)	12 %

Stop & Note 25. If the result on line 24 is 3% or less **and** the HA believes that during the RBY: 1) the inventory (line 9) will not change; and, 2) the number of vacant units on lines 21 and 22 will be vacant for the full RBY, then check the box below. You have completed the form and do not need to proceed further.

[ ] High Occupancy HA: 3% or less vacancy rate afteradjustment for vacancies beyond control → Use line 10 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part C. Status of Units Undergoing Mo. .nization as of Report Date If changes occur r the Report Date but prior to submission of this form, the most current status will be shown.

26. Protected Units	Occupied Units	Vacant Units
a: Number of units that are under modernization construction (contract awarded or force account work started)	0	219
b. Number of units not under construction contract but included in a HUD-approved modernization budget where the time period for placing the units under construction (two FFYs after FFY of approval) has not yet expired.	62	80
27. Unprotected Units: Number of units included in a HUD-approved modernization budget where the time period for placing the units under construction (two FFYs after FFY of approval) has expired.		

Part D. Units Estimated to be Available for Occupancy During RBY	(a) No. of Units	(b) Avg. No. of Mos. in RBY	(c) No. of Unit Mos.(a x b)
28. Units Available as of Report Date (Enter line 9)	5330	12	63960
29. Additional Units Available During RBY because of Development/Acquisition of PFS-Eligible projects	+		+
30. Units Unavailable During RBY because of Demolition/Disposition/Conversion Actions Approved By HUD	-		-
31. Total (Add lines 28 and 29; subtract line 30)	5330		63960
Part E. Units Estimated to be Occupied During RBY			
32. Units Occupied as of Report Date (Enter line 8)	4674	12	56088
33. Additional Units Occupied during RBY because of Development/Acquisition of PFS-Eligible Projects	+		+
34. Reoccupancy during RBY of Units Vacated for Circumstances Beyond the HA's Control	+		+
35. Reoccupancy during RBY of Vacant Units in a Funded Modernization Program	+ 219		+ 2476
36. Occupied Units in Funded Modernization Program Being Vacated during RBY	- 37		- 288
37. Occupied Units Being Vacated during RBY because of Demolition/Disposition/Conversion Actions Approved by HUD. If there are occupied units that become vacant after the Report Date but before the start of the RBY because of circumstances and actions beyond the HA's control, place that number here ( ) and include in total shown on 37. Attach separate sheet with same information requested in Part C.			
38. Total (Add lines 32-35, subtract lines 36 and 37)	4856		58276

Part F. Occupancy Percentage During RBY

39. Total Unit Months of Occupancy (Enter line 38c)	58276
40. Total Unit Months Available for Occupancy (Enter line 31c)	63960
41. Occupancy Percentage for RBY (Divide line 39 by line 40; multiply by100 and round to nearest whole)	91 %
42. Average Number of Vacant Units During RBY (Subtract line 39 from line 40;divide result by 12 and round to nearest whole)	474

Stop & Note

43. If the result on line 41 is 97% or higher **or** if the result on line 42 is five or less, then check the appropriate box below. You have completed the form and do not need to proceed further.

- ☐ a. High Occupancy HA: Occupancy Percentage is 97% or higher for the RBY → Use 97% as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723
- ☐ b. High Occupancy HA with five or fewer vacant units → Use line 41 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part G. Vacancy Percentage for RBY Adjusted for Modernization

44. Total Unit Months of Vacancy in RBY (Enter line 40 less line 39)		5684
45. Total Unit Months for Vacant Units In Funded Mod. and Under Construction or Funded for Construction (Sum the vacant units of lines 26a and b; multiply by 12)	3588	
46. If any of the vacant units on lines 26a or b will be reoccupied during the RBY, enter that number times the average number of months during the RBY these units will be reoccupied.	- 2476	
47. If any of the occupied units on lines 26a or b will be vacated during the RBY for mod. construction, enter that number times the average number of monthsduring the RBY these units will be vacated.	+ 288	
48. Total Unit Months for Vacant Units In Funded Mod. And Under Construction or Funded For Construction In RBY (Add line 45; less line 46; plus line 47)		1400
49. Total Unit Months of Vacancy in RBY Adjusted for Modernization (Enter line 44 less line 48)		4284
50. Vacancy Percentage for RBY Adjusted for Modernization (Divide line 49 by line 40; multiple by 100; and round to nearest whole.)		7 %
51. Average Number of Vacant Units in RBY Adjusted for Modernization (Divide line 49 by 12; round to nearest whole)		357

Stop & Note

52. If the result on line 50 is 3% or lower **or** if the result on line 51 is five or less, then check the appropriate box below. You have completed the form and do not need to proceed further.

- ☐ a. High Occupancy HA: Vacancy Percentage is 3% or less for the RBY after Modernization Adjustment → Use line 41 as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723
- ☐ b. High Occupancy HA: five or fewer vacant units after Modernization Adjustment → Use line 41 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part H. Vacancy Percentage for RBY Ad, .ed for Both Modernization *and* Beyond Con Circumstances

53. Total Unit Months of Vacancy in RBY (Enter line 44)	5684
54. Total Unit Months of Vacancy in RBY Due to Modernization (Enter line 48)	1400
55. Total Unit Months of Vacancy in RBY Due to Beyond Control Vacancies (Enter line 21 times 12; less any entry made on line 34c)	
56. Total Unit Months of Vacancy After Above Adjustments (Enter line 53 less lines 54 and 55)	4284
57. Vacancy Percentage for RBY After Above Adjustments (Divide line 56 by line 40; multiple by 100; and round to nearest whole.)	7 %
58. Average Number of Vacant Units in RBY After Above Adjustments (Divide line 56 by 12; round to nearest whole)	357

Stop & Note

59. If the result on line 57 is 3% or lower **or** if the result on line 58 is five or less, then check the appropriate box below. You have completed the form and do not need to proceed further.

- ☐ a. High Occupancy HA: Vacancy Percentage is 3% or less for the RBY after Modernization Adjustment → Use line 41 as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723
- ☐ b. High Occupancy HA: five or fewer vacant units after Modernization Adjustment → Use line 41 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part I. Adjustment for Long Term Vacancies

If the HA estimates that it will have a vacancy percentage of more than 3% for its RBY and more than five vacant units after adjusting for vacant units undergoing modernization and vacancies beyond its control, the HA will exclude all of its long-term vacancies (if any) from its count of units available for occupancy and use this section to determine its projected occupancy percentage.

60. Total Long-term Vacancies (Subtract vacant units shown on lines 21, 26a, and b from line 12. Analyze remaining vacancies and identify those units that have been vacant for more than 12 months as of the Report Date.)	21
61. Unit Months of Vacancy Associated With Long-Term Vacancies (Multiply line 60 by 12)	252
62. Total Unit Months Available for Occupancy in RBY Adjusted for Long-Term Vacancies (Subtract line 61 from line 31(c)) Use this UMA number in all other PFS calculations.	63708
63. Occupancy Percentage for RBY Adjusted for Long-Term Vacancies (Divide line 38(c) by line 62; multiply by 100 and round to nearest whole)	91 %
64. Average Number of Vacant Units in RBY after All Adjustments (Subtract line 60 from line 58)	336
65. Total Unit Months of Vacancy in RBY after All Adjustments (Subtract line 61 from line 56)	4032
66. Vacancy Percentage for RBY Adjusted for Long-Term Vacancies (Divide line 65 by line 62; multiply by 100 and round to nearest whole)	6 %

Stop & Note

67. If the result on line 63 is 97% or higher **or** if the result on line 64 is five or less ***or*** if the result on line 66 is 3% or less, then check the appropriate box below. You have completed the form and do not need to proceed further.

- ☐ a. High Occupancy HA: Occupancy Percentage is 97% or higher for the RBY after Long-Term Vacancies Adjustment → Use 97% as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723. **Use the UMA result on line 62 in calculating PFS eligibility.**
- ☐ b. High Occupancy HA: Five or fewer vacant units after Adjustment for Long-TermVacancies → Use line 63 as the Projected Occupancy Percentage on Part B, line 11of form HUD-52723. **Use the UMA result on line 62 in calculating PFS eligibility.**
- ☐ c. High Occupancy HA: Vacancy Percentage is 3% or lower for the RBY after Long-Term Vacancies Adjustment → Use line 63 as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723. **Use the UMA result on line 62 in calculating PFS eligibility.**

Part J. Projected Occupancy Percentages for Low Occupancy HAs

If the HA cannot determine an acceptable Projected Occupancy Percentage for the RBY using the above approach, it will use this section. The HA will use the lower of either 97% or that percentage based on having five units vacant for the RBY. Either percentage can be adjusted for vacant units undergoing modernization construction and vacancies beyond its control. Small HAs of 140 units or less will generally want to use a percentage based on five vacant units.

68. Enter 97% if HA has more than 140 units. If 140 or fewer units, determine occupancy percentage based on 5 vacant units, for RBY. (Take 60 unit months and divide by line 62; multiply by 100 and round to nearest whole. Subtract result from 100%)	97 %
69. Percentage Adjustment for Modernization and Beyond Control Vacancies (Add lines 48 plus 55; divide that sum by line 62; multiply by 100 and round to nearest whole)	2 %
70. Projected Occupancy Percentage for Low Occupancy HA (Take the percentage on line 68 and subtract the percentage shown on line 69. Use the result as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723. **Use the UMA result on line 62 in calculating PFS eligibility)**	95 %

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing and Community Development Corporation of Hawaii

Program/Activity Receiving Federal Grant Funding

Federal Low Rent Program, Section 8 Program, Comprehnsive Grant Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here [X] if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Stephanie Aveiro	Executive Director
Signature: X Stephanie Aveiro	Date: 03-19-2004

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing and Community Development Corporation of Hawaii

Program/Activity Receiving Federal Grant Funding

Federal Low Rent Program, Section 8 Program, Comprehnsive Grant Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Stephanie Aveiro	Executive Director

Signature	Date (mm/dd/yyyy)
Stephanie Aveiro	03/19/2004

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handboooks 7417.1, 7475.13, 7485.1, & 7485.3

PHA/IHA Board Resolutio.

Approving Operating Budget or Calculation of Performance Funding System Operating Subsidy

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

OMB Approval No. 2577-0026 (Exp. 6/30/2001)

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collecton displays a valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Acting on behalf of the Board of Commissioners of the below-named Public Housing Agency (PHA)/Indian Housing Authority (IHA), as its Chairman, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

		(date)
[ ]	Operating Budget Submitted on:	
[ ]	Operating Budget Revision Submitted on:	
[x]	Calculation of Performance Funding System Submitted on:	**March 22, 2004**
[ ]	Revised Calculation of Performance Funding System Submitted on:	

I certify on behalf of the: (PHA/IHA Name) **Housing And Community Development Corporation of Hawaii** that:

1. All regulatory and statutory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The calculation of eligibility for Federal funding is in accordance with the provisions of the regulations;
6. All proposed rental charges and expenditures will be consistent with provisions of law;
7. The PHA/IHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d);
8. The PHA/IHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i) or 24 CFR 905.120(g); and
9. The PHA/IHA will comply with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115 and 905.315.

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Board Chairman's Name (type)	Signature	Date
Charles A. Sted	Charles A Sted	3/18/04

Previous edition is obsolete

form **HUD-52574** (10/95)
ref. Handbook 7575.1

Project-Based Section 8 Housing Choice Voucher

In an effort to address the shortage of affordable housing opportunities for eligible residents and to maximize the number of affordable units available to residents, HCDCH will study the potential of project-basing the maximum allowable number of its baseline units in the voucher program within the next several years. The new Section 8 allocation for Fiscal Year 2005 is projected to be approximately 2500 vouchers.

Public Housing Authorities may project-base 20% of the total funding available to the PHA under its consolidated Annual Contributions Contract. HCDCH has already project-based 305 units at Palolo Homes. The remaining capacity for project-basing could be utilized to support the fore mentioned HCDCH's desire to expand affordable housing opportunities goals and maximize the use of federal resources .

It is implicit that any project-based vouchers awarded through a competitive process by HCDCH will comply with the standards and procedures established in 24 CFR 983, Section 8 Project-Based Certificate Program and HCDCH Administrative Rule §15-185, Housing Choice Voucher Program.