



HPHA BOARD OF DIRECTORS MEETING APRIL 16, 2009

**CHANGES TO THE 2009 DRAFT PHA 5-YEAR AND ANNUAL PLAN BASED
ON PUBLIC TESTIMONY RECEIVED**

The following proposed changes correct formatting deficiencies, add information requested by HUD, and incorporate changes suggested in testimony presented at the public hearings held April 9, 2009 and deemed appropriate by HPHA staff:

1. Page 5 of the Plan was re-arranged so that changes being proposed are more prominently displayed. Items being changed from the previous 5-Year and Annual Plan are specified at the top of the page in Section 6.0 (a) instead of at the bottom of the page in 6.0 (b). ACOP reference corrected in 6.0 (b) (1).
2. The \$25 fee for late payment of rent has been clarified. Rent is due and payable on the first of the month. However, many residents subsist on government benefits that are not received on the first of the month, such as Social Security (3rd of the month) and state welfare payments (3rd or 5th of the month), and would incur repeated late fees. In recognition of this, the existing rental agreement includes a grace period of seven business days before a tenant is considered out of compliance for late rent payment. The proposed final Plan clarifies that a late fee would be incurred only if rent is not paid within the grace period. (See item 6.0 *Rent Determination*, page 5 of the proposed final Plan)
3. A change in the minimum rent policy was included in the first draft of the proposed Plan, which was presented to the Resident Advisory Board (RAB) in late 2008. The proposal to increase the minimum rent from \$0 to \$50 for all units was proposed by HPHA and agreed to by the RAB, but was inadvertently left out of the draft Plan when it was converted in January 2009 to the new format mandated by HUD. Testimony was received that this omission should be corrected and HPHA agrees. (See item 6.0 *Rent Determination*, page 5 of the proposed final Plan)
4. HUD requested that additional information be included in the Demolition and Disposition section of the Plan, regarding previously approved actions. References have been included to Lanakila Homes and Waimanalo Homes. (See Item 7.0, *Demolition and/or Disposition*, page 6 of the proposed final Plan)
5. The Capital Fund Program tables have been updated to include federal stimulus fund projects; have been reformatted to new HUD forms; and include minor corrections. (See HUD-50075.1 and HUD-50075.2 attached to proposed Plan)