

# Hawaii Public Housing Authority

## PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND GOALS FOR FY 2005-2009

### 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:

- *Applications for Special Project Section 8 Housing Choice Vouchers will be submitted provided that special vouchers are available and HPHA meets the criteria for these vouchers.*
  - *On December 8, 2004, HUD issued PIH 2005-1 (HA) which called for the Implementation of the Consolidated Appropriations Action, 2005 Funding Provisions for the Housing Choice Voucher Program.*
  - *PIH 2005-1 statutorily reduced the HAP expenditures by .8% across-the board, as enacted by Congress.*
  - *PIH 2005-1 had reformed the Section 8 program whereby, HUD views the budgetary allocations as a benchmark.*

Reduce public housing vacancies:

- *Not to exceed 5% vacancy rate.*

PHA Goal: Improve the quality of assisted housing

#### **Objectives:**

Improve public housing management: (PHAS score) 90.0

- *The 2005 PHAS score is 73% or a standard performer.*

Improve voucher management: (SEMAP score) 90.0

- *The SEMAP score is 96% or a high performer.*

Increase customer satisfaction:

- *The HPHA scored 9 out of 10 in the Resident Satisfaction Assessment Sub-System (RASS) for the fiscal year ending June 30, 2005.*

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

- *Implemented 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:

- *827 units (substantial rehabilitation).*
  - *For the fiscal year, the following projects were completed: Waimaha-Sunflower Phase II and III (130 Units); Kalihi Valley Homes Phase II (63 units); Pumehana (7 Units); and Lanakila Homes Development Phase IIa and 2b (48 Units).*
  - *Modernization at Kalihi Valley Homes Phase IIIa (45 Units) in construction; modernization of Ka Hale Kahaluu (50Units); Kalihi Valley Homes Phase IIIb (27 Units) in design; minor renovation at Noelani I and II (43 Units); and at Pumehana, Kalanihulia, and Makamae exterior structure renovations in progress (414 Units).*

Demolish or dispose of obsolete public housing:

- *There were 48 units demolished at Lanakila Homes. Remainder of the units (86 units) will be demolished in 2006.*

Provide replacement public housing:

- *48 new units were developed at Lanakila Homes in Phases IIa and IIb to replace demolished units.*
- *20 new units currently in design and will be developed at Lanakila Homes in Phase IIIa to replace demolished units.*

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 ongoing outreach efforts to potential voucher landlords.
    - *Outreach activities to attract new voucher landlords began in 03/05, which includes owners of accessible units is ongoing on an annual basis.*
  - 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.

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

- *Ongoing.*

Implement public housing security improvements:

- *The HPHA coordinated Neighborhood Watch and Voluntary Tenant Patrol programs in fourteen public housing sites.*
- *Supported Boys and Girls Club of Maui to provide after school youth program in public housing.*

Other: (list below)

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

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

### **Objectives:**

Increase the number and percentage of employed persons in assisted families:

- Annually assist 200 public housing residents to attain their goals for economic self-sufficiency.
- *From July 2006 – June 2007, the following assistance has been provided to federal public housing residents:*
  - *20 – 19 - Hour Tenant Aides*
  - *10 - High School Equivalency/CBASE*
  - *176 - Family Self-Sufficiency: Individual Training Service Plan*
  - *37 - Samoan Service Providers Association: Occupational skills training, job search assistance, job development support*
  - *361 - Child and Family Services: Case management and congregate activities for elderly residents*

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

- *Annually provide or attract supportive services at 5 public housing sites that service elderly or disabled populations.*
  - *Under the Resident Opportunities and Self-Sufficiency Program, case management and congregate services are*

*being provided at Kalakaua Homes, Makua Alii, Paoakalani, Punchbowl Homes, Pumehana, Kalanhuia and Makamae.*

Other: (list below)

- *Encourage and support resident participation in an existing Individual Development Account (IDA).*
- *The HPHA continues to monitor and encourage resident participation in any IDA program.*
- *Submitted and awarded a 2005 Resident Opportunities and Self-Sufficiency (ROSS) grant application for \$450,000 over three years at Kalakaua Homes, Makua Alii and Paoakalani. Partnering with Child and Family Services/Honolulu Gerontology to provide case management/services to assist elderly residents to age in place.*
- *Submitted and awarded a 2006 Resident Opportunities and Self-Sufficiency (ROSS) grant application for \$45,011 for a Family Self-Sufficiency Coordinator.*
- *Contracted FAQ Hawaii, Inc. to provide reliable and valid quantitative and qualitative information to design, implement, administer and monitor supportive services statewide for \$350,000.*
- *Submitted and awarded a 2006 Resident Opportunities and Self-Sufficiency (ROSS) grant application for \$388,522 to assist residents with psychiatric disabilities to live in their homes independently, safely and to minimize potential negative interactions.*

## **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 are being implemented throughout HPHA offices.*
- *Complaint process has been established for the HPHA.*
- *On-going education on Fair Housing is being provided to include, but not limited to workshops, publications, etc.*
- *The HPHA has established a partnership with the counties, Hawaii Civil Rights Commission, and the Legal Aid Society of Hawaii.*
- *Drafted Limited English Proficiency (LEP) plan to affirmatively further fair housing.*

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 are being implemented throughout HPHA offices.*
- *On-going education on Fair Housing is being provided to include, but not limited to workshops, publications, etc.*

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other: (list below)

- Ongoing effort to post fair housing posters at all projects and office sites.
  - *All project management offices have posters. Main office has posted the posters.*
- On-going efforts to educate the public and landlords.
  - *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 HPHA staff are making contact with the Fair Housing Officer on fair housing issues.*
- *Provided training to private management companies.*
- Provide information to the public.
  - *The HPHA in conjunction with the counties has coordinated training for the public, landlords, and employees on fair housing laws.*
  - *Opened lines of communications with the public, residents, and staff.*
- Implement the Section 504 and ADA transition plans.
  - *Plans for carrying out the transition plans have commenced. Accessibility issues are being addressed at each project as they are scheduled.*

**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:*
  - *Automating 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.*
  - *Proceeding to upgrading the computer network infrastructure to increase productivity. Personal computers are in the process of being upgraded with new models, to provide faster response time for users. HPHA 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.*
  - *Ongoing SEMAP and PHAS training is being provided to HPHA staff.*