



Hawaii Public Housing Authority
 Annual Plan
 State Fiscal Year 2011

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information					
	PHA Name: Hawaii Public Housing Authority			PHA Code: HI001		
	PHA Type:	<input type="checkbox"/> Small	<input type="checkbox"/> High Performing	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> HCV (Section 8)	
	PHA Fiscal Year Beginning: (MM/YYYY): 07/2009					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above)					
	Number of Public Housing Units: 5,331		Number of Housing Choice Voucher units: 3,128			
3.0	Submission Type					
	<input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					



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6.0 PHA Plan Update: (a) PHA Plan elements that have been revised by the PHA since its last Annual Plan submission.

The following are additions and modifications to the Goals and Objectives in the current HUD approved 5-Year Plan

- **PHA Goal: Expand the supply of assisted housing**
 1. HPHA has begun a mixed-use public/private redevelopment process for Kuhio Park Terrace/Kuhio Homes. The final project will include the current number of public housing units and will add new affordable housing units. Funding for HPHA costs during the Pre-Development Phase of the project will be built into the Capital Funding Program through amendments to the current PHA Plan, and/or the fiscal year 2011 Plan.
 2. Site-based Housing Choice Vouchers are part of the plan for KPT redevelopment, subject to HPHA Board approval.
 3. During FY 2011 HPHA will evaluate additional public housing sites for possible redevelopment to further increase the supply of affordable housing.
 4. Reduce public housing vacancies: HPHA has set a goal of 97% occupancy rate.
 5. HPHA will undertake construction on 50 "Type C" units in need of substantial repairs, which have been vacant for an extended period due to substantial damages.
 6. HPHA will set a standard for repair of Type C vacant units such that in the future all units are ready for occupancy within 270 days of becoming vacant, regardless of severity of damage.
- **PHA Goal: Improve the quality of assisted housing**
 1. Improve tenant rent collection system through timely evictions for non-payment of rents: HPHA will require property managers to initiate eviction within 60 days of a delinquency of one month's rent, if the tenant is not in compliance with a payment plan. Additional rental revenues will allow for more repair and renovation of housing.
 2. Concentrate on efforts to improve specific management functions: Conduct training for public housing managers and staff to improve asset management performance and improve their ability to respond to business and resident needs.
 3. HPHA will abate 100% of emergency work orders w/in 24 hours; non-emergency work requests by tenants will be resolved within 25 days.
 4. House rules will be reviewed and standardized for all sites in order to improve management of the properties and enforce rules necessary for a unit and site maintenance.
 5. Prospective new tenants will undergo pre-placement suitability assessments. Credit checks will be conducted, and HPHA will evaluate and possibly implement pre-approval home visits in order to assure that residents are able to take care of the units and abide by the terms of the lease.
 6. The waiting list preference for Homeless families will be restricted to those who are currently in a shelter and following a service plan in order to assure that they have received the services necessary for them to successfully comply with the terms of the lease.



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PHA Plan Update (cont.)

- **PHA Goal: Increase assisted housing choices**

Objectives:

1. HPHA will consider a voucher home ownership program as one of the strategic directions under consideration. Programs in other jurisdictions will be reviewed.
2. HPHA will review public housing home ownership programs and consider developing additional local ownership options to increase assisted housing choices.
3. HPHA will utilize site-based wait lists instead of geographical, in order to have a pool of applicants ready for each site as vacancies occur. Currently, units can sit vacant because those at the top of the geographical wait list are waiting for a different site to become available.
4. HPHA will submit applications to HUD for approval of designated elderly-only housing at 3 project sites.

- **PHA Goal: Provide an improved living environment**

1. HPHA will implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments. This will be done through amending the Admissions and Continued Occupancy Policy (ACOP) to provide a wait list preference for working families.
2. HPHA will review its public housing security program and implement improvements.
3. Implement a Resident Monitor Program to have authorized persons available to law enforcement or others when managers are not available. The ACOP (Admissions and Continued Occupancy Policy) will be amended to allow for free rent for federal public housing Resident Monitor households by exempting for rent calculation purposes all the income for each member of the Resident Monitor's household.

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

1. HPHA will review and revise its self sufficiency programs. We will work with the HPHA Board and the State Legislature to develop a focus that supports the vision of the HPHA Board to assist residents in becoming self sufficient, including programs that assist residents in moving to home ownership.
2. HPHA will assess its Resident Services program and increase its ability to:
 - link residents to community services,
 - increase community involvement
 - support self-sufficiency efforts
 - encourage formation of more Resident Associations
 - expand Resident Patrols

- **PHA Goal: Ensure equal opportunity and affirmatively further fair housing**

1. HPHA is including ADA renovation to the scope of work on renovation contracts in order to improve its ability to meet Section 504 requirements.
2. A new wait list preference will be created for non-elderly disabled who live in an elderly-designated building and are willing to move to another project site that can better accommodate their needs.



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PHA Plan Update (cont.)

3. HPHA has hired a Compliance Officer and will continue work on the fair housing goals as outlined in the current 5-Year Plan:
 - 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.
 - Continue on-going efforts to educate and provide information to the general population and to landlords.
 - Conduct on-going training to educate staff.
 - Continue to implement the Section 504 and ADA transition plans.
 - Implement the Limited English Proficiency (LEP) plan for applicants and 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.
 - Update the Fair Housing Analysis of Impediments in 2009.
- **PHA Goal: Improve the housing delivery system through cost-effective management of federal and State government programs and resources:**
 1. Improve tenant rent collection system through timely evictions for non-payment of rent. The current standard is for property management to initiate eviction within 90 days of delinquency if no payment plan is in effect. This standard will be changed to 60 days to encourage timely rent payment, and increase rental revenue.
 2. The Property Management and Maintenance Services Branch will be restructured. The positions and assigned duties will be adjusted to better accomplish the goals of Asset Management.
 3. HPHA will use Asset Management conversion as an opportunity to assess the viability of individual housing project sites. Issues that will be considered include, among others,
 - Are there some AMPs that cannot adequately function under the Asset Management model?
 - Should sites be combined?
 - Should some AMPs be broken up and the buildings assigned to different AMPs?
 4. An Energy Services Agreement will be signed and the process of getting funding and necessary approvals will proceed, and construction will begin as soon as possible.
 5. HPHA will review the rates charged for maintenance list items and if warranted, adjust them to cover more of the cost of service.
 6. The property management manual will be updated.
 7. The "Elite Low Income Public Housing" computer systems will be implemented.



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6.0 PHA Plan Update (cont.)

- **PHA Goal: Explore options to maximize the number of voucher participants within the current HUD funding level.**
 1. Because the economic environment has reduced the ability of HCV participants to pay rent, the program is not sustainable at current levels. HPHA will investigate options for adjusting the number of participants or the cost of subsidizing each participant.

- **PHA Goal: Comply with the Violence Against Women Act.**
 1. In order to support and assist victims of domestic violence, dating violence, sexual assault, or stalking HPHA will review policies and procedures to ensure they comply with VAWA.
 2. Screening of persons being added to an existing lease will be done to determine if they have been perpetrators of domestic violence against members of the household.

6.0 (b) The public may obtain copies of the 5-Year and Annual PHA Plans at the following locations:

Hawaii Public Housing Authority (HPHA)
1002 North School Street, Bldg. E
Honolulu, Hawaii 96817

The PHA Plan and all supporting documents are available on the internet: www.hpha.hawaii.gov/housingplans/index.htm

Lanakila Homes
600 Wailoa Street
Hilo, Hawaii 96720

Ka Hale Kahaluu
78-6725 Makolea Street
Kailua-Kona, Hawaii 96740

Kapaa
4726 Malu Road
Kapaa, Hawaii 96746

Kahekili Terrace
2015 Holowai Place
Wailuku, Hawaii 96793

THE FOLLOWING POLICIES ARE ALSO AVAILABLE AT THE LOCATIONS ABOVE:

Note: ACOP refers to the Admissions and Continued Occupancy Policy document

1. **Eligibility, Selection and Admissions. and Wait List Policies:** ACOP Chapters 2 and 3
2. **De-concentration Policy:** ACOP Chapter 4
3. **Statement of Financial Resources**
4. **Rent Determination policy:** ACOP Chapter 6.
5. **Operation and Management**
6. **Grievance Procedures:** ACOP Chapter 13
7. **Designated Housing for Elderly and Disabled Families**
8. **Community Service and Self-Sufficiency**
9. **Safety and Crime Prevention**
10. **Pets Policy:** ACOP Chapter 10
11. **Civil Rights Certification**
12. **Fiscal Year Audit**
13. **Asset Management**
14. **Violence Against Women Act (VAWA) activities**



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- **Hope VI or Mixed Finance Modernization or Development:**

HPHA has selected the developer for the mixed income/mixed finance redevelopment project at Kuhio Park Terrace (614 units) and Kuhio Homes (134 units). The Master Development Agreement is being reviewed and funding sources are being considered. During the period of this Plan the process will continue, including obtaining financing, consultants and necessary approvals; executing the closing documents to transfer ownership of the KPT towers to the developer; and executing a long-term land lease. The closing is anticipated to occur in February, 2011. Subsequent phases of the project will follow. Also during the period of this Plan, additional sites will be evaluated and possibly selected for mixed finance redevelopment.

Demolition and/or Disposition:

1. Lanakila Homes, Big Island: HPHA had previously received approval to demolish a number of buildings at Lanakila Homes. Subsequently it was determined that rehabilitation of 3 of those buildings would be more appropriate, and approval to rescind demolition of 6 units was granted by HUD. On February 19, 2009 the HPHA Board of Directors authorized HPHA to pursue a plan to utilize volunteer organizations to renovate the 6 units and return them to service. This plan is pending.
 2. HPHA has received approval from HUD to transfer a vacant parcel at Lanakila Homes to the County of Hawaii for a fire station. This transfer requires the approval of 2/3 of each house of the State Legislature and such approval will be requested.
 3. Waimanalo Homes, Oahu: The Department of Hawaiian Home Lands (DHHL) requested a no-cost six-foot wide sewer easement along the property line of Lot 146, in order to connect a new DHHL subdivision to the existing city sewer system. There is no adverse impact on HPHA, the property or its residents. No units are taken from service, no tenants displaced. Tenants will be informed of the planned easement.
 4. The project timeline for the KPT redevelopment anticipates transferring ownership of the towers to the developer in February, 2011. Transfer of additional buildings and leasing of additional land within the project is possible but not certain at this time.
 5. Under Asset Management, HPHA will review the viability of all properties. It may request approvals to sell, lease, demolish or otherwise dispose of properties that are found to be incapable of being brought up to standards with available funding.
- **Conversion of Public Housing:** None planned for this time period.
 - **Homeownership Programs:**
 1. Waimanalo Homes (HI10P001025) approved 1/10/2000; 28 units affected. Only 9 residents qualified to purchase units, and the period for application is closed.
 2. HPHA will research opportunities to increase home ownership for residents of public housing. Programs in other jurisdictions are being reviewed and HPHA plans to hold informational sessions with residents and the community in general.



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<p>7.0</p>	<ul style="list-style-type: none"> • Project-based Vouchers. <ol style="list-style-type: none"> 1. Project-based vouchers are expected to be part of Kuhio Park Terrace/ Kuhio Homes redevelopment. Up to 200 project-based vouchers may be designated, subject to Board approval. 2. 305 units at Pololo Homes I and II. Consistent with the HPHA's efforts to sustain and increase the availability of decent, safe, and affordable housing, HPHA plans to continue its utilization of rent subsidy vouchers through the Federal Project-Based Certificate/Voucher Program. The HPHA will earmark up to the maximum allowable vouchers as specified in 24 CFR 983 and will utilize project basing on the counties of Oahu, Kauai, Maui, and Hawaii in accordance with program guidelines and objectives. 3. To maximize utilization and to encourage tenant development, HPHA applied for and received HUD approval on August 8, 2001 to exceed the 25 percent cap for dwelling units in any building to be assisted under a housing assistance payment (HAP) by requiring owners to offer supportive services. To minimize the loss of existing housing inventories, HPHA applied for and received HUD approval on October 4, 2001 to attach Project Based Assistance to State-owned public housing projects in areas, which exceed the 20 percent poverty rate limitation.
<p>8.1</p>	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>ATTACHED</p>
<p>8.2</p>	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>ATTACHED</p>
<p>8.3</p>	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>NOT APPLICABLE</p>



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9.0 Housing Needs of Families in the Jurisdiction.

Housing Needs of Families on the Public Housing Waiting List as of January, 2010		
	# of families	% of total families
Waiting list total	8,552	
Extremely low income <=30% AMI	7,260	84.89
Very low income (>30% but <=50% AMI)	1,064	12.44
Low income (>50% but <80% AMI)	185	2.16
Families with children	4,474	52.32
Elderly families	1,761	20.59
Families with Disabilities	1,729	20.22
White	1,288	15.06
Hispanic	570	6.67
Black	204	2.39
Am Indian, etc	83	0.97
Asian/Pacific Islander/Other	6,977	81.58
Characteristics by Bedroom Size (Public Housing Only)		
1BR and Studio	3,607	44.18
2 BR	3,271	38.25
3 BR	1,350	15.79
4 BR	294	3.44
5 BR	30	0.35
5+ BR	0	0.00



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9.0 Housing Needs (cont.)

Table III-6. Households on Section 8 Housing Choice Voucher Waiting List, 2009

Wait List	HPHA (Honolulu) <small>(as of January 2009)</small>		HAWAII <small>(as of August 2009)</small>		HONOLULU <small>(as of January 2009)</small>		KAUAI <small>(as of Sept 2009)</small>		MAUI <small>(as of July 2009)</small>	
	# of Families	% of Total Families	# of Families	% of Total Families	# of Families	% of Total Families	# of Families	% of Total Families	# of Families	% of Total Families
Waiting list	4,252		4,357		5,499		733		2,179	
Extremely low income (≤ 30% AMI)	4,016	94.40%	2,668	61%	5,061	92%	499	59%	1,786	82%
Very low income (>30% but ≤50% AMI)	205	4.80%	1,515	35%	331	6%	228	31%	387	18%
Low income (>50% but <80% AMI)	31	0.07%	174	4%	0	0%	6	0%	6	0%
Families with children	1,508	35.50%	2,366	54%	2,927	53%	399	54%	1,201	55%
Elderly families	261	6.10%	275	6%	616	11%	58	8%	195	9%
Families with disabilities	691	16.30%	446	10%	1,693	31%	167	23%	649	30%
White	786	18.60%	1,656	38%	880	16%	288	39%	852	39%
Hispanic	358	8.40%	530	12%					253	12%
Black	109	2.60%	88	2%	157	3%	19	3%	81	4%
American Indian/Alaska Native	51	1.20%	88	2%	42	1%	13	2%	77	4%
Asian/Pacific Islander/Other	3,306	77.80%	2,268	52%	4,420	80%	388	53%	1,259	53%
Wait List	Closed since 8/29/08		Open		Open		Open		Open	

Source: Consolidated Plan 2010-2014 draft

The following Housing Need estimates are based on a Housing Supply/Demand Model which was formulated as part of the Hawaii Housing Policy Study, 2006 Update

Table III-3. Projected Housing Need by Income Group, 2015

% of HUD Median Income	Honolulu	Maui	Hawaii	Kauai	State
<30 %	3,922	1,093	1,287	414	6,716
30-50%	1,573	696	514	174	2,957
50-80%	5,397	732	1,186	409	7,724
80-120%	3,842	724	603	350	5,519
120-140%	831	106	119	207	1,263
140-180%	1,986	485	410	60	2,941
>180%	1,629	305	695	175	2,804
Total	19,180	4,141	4,814	1,789	29,924



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9.0 Housing Needs (cont.)

The following data is drawn from the Hawaii Housing Policy Study Update, 2006, by SMS Research for Hawaii Housing Finance and Development Corporation (HHFDC).

Shelter costs as percentage of income (Source: 2006 HHFDC Housing Policy Study):

	State of Hawaii	County of Honolulu	County of Hawaii	County of Maui	County of Kauai
Less than 30% household income	40.7	40.6	43.4	36.5	43.0
30 to 40% of household income	12.8	12.4	12.4	15.8	12.0
More than 40% household income	25.7	25.1	26.1	30.0	24.0
No shelter cost	20.8	21.9	18.1	17.7	20.9

*No shelter cost" includes those renting without payment of cash rent and homeowners with paid-up mortgages.

Household income data by County (Source: 2006 HHFDC Housing Policy Study)

County	Year	Total Households	Household Income							Refused
			Less than \$15,000	\$15,000 to \$24,999**	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more	
Honolulu	1992	247,349	N/A	24%	13%	16%	12%	6%	7%	21%
	1997	272,234	9%	9%	12%	16%	15%	9%	6%	24%
	2003	292,003	8%	10%	14%	22%	18%	11%	17%	—
	2006	303,149	13%	7%	12%	14%	22%	12%	21%	—
Maui	1992	34,266	N/A	20%	17%	20%	11%	2%	3%	27%
	1997	39,252	10%	8%	16%	18%	15%	7%	6%	20%
	2003	43,687	9%	13%	13%	22%	19%	14%	11%	—
	2006	49,484	11%	8%	11%	18%	20%	15%	17%	—
Hawaii	1992	39,789	N/A	24%	19%	20%	11%	3%	4%	20%
	1997	46,271	14%	14%	15%	15%	12%	4%	4%	22%
	2003	54,644	14%	12%	17%	22%	17%	9%	9%	—
	2006	61,213	13%	10%	13%	16%	22%	10%	16%	—
Kauai	1992	16,981	N/A	20%	14%	22%	10%	5%	3%	26%
	1997	18,817	11%	13%	15%	16%	15%	5%	3%	23%
	2003	20,460	13%	12%	16%	21%	18%	9%	12%	—
	2006	21,971	10%	10%	12%	15%	23%	11%	19%	—
Total	1992	338,385	N/A	24%	14%	17%	12%	5%	6%	22%
	1997	376,574	10%	10%	13%	16%	15%	8%	6%	24%
	2003	410,794	10%	10%	14%	21%	19%	10%	15%	—
	2006	435,818	13%	7%	12%	15%	21%	12%	20%	—



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9.0 Housing Needs (cont.)

Housing Cost by County (Source: 2006 HHFDC Housing Policy Study)

	Year	Total Households	Average Monthly Mortgage Payment			Average Monthly Rent	
			Total	Single-family	Multi-family	Total	2-bedroom apartment
Honolulu	1992	247,349	\$821	\$915	\$832	\$864	
	1997	272,234	\$1,430	\$1,369	\$1,335	\$928	\$923
	2003	292,003	\$1,546	\$1,650	\$1,239	\$1,014	\$1,072
	2006	303,149	\$1,142	\$1,173	\$1,029	\$1,300	\$1,393
Maui	1992	34,266	\$776	\$831	\$719	\$730	
	1997	39,252	\$1,210	\$1,664	\$789	\$850	\$1,138
	2003	43,687	\$1,310	\$1,346	\$1,104	\$979	\$1,072
	2006	49,484	\$1,461	\$1,451	\$1,458	\$1,256	\$1,253
Hawaii	1992	39,789	\$851	\$891	\$579	\$556	
	1997	46,271	\$954	\$1,099	\$940	\$897	\$844
	2003	54,644	\$1,072	\$1,078	\$919	\$859	\$843
	2006	61,213	\$1,057	\$1,039	\$1,407	\$1,146	\$1,152
Kauai	1992*	16,981	\$726	\$773	\$612	\$807	
	1997	18,817	\$1,151	\$1,290	\$881	\$830	\$860
	2003	20,460	\$1,284	\$1,306	\$1,014	\$983	\$885
	2006	21,971	\$1,165	\$1,178	\$974	\$1,230	\$1,271
Total	1992	338,385	\$800	\$863	\$813	\$793	
	1997	376,574	\$1,319	\$1,330	\$1,286	\$897	
	2003	410,794	\$1,433	\$1,488	\$1,213	\$992	\$1,037
	2006	435,818	\$1,167	\$1,183	\$1,081	\$1,274	\$1,348

Shelter to Income Ratios (Source: 2006 HHFDC Housing Policy Study)

County	Year	Total Households	Monthly Shelter Payment as a Percent of Monthly Household Income			
			Under 30 percent	30 to 40 percent	Over 40 percent	Not enough information
Honolulu	1992	247,349	55.7%	14.1%	20.2%	10.0%
	1997	272,234	55.1%	18.9%	18.4%	7.5%
	2003	292,003	55.7%	18.5%	18.0%	7.8%
	2006	303,149	54.8%	10.9%	22.0%	12.0%
Maui	1992	34,266	59.3%	18.1%	15.8%	6.7%
	1997	39,252	47.9%	16.0%	19.8%	16.4%
	2003	43,687	52.2%	18.3%	15.7%	15.9%
	2006	49,484	49.1%	14.3%	27.1%	9.4%
Hawaii	1992	39,789	70.2%	12.4%	11.5%	5.9%
	1997	46,271	51.8%	18.1%	20.4%	9.7%
	2003	54,644	52.5%	19.1%	15.9%	12.4%
	2006	61,213	54.9%	11.1%	22.0%	12.0%
Kauai	1992*	16,981	60.3%	17.7%	13.7%	8.1%
	1997	18,817	44.9%	18.7%	24.7%	11.7%
	2003	20,460	51.8%	16.8%	18.0%	13.3%
	2006	21,971	57.6%	10.8%	21.6%	10.0%
Total	1992	338,385	58.0%	14.5%	18.4%	9.1%
	1997	376,574	53.5%	18.5%	19.1%	8.9%
	2003	410,794	54.7%	18.5%	17.5%	9.5%
	2006	435,818	54.2%	11.3%	22.7%	11.8%

Includes both rent and mortgage payments.



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9.0 Housing Needs (cont.)

Table C-1. Average Rents for Apartments and Houses, 2006 by Type, Bedroom, and Area

County Areas	Average Rents									
	Apartment					House		Townhouse		
	Studio	1	2	Other	Total	3&4	Other	2	3	Other
Honolulu										
Central	\$787	\$970	\$1,253	\$1,777	\$1,208	\$2,264	\$1,738	\$1,542	\$1,977	\$1,208
Central Honolulu	\$979	\$1,240	\$2,021	\$2,820	\$1,657					
East Honolulu	\$1,100	\$1,735	\$2,289	\$3,052	\$2,257	\$3,068	\$2,899	\$2,021	\$2,602	\$2,412
Ewa Plain	\$800	\$1,194	\$1,400	\$1,500	\$1,370	\$2,335	\$2,270	\$1,516	\$2,031	\$1,290
Leeward	\$792	\$964	\$1,159	\$1,390	\$1,020	\$3,068	\$2,899			
Makiki/Manoa	\$952	\$1,120	\$1,659	\$2,421	\$1,372	\$2,857	\$1,868			
Pearl City/Aiea	\$926	\$1,228	\$1,515	\$1,908	\$1,321	\$2,252	\$1,542	\$1,610	\$1,950	\$1,543
Salt Lake	\$939	\$1,152	\$1,531	\$1,960	\$1,427					
Waialae/Kahala						\$3,541	\$2,982			
Waikiki	905.9	1415.5	2053.4	2772.3	\$1,572					
Windward	1202	1453.3	1632.94	2105.2	\$1,618	\$2,685	\$2,066	\$1,838	\$2,344	\$2,032
Other	1090	1487.8	2016.45	2002.4	\$1,698	\$2,388	\$1,809	\$1,312	\$2,022	\$2,348
Total	\$960	\$1,263	\$1,798	\$2,464	\$1,552	\$2,467	\$1,939	\$1,574	\$2,133	\$1,522
County Areas	Average Rents									
	Apartment					House				
	Studio	1	2	Other	Total	Cottage	2	3 & 4	Other	Total
Maui										
Central	\$777	\$1,075	\$1,345	\$1,809	\$1,236	\$1,008	\$1,361	\$1,987	\$2,580	\$1,599
South	\$1,217	\$1,206	\$1,460	\$1,840	\$1,433	\$1,150	\$1,580	\$2,576	\$3,083	\$1,858
Upcountry	\$750	\$1,200	\$2,117	\$2,000	\$1,712	\$1,098	\$1,494	\$2,114	\$3,175	\$1,613
West	\$1,035	\$1,478	\$1,809	\$2,355	\$1,788	\$1,102	\$2,049	\$3,016	\$1,600	\$2,330
Total	\$984	\$1,223	\$1,498	\$2,075	\$1,461	\$1,096	\$1,508	\$2,254	\$2,892	\$1,711
Hawaii										
East Hawaii	\$745	\$806	\$969	\$1,303	\$886	\$853	\$1,042	\$1,256	\$1,642	\$1,181
Kona-Keauhou	\$970	\$1,100	\$1,529	\$1,984	\$1,422	\$1,184	\$1,812	\$2,100	\$3,200	\$1,947
Capt. Cook-Kealahou	\$900	\$1,025	\$1,354		\$1,262	\$1,008	\$1,433	\$1,861	\$2,400	\$1,563
Waikoloa	\$913	\$2,274	\$1,653	\$2,494	\$1,810	\$1,225	\$1,694	\$2,158		\$1,977
Waimea-Kohala	\$838	\$983	\$1,683	\$1,800	\$1,085	\$1,178	\$1,700	\$2,047	\$2,150	\$1,813
Other	\$969	\$958	\$1,575	\$2,018	\$1,175	\$992	\$1,289	\$1,630	\$1,767	\$1,455
Total	\$855	\$1,027	\$1,409	\$1,880	\$1,306	\$966	\$1,303	\$1,504	\$1,803	\$1,508
Kauai										
West		\$950	\$750		\$850	\$1,231	\$1,354	\$1,611		\$1,477
Lihue	\$988	\$925	\$1,462	\$1,909	\$1,427	\$890	\$1,679	\$1,971		\$1,797
Wailua-Anahola	\$781	\$1,080	\$1,371	\$1,733	\$1,090	\$1,435	\$1,494	\$1,859	\$2,200	\$1,679
Poipu-Kalaheo	\$1,028	\$1,200	\$1,400	\$1,692	\$1,254	\$1,273	\$1,487	\$1,968	\$2,200	\$1,713
North Shore	\$1,097	\$1,408	\$1,553	\$2,238	\$1,622	\$1,199	\$2,108	\$2,608	\$3,250	\$2,332
Other		\$850	\$1,850	\$1,950	\$1,690	\$795	\$1,950	\$2,299	\$2,100	\$2,006
Total	\$929	\$1,092	\$1,469	\$1,992	\$1,357	\$1,272	\$1,600	\$2,017	\$2,533	\$1,801
Total Oahu	\$960	\$1,263	\$1,798	\$2,464	\$1,552					\$2,110
Total Other Islands	\$876	\$1,077	\$1,442	\$1,942	\$1,347					\$1,617
Total All Hawaii	\$929	\$1,218	\$1,693	\$2,235	\$1,490					\$1,641

Source: Rental Survey January 1 through November 30, 2006. See Technical Report for details. Sample sizes for small areas and for Kauai were affected by low ad counts and may be affected by small sample sizes.



9.1

Strategy for Addressing Housing Needs.

A. 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:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line. A standard for heavily damaged units will require repair within 270 days, and more efficient methods of contracting for such repairs will be implemented.
- Reduce turnover time for vacated public housing units by:
 1. Reducing the time to repair vacant units
 2. Using site-based waiting lists to fill vacancies faster.
 3. Improving processes for notifying and processing applicants when vacancies occur.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

Strategy 2: Increase the number of affordable housing units:

- Apply for additional Housing Choice Vouchers when available
- HPHA will actively seek out mixed finance, mixed income public/private redevelopment opportunities

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

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

- Improve self-sufficiency services to residents by linking residents to community services, increasing community involvement, and improving support for self-sufficiency efforts
- Apply for Moving to Work designation if it becomes available.
- Investigate home ownership programs

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

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

- Pursue mixed finance, mixed income redevelopment such as that occurring at KPT to increase the supply of affordable housing.
- Implement an admissions preference for families who are working
- Adopt rent policies to support and encourage work
- Investigate home ownership programs



<p>9.1</p>	<p>Strategy for Addressing Housing Needs (cont.)</p> <p>D. Need: Specific Family Types: The Elderly</p> <p>Strategy: Target available assistance to the elderly:</p> <ul style="list-style-type: none">• Seek designation of 3 public housing sites for the elderly only• Apply for special-purpose vouchers targeted to the elderly, should they become available <p>E. Need: Specific Family Types: Families with Disabilities</p> <p>Strategy: Target available assistance to Families with Disabilities:</p> <ul style="list-style-type: none">• Carry out the modifications needed in public housing based on the Needs Assessment for Public Housing.• All contracts for renovation work at public housing sites will include ADA renovations.• 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• Establish a wait list preference for disabled persons who wish to move from elderly-only designated buildings. <p>F. Need: Specific Family Types: Races or ethnicities with disproportionate housing needs</p> <p>Strategy: Conduct activities to affirmatively further fair housing</p> <ul style="list-style-type: none">• 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• Provide training to housing providers and to residents with limited English proficiency. <p><u>Reasons for Selecting Strategies</u></p> <ul style="list-style-type: none">• Staffing and funding constraints necessitated by the State budget deficit require HPHA to leverage private funds to improve the housing stock. Available funding does not cover the costs of operation and renovation. State funding for public housing is expected to decrease.• HPHA is in the process of developing a long-term strategic plan, which will take into account the insufficiency of funding for public housing, and an emphasis on self-sufficiency.• Self-sufficiency efforts can be improved, reducing the long-term need for public housing.• Results of consultation with residents and the Resident Advisory Board, community groups and Legislators.
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10.0 **Additional Information.** (a) Progress in Meeting Mission and Goals in the 5- Year Plan (FY 2009-2014)

- PHA Goal: Expand the supply of assisted housing
 1. Reduce public housing vacancies: **The current occupancy rate is 93%.**
 2. Leverage private or other public funds to create additional housing opportunities: **A developer has been selected for redevelopment of Kuhio Park Terrace/Kuhio Homes. A Master Development Agreement will be executed in the next few months. HPHA is in the process of obtaining the necessary consultants to proceed with planning and document execution. HPHA will assess additional sites that may be subject to similar redevelopment efforts in the future.**
 3. Apply for additional rental vouchers if available: **The HPHA received 35 additional VASH vouchers to provide section 8 housing assistance to qualified veterans. To date, the HPHA has been awarded a total of 105 VASH vouchers**
- PHA Goal: Improve the quality of assisted housing
 1. Improve public housing management PHAS score: **HPHA improved scores for most AMPs.**

Inspection Complete Date	Unit Count	Property (Development)	Overall Score	
			2008	2009
12/20/2009	360	AMP 30 Puuwai Momi	55c	68c
11/13/2009	373	AMP 31 Kalihi Valley Homes	65b*	61c
11/13/2009	363	AMP 32 Mayor Wright Homes	71c	67c*
12/18/2009	371	AMP 33 Kamehameha	72c*	82c
12/18/2009	580	AMP 34 Kalakaua Homes	85c	78c
11/9/2009	583	AMP 35 Punchbowl Homes	83b	86c*
1/15/10	302	AMP 37 Lanakila Homes	78b*	92c
1/12/2010	321	AMP 38 Kekaha Ha'aheo	65c*	81c
11/16/2009	196	AMP 39 Kahekili Terrace (Maui/ Molokai)	72b	74b
11/11/2009	744	AMP 40 Kuhio Park Terrace	22c*	72b*
11/17/2009	200	AMP 43 Ka Hale Kahaluu	74c*	76c*
11/9/2009	258	AMP 44 Waimaha/Sunflower	53c*	73c*
11/9/2009	226	AMP 45 Koolau Village	65c	85b
11/19/2009	101	AMP 46 County of Hawaii	75c	87b
11/11/2009	150	AMP 49 Wahiawa Terrace	66c*	92b*
12/15/2009	114	AMP 50 Palolo Valley Homes	45c*	64c

* Smoke detector violation.

The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors. The letter "b" is given if one or more non-life threatening H&S deficiencies, but no life threatening H&S deficiencies were observed other than for smoke detectors.

The letter "c" is given if there were one or more life threatening H&S deficiencies observed.



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10.0	<p>Progress in Meeting Mission and Goals (cont.)</p> <ol style="list-style-type: none">2. Improve voucher management: (SEMAP score) Strive for High-Performer:<ul style="list-style-type: none">• The HPHA received a SEMAP score of 83 for the fiscal year ended June 30, 2009. With the upgrade to the Emphasys Elite software, the HPHA will be able to address the issue with the re-sequencing of the waitlist and anticipate being able to achieve high performer status for the section 8 program• Maintain lease-up to 95% of budget utilization: For the fiscal year ending June 30, 2009, the HPHA was at 102% budget utilization. The HPHA will continue to closely monitor the budget utilization to bring the budget utilization under 100%• Develop and maintain an effective reporting system to improve operational efficiency: The HPHA upgraded the tenant database to Emphasys Elite which will bring improved operational efficiencies in areas such as waitlist maintenance, notifications to participants, rent calculation and recertifications, and payments.• Concentrate on efforts to improve specific management functions:<ul style="list-style-type: none">• Develop strategies and training for PH managers and staff to improve rating on the Resident Service and Satisfaction Survey: A training plan has been developed and will be implemented in the near future.• Develop a plan to have Tenant Monitors available when managers are not available: The Resident Monitor Program has been developed and will be implemented this year.3. Renovate or modernize public housing units:<ul style="list-style-type: none">• Kalihi Valley Homes phase 3b renovating 27 units is completed and phase 4a to renovate 3 additional buildings is about 50% complete.• 55 Type C units on Maui will be completed next month.• An additional 50 units at other sites will be in design phase this year.• \$16 million of ARRA grant funds have been designated for renovation and improvements• Elevator modernization is underway or planned for all sites with obsolete elevators. Most will be complete within 3 years.4. Study the feasibility of utilizing public/private partnerships for the redevelopment of public housing: KPT redevelopment is proceeding. <ul style="list-style-type: none">• PHA Goal: Increase assisted housing choices Objectives:<ol style="list-style-type: none">1. Implement voucher homeownership program: HPHA will make this a goal for next fiscal year.2. Implement public housing or other homeownership programs: HPHA will make this a goal for next fiscal year.3. Utilize Geographical Wait Lists: Problems with this have caused HPHA to change to site-based wait lists.4. Pursue designated housing for elderly-only project(s): In progress.• PHA Goal: Provide an improved living environment Objectives:<ol style="list-style-type: none">4. Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments: Redevelopment of KPT and additional sites will bring mixed income communities to public housing sites.
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10.0	<p>Progress in Meeting Mission and Goals (cont.)</p> <ul style="list-style-type: none">• PHA Goal: Promote self-sufficiency and asset development of assisted households: HPHA is reviewing its resident services and self sufficiency efforts and will develop and implement a new plan in the next fiscal year.• PHA Goal: Ensure equal opportunity and affirmatively further fair housing: HPHA has hired a Compliance Officer and is in the process of reviewing its fair housing efforts.• PHA Goal: Improve the housing delivery system through cost-effective management of federal and State government programs and resources:<ol style="list-style-type: none">1. Implement project based accounting and management for federal public housing: Significant progress has been made in project based accounting. A general ledger will be made available to all property managers so they can track financial data.2. Evaluate and upgrade PHA computer software to improve financial accounting and reporting: Emphasis Flex has been implemented and a contract to install Emphasis Elite has been executed.3. Improve tenant rent collection system through updating policies and procedures, timely evictions for non-payment of rents, and timely write offs: Tax intercept has been implemented, and AMPs have been assisted in write-off procedures. Monitoring of AMP evictions has been instituted and standards for improvement have been set.• PHA Goal: Evaluate the current administration of HPHA’s Section 8 Housing Choice Voucher Program.<ol style="list-style-type: none">2. PHA Goal: Due to the recent change in funding levels for the Section 8 HCV Program by HUD, HPHA will be exploring various options to maximize the number of voucher participants within the current HUD funding level: Because the economic environment has reduced the ability of HCV participants to pay rent, the program is not sustainable at current levels. HPHA will investigate options for adjusting the number of participants or the cost of subsidizing each participant.• PHA Goal: Comply with the Violence Against Women Act to support and assist victims of domestic violence, dating violence, sexual assault, or stalking. To protect certain victims as well as members of the victims’ immediate families – from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim: Notices to residents have been sent and posted in management offices. Additional outreach will be conducted. A review of compliance with VAWA is underway.
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10.0	<p>Additional Information. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are used:</p> <p><u>Substantial Deviation:</u> A substantial change in the goals identified in the Five-Year Plan. For example, making a formal decision not to pursue a listed goal; or substituting an entirely different set of activities to achieve the goal.</p> <p><u>Significant Amendment/Modification:</u> Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), HPHA will submit the following attachments:</p> <ul style="list-style-type: none">(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.(g) Elements of the Plan which were challenged in public hearings.(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)