Public Housing Authority (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**

1.0	**PHA Information** PHA Name: Hawaii Public Housing Authority PHA Code: HI001 PHA Type: ☐ Small ☐ High Performing ☒ Standard ☐ HCV (Section 8) PHA Fiscal Year Beginning: 07/01/2012
2.0	**Inventory** (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 4717 Number of HCV units: 3058 total authorized (1773 funded)
3.0	**Submission Type** ☐ 5-Year and Annual Plan ☒ Annual Plan Only ☐ 5-Year Plan Only
4.0	**PHA Consortia** ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)
5.0	Items 5.1 and 5.2 are completed only at the 5-Year Plan update; this is an Annual Plan only. The existing 5-Year PHA Plan may be viewed on the internet at http://www.hpha.hawaii.gov/housingplans/2009PHAPlan/index.htm or in person at the Hawaii Public Housing Authority office at 1002 N. School St, Building E, Honolulu, HI, 96817.
6.0 (a)	**PHA Plan Update** The following items are additions and changes to the PHA Plan: 1. Controlled Substances Policies: HPHA will evaluate and amend current controlled substances policies at the agency and asset management project (AMP) level. This may include, but not be limited to, studying the potential for non-smoking buildings; developing and implementing a policy to allow the use of medical marijuana pursuant to a lawful prescription; and prohibiting possession of alcohol in common areas. 2. Kuhio Park Terrace Redevelopment: HPHA will continue the redevelopment of the Kuhio Park Terrace and Kuhio Homes properties in partnership with Michaels Development Company by moving into additional phases. The HPHA completed the first phase with the sale of the Towers and a ground lease to the private partners; next steps include improvements to the Kuhio Park Terrace low rises, the Kuhio Homes, and additional senior housing developments in mid-rise structures. 3. Mixed Finance Redevelopment: HPHA will evaluate and identify additional properties in its portfolio that have potential for public-private, mixed finance, mixed income redevelopment. The agency will consider existing land uses and long-range plans, and engage in consultation with community stakeholders to better utilize available properties and improve tenant living conditions. Alternative sources of funding, including but not limited to tax credits, bonds, public agencies, private interests, and the non-profit sector may be sought in order to leverage federal and state funds. 4. Security Improvements: HPHA will invest in capital improvements aimed at crime deterrence and improved tenant security. Such improvements may include but not be limited to the use of security cameras, improved fences, installation of grounds lighting, and modification of buildings and sites to incorporate defensible space design elements. 5. Commercial Uses in HPHA Properties: Pursuant to Act 90, Session Laws of Hawaii 2011, and the amendments to Section 356D-11, Hawaii Revised Statutes, enacted thereby, HPHA will develop administrative rules governing mixed use development rights and defining eligible developers.

6.0 (b)

Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

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

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

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**

7.0

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- **Kuhio Park Terrace Redevelopment**

As part of an operating subsidy-only transaction under the mixed finance regulations at 24 CFR 941 Subpart F, HPHA has undertaken the rehabilitation of the Kuhio Park Terrace Towers, transforming it from 572 public housing units into a 555 unit development that will consist of 347 Public Housing (PHA) units, 150 Project-based Section 8 (PBV) units, and 58 LIHTC units without rental or operating subsidy (LIHTC-only) with the following types of units: 45 one-bedroom, 315 two-bedroom, and 195 three-bedroom flats. HPHA received all required approvals from HUD and the HPHA Board of Directors to dispose of the property underlying the

Project through a ground lease and sell the improvements to an affiliate of Michaels Development Company that is rehabilitating the Project, provide operating subsidy to the PHA units pursuant to a regulatory and operating agreement, and entering into a HAP Contract to provide assistance to the PBV units. The site will be under new management policies that include a site-based waiting list administered by the property manager and different Admissions and Continued Occupancy Policy (ACOP).

HPHA will progress through the approved redevelopment plan for the community, which involves the construction of new mid-rise dwelling structures for elderly public housing tenants, the rehabilitation of Kuhio Homes, and the inclusion of mixed uses pursuant to Act 90, SLH 2011.

- **Mixed Finance Redevelopment**

HPHA will evaluate and identify additional properties in its portfolio that have potential for public-private, mixed finance, mixed income redevelopment. The agency will consider existing land uses and long-range plans, and engage in consultation with community stakeholders to better utilize available properties and improve tenant living conditions. Alternative sources of funding, including but not limited to tax credits, bonds, public agencies, private interests, and the non-profit sector may be sought in order to leverage federal and state funds. Investments have been made in technology and staff training to provide accurate and informative data in the decision making process.

- **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.

- **Project-based Vouchers.**

1. HPHA plans to evaluate the property inventory for potential sites that might benefit from the use of project-based vouchers in addition to the properties listed below. The agency will also evaluate potential application for participation in the new HUD Rental Assistance Demonstration program.
2. 150 Project-based vouchers will be part of the Kuhio Park Terrace Towers redevelopment. (HPHA is seeking an additional 17 replacement housing vouchers for public housing units that will be temporarily removed from inventory while the towers are redeveloped. Those units will be restored in future phases when the Kuhio Homes site is redeveloped.)
3. 305 units at Palolo 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.
4. 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.

8.0 **Capital Improvements:**
HPHA is focusing capital improvements funding on protecting residents and the physical housing assets. In addition to the annual federal Capital Funding Program (CFP) grant, we are seeking state Capital Improvements Program (CIP) funds from the State Legislature in order to make needed repairs and modernize existing housing stock. In planning the use of funds, priority is being given to those needs that protect the health and safety of residents, such as ADA modifications, hot water systems and repairing sidewalks; and those that prevent further deterioration of housing, such as roof and spalling repairs, termite treatment and repairs, and other site repairs.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.**

SEE ATTACHED

8.2 **Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, 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.**

SEE ATTACHED

9.0 **Housing Needs of Families in the Jurisdiction.**

Housing Needs of Families on the Public Housing Waiting List as of December, 2011

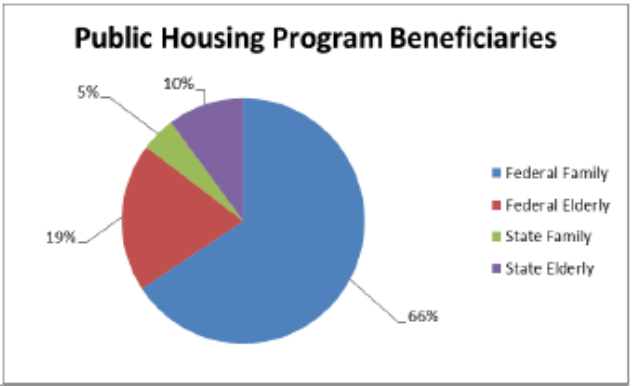
Total Families on Waiting List = 13,634	# of families	% of total families
	Income Levels	
Extremely low income <=30% AMI	12,333	90.46%
Very low income (>30% but <=50% AMI)	1095	8.03%
Low income (>50% but <80% AMI)	154	1.13%
Income at or above 80% AMI	54	0.40%
Families with children	6,641	48.71%
Elderly families	2,809	20.60%
Families with Disabilities	2,678	19.64%
	Racial Distribution	
Asian	6,594	48.36%
Native Hawaiian, other Pacific Islander	3,044	22.33%
White	2,803	20.56%
Black	465	3.41%
American Indian, Native Alaskan	231	1.69%
Other and Unreported	1,052	7.72%
Hispanic (ethnicity)	1,129	8.28%
	Bedrooms Needed	
Studio	604	4.43%
1BR	5,731	42.03%
2 BR	5,028	36.88%
3 BR	2,132	15.64%
4 BR	551	4.04%
5 BR	52	0.38%

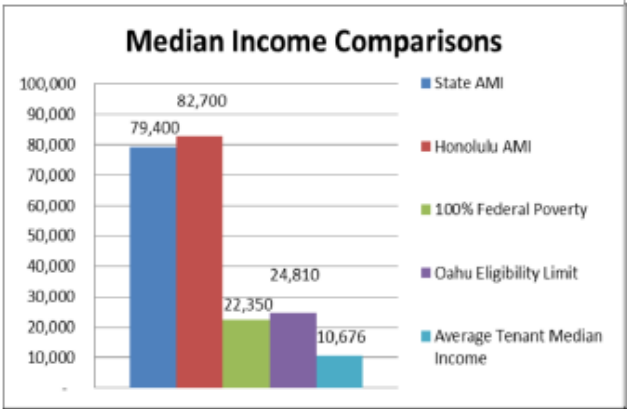
Source: Hawaii Public Housing Authority Wait List Data, December 2011.

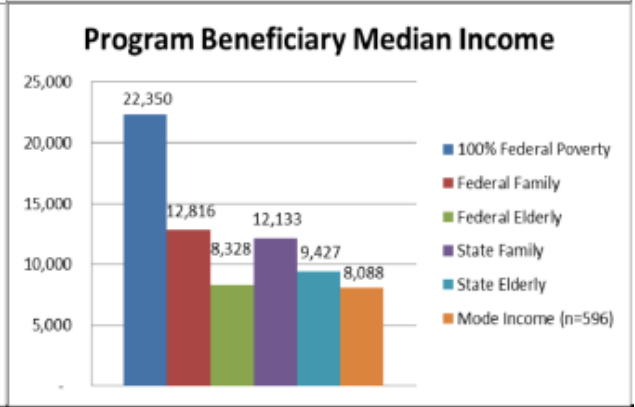
9.0 **Housing Needs of Families in the Jurisdiction. (continued)**
HPHA Public Housing Program Beneficiary Characteristics

House "**Extremely Low Income**" people: those earning between zero (0) and **thirty (30) percent Area Median Income (AMI)**

- Current Statewide AMI for family of four (4) = **$79,400**
- Current Honolulu AMI for family of four (4) = **$82,700**
- Tenancy restricted to families earning less than **$24,810**







Program	Number of Families	Number of Individuals	Average Family Size
Federal Family Low Income Public Housing	3,687	12,625	3.42
Federal Elderly Low Income Public Housing	1,097	1,313	1.2
Total Federal Tenants	4,784	13,938	2.91
State Family Low Income Public Housing	257	812	3.16
State Elderly Low Income Public Housing	569	752	1.32
Total State Tenants	826	1,564	1.89
Total Tenants	5,610	15,502	2.76

9.0 Housing Needs of Families in the Jurisdiction. (continued)

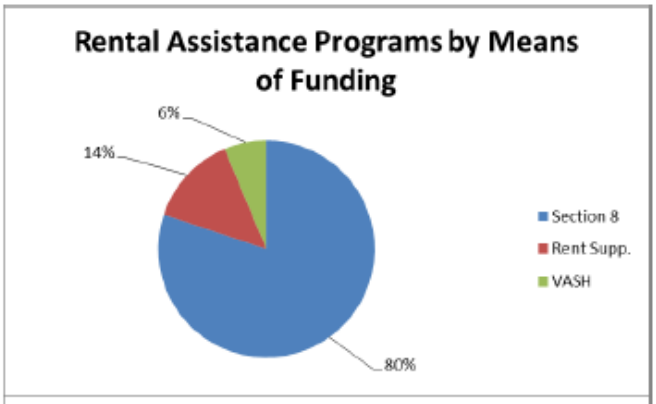
HPHA Rental Assistance Program Beneficiary Characteristics

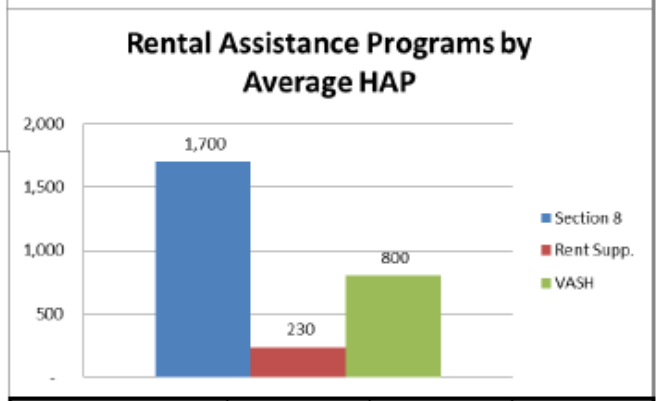
HPHA administers **1,773 vouchers** through the HUD HCV program, Average HCV Housing Assistance Payment (HAP) = **$1,700** per month

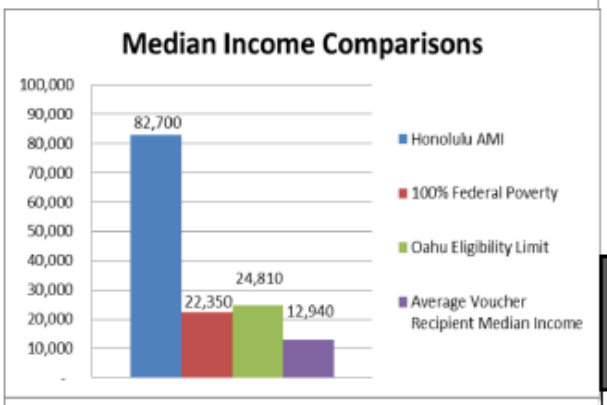
140 Veterans Affairs Supportive Housing (VASH) vouchers, Avg. HAP is **$800**

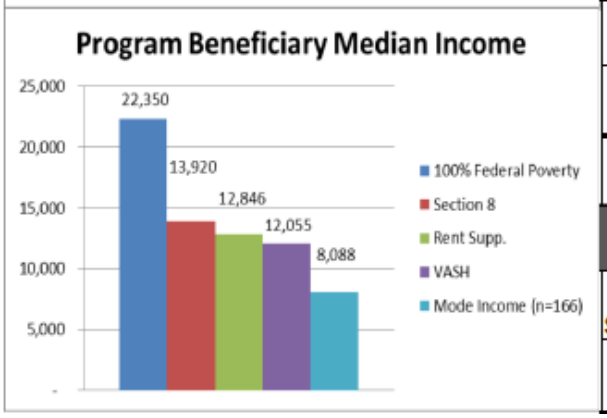
State Rent Supplement Program funds 300 vouchers, Avg. payment of **$230** per household

Section 8 & Rent Supplement programs on **O'ahu only**; VASH is statewide









Program	Number of Families	Number of Individuals	Average Family Size
Section 8	1,578	6,689	4.24
VASH	103	145	1.41
Total Federal	1,681	6,834	4.07
State Rent Supp.	458	1,517	3.31
Total Tenants	3,820	15,185	3.98

Source: Hawaii Public Housing Authority Program Data, December 2011.

9.0 Housing Needs of Families in the Jurisdiction. (continued)

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

	HPHA (Honolulu) (as of January 2009)		HAWAII (as of August 2009)		HONOLULU (as of January 2009)		KAUAI (as of Sept 2009)		MAUI (as of July 2009)	
Wait List	# 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

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

Source: Consolidated Plan 2010-2014

9.0 Housing Needs of Families in the Jurisdiction. (continued)

The following data is drawn from the Hawaii Housing Policy Study, 2011, by SMS Research for Hawaii Housing Finance and Development Corporation (HHFDC):

Table 11. Needed Housing Units by HUD Income Classification, Counties and State of Hawai`i, 2012-2016

	Total Units Needed, 2012 through 2016							
	HUD Income Classification							
	LT 30	30 to 50	50 to 80	80 to 120	120 to 140	140 to 180	180+	Total
State of Hawai'i	8,136	4,891	6,221	2,857	1,944	1,320	2,768	28,137
Ownership Units	2,248	1,149	2,833	1,364	1,297	886	1,961	11,738
Single-Family	1,225	674	2,207	1,014	994	828	1,383	8,325
Multi-Family	1,023	475	626	350	303	58	578	3,413
Rental Units	5,888	3,742	3,388	1,493	647	434	807	16,399
Single-Family	559	337	422	83	40	135	282	1,858
Multi-Family	5,329	3,405	2,966	1,410	607	299	525	14,541
City and County of Honolulu	6,006	3,549	4,268	1,976	1,561	632	1,865	19,857
Ownership Units	1,850	669	2,038	929	1,046	364	1,344	8,240
Single-Family	887	277	1,499	643	752	364	779	5,201
Multi-Family	963	392	539	286	294	0	565	3,039
Rental Units	4,156	2,880	2,230	1,047	515	268	521	11,617
Single-Family	134	69	183	0	0	92	195	673
Multi-Family	4,022	2,811	2,047	1,047	515	176	326	10,944
County of Maui	803	690	924	374	101	302	260	3,454
Ownership Units	130	249	380	131	10	261	199	1,360
Single-Family	88	212	331	117	10	203	190	1,151
Multi-Family	42	37	49	14	0	58	9	209
Rental Units	673	441	544	243	91	41	61	2,094
Single-Family	83	90	104	49	15	0	31	372
Multi-Family	590	351	440	194	76	41	30	1,722
County of Hawai'i	1,013	493	577	339	237	316	539	3,514
Ownership Units	243	184	286	224	201	236	387	1,761
Single-Family	225	172	277	179	192	236	387	1,668
Multi-Family	18	12	9	45	9	0	0	93
Rental Units	770	309	291	115	36	80	152	1,753
Single-Family	231	145	32	12	24	29	52	525
Multi-Family	539	164	259	103	12	51	100	1,228
County of Kaua'i	315	159	451	167	45	71	104	1,312
Ownership Units	26	46	128	79	40	26	31	376
Single-Family	26	13	99	74	40	26	26	304
Multi-Family	0	33	29	5	0	0	5	72
Rental Units	289	113	323	88	5	45	73	936
Single-Family	111	34	102	22	0	15	4	288
Multi-Family	178	79	221	66	5	30	69	648

Sources: Housing Demand Survey, 2011 and Hawai`i Housing Model, 2011.
Note. The sum of the needed units for the four counties may not equal the total number of needed units for the State due to rounding. Needed units are those housing units needed to eliminate pent-up demand and accommodate new household formation between 2012 and 2016 for the State of Hawai`i and its four counties, by preferred tenancy and unit type.

Shelter to Income Ratio by County, 2011

Table 5: Shelter-to-Income Ratio by County, 2011

Shelter payment as % of HH income	State of Hawai`i	City & County of Honolulu	County of Hawai`i	County of Maui	County of Kaua`i
Less than 30	51.4%	54.1%	49.1%	40.8%	46.0%
30 to 40	10.4%	8.2%	12.5%	18.0%	17.3%
Over 40	27.7%	28.0%	25.1%	30.2%	24.2%

9.0 Housing Needs of Families in the Jurisdiction. (continued)

Table A-1. Characteristics of Housing Units, 1992, 1997, 2003, 2006, and 2011

County	Year	Tenancy		Unit Size (Bedrooms)			
		Own	Rent	Studio or 1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Honolulu	1992	48%	52%	20%	32%	30%	19%
	1997	54%	46%	16%	27%	36%	21%
	2003	61%	39%	15%	25%	35%	25%
	2006	59%	41%	18%	25%	37%	20%
	2011	56%	44%	15%	21%	37%	26%
Maui	1992	61%	39%	14%	26%	46%	15%
	1997	65%	35%	12%	23%	46%	19%
	2003	61%	40%	13%	28%	42%	17%
	2006	60%	40%	15%	27%	43%	17%
	2011	54%	46%	17%	26%	37%	20%
Hawai`i	1992	68%	32%	7%	25%	53%	14%
	1997	72%	28%	8%	21%	54%	17%
	2003	70%	30%	12%	19%	50%	19%
	2006	69%	31%	11%	22%	49%	18%
	2011	67%	33%	13%	21%	47%	19%
Kaua`i	1992	60%	40%	12%	19%	53%	15%
	1997	67%	33%	8%	19%	57%	15%
	2003	66%	34%	11%	20%	53%	17%
	2006	66%	34%	10%	21%	51%	18%
	2011	59%	41%	12%	19%	51%	18%
State	1992	52%	48%	17%	30%	35%	18%
	1997	58%	42%	14%	25%	40%	20%
	2003	62%	38%	14%	24%	39%	23%
	2006	61%	39%	17%	24%	39%	20%
	2011	57%	43%	15%	22%	39%	24%

Source. Housing Demand Survey, 1992, 1997, 2003, 2006, and 2011
Note. Sum of County figures may not equal the State total due to rounding.

Table A-2. Household Income Data, 1992, 1997, 2003, 2006, and 2011

County	Year	Total Households	Household Income						Median HH Income
			Less than $15,000	$15,000 to $24,999	$25,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more	
Honolulu	1992	247,349	N/A	24%	29%	12%	6%	7%	$36,974
	1997	272,234	9%	9%	28%	15%	9%	6%	$42,234
	2003	292,003	8%	10%	36%	18%	11%	17%	$47,917
	2006	303,149	13%	7%	26%	22%	12%		$58,385
	2011	310,882	12%	7%	25%	22%	9%	25%	$59,076
Maui	1992	34,266	N/A	20%	36%	11%	2%	3%	$35,843
	1997	39,252	10%	8%	33%	15%	7%	6%	$38,908
	2003	43,687	9%	13%	34%	19%	14%	11%	$44,297
	2006	49,484	11%	8%	29%	20%	15%	17%	$49,795
	2011	54,132	12%	10%	27%	19%	11%	21%	$58,424
Hawai`i	1992	39,789	N/A	24%	39%	11%	3%	4%	$34,063
	1997	46,271	14%	14%	30%	12%	4%	4%	$31,831
	2003	54,644	14%	12%	39%	17%	9%	9%	$36,905
	2006	61,213	13%	10%	29%	22%	10%	16%	$51,920
	2011	67,096	18%	13%	25%	17%	10%	17%	$44,696
Kaua`i	1992	16,981	N/A	20%	36%	10%	5%	3%	$36,966
	1997	18,817	11%	13%	30%	15%	5%	3%	$34,891
	2003	20,460	13%	12%	37%	18%	9%	12%	$42,205
	2006	21,971	10%	10%	27%	23%	11%	19%	$53,116
	2011	23,201	13%	11%	25%	19%	9%	19%	$49,730
State	1992	338,385	N/A	24%	31%	12%	5%	6%	$36,289
	1997	376,574	10%	10%	29%	15%	8%	6%	$39,883
	2003	410,794	10%	10%	36%	19%	10%	15%	$46,086
	2006	435,818	13%	7%	27%	21%	12%	20%	$58,393
	2011	455,311	13%	8%	26%	21%	10%	23%	$58,700

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, and 2011
Note. The number of total households for the Housing Demand survey represents an SNS estimate developed using ACS 2009 data prior to the release of Census 2010. The total number of households for each county differs by less than one percent from Census 2010 figures presented in Table 4.
Note. Sum of County figures may not equal the State total due to rounding.

9.0 Housing Needs of Families in the Jurisdiction. (continued)

Table 11. Needed Housing Units by HUD Income Classification, Counties and State of Hawai`i, 2012-2016

	Total Units Needed, 2012 through 2016							
	HUD Income Classification							
	LT 30	30 to 50	50 to 80	80 to 120	120 to 140	140 to 180	180+	Total
State of Hawai'i	8,136	4,891	6,221	2,857	1,944	1,320	2,768	28,137
Ownership Units	2,248	1,149	2,833	1,364	1,297	886	1,961	11,738
Single-Family	1,225	674	2,207	1,014	994	828	1,383	8,325
Multi-Family	1,023	475	626	350	303	58	578	3,413
Rental Units	5,888	3,742	3,388	1,493	647	434	807	16,399
Single-Family	559	337	422	83	40	135	282	1,858
Multi-Family	5,329	3,405	2,966	1,410	607	299	525	14,541
City and County of Honolulu	6,006	3,549	4,268	1,976	1,561	632	1,865	19,857
Ownership Units	1,850	669	2,038	929	1,046	364	1,344	8,240
Single-Family	887	277	1,499	643	752	364	779	5,201
Multi-Family	963	392	539	286	294	0	565	3,039
Rental Units	4,156	2,880	2,230	1,047	515	268	521	11,617
Single-Family	134	69	183	0	0	92	195	673
Multi-Family	4,022	2,811	2,047	1,047	515	176	326	10,944
County of Maui	803	690	924	374	101	302	260	3,454
Ownership Units	130	249	380	131	10	261	199	1,360
Single-Family	88	212	331	117	10	203	190	1,151
Multi-Family	42	37	49	14	0	58	9	209
Rental Units	673	441	544	243	91	41	61	2,094
Single-Family	83	90	104	49	15	0	31	372
Multi-Family	590	351	440	194	76	41	30	1,722
County of Hawai'i	1,013	493	577	339	237	316	539	3,514
Ownership Units	243	184	286	224	201	236	387	1,761
Single-Family	225	172	277	179	192	236	387	1,668
Multi-Family	18	12	9	45	9	0	0	93
Rental Units	770	309	291	115	36	80	152	1,753
Single-Family	231	145	32	12	24	29	52	525
Multi-Family	539	164	259	103	12	51	100	1,228
County of Kaua'i	315	159	451	167	45	71	104	1,312
Ownership Units	26	46	128	79	40	26	31	376
Single-Family	26	13	99	74	40	26	26	304
Multi-Family	0	33	29	5	0	0	5	72
Rental Units	289	113	323	88	5	45	73	936
Single-Family	111	34	102	22	0	15	4	288
Multi-Family	178	79	221	66	5	30	69	648

Sources: Housing Demand Survey, 2011 and Hawai`i Housing Model, 2011.
Note. The sum of the needed units for the four counties may not equal the total number of needed units for the State due to rounding. Needed units are those housing units needed to eliminate pent-up demand and accommodate new household formation between 2012 and 2016 for the State of Hawai`i and its four counties, by preferred tenancy and unit type.

9.0 Housing Needs of Families in the Jurisdiction.(continued)

Table A-5: Average Monthly Housing Cost, 1992, 1997, 2003, 2006, and 2011

County	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
	2011	310,882	$1,415	$1,393	$1,510	$1,502	$1,487
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
	2011	54,132	$1,461	$1,468	$1,411	$1,280	$1,303
Hawai`i	1992	39,789	$651	$691	$579	$556	
	1997	46,271	$954	$1,069	$840	$697	$644
	2003	54,644	$1,072	$1,078	$919	$859	$843
	2006	61,213	$1,057	$1,039	$1,407	$1,146	$1,152
	2011	67,096	$1,106	$1,102	$1,389	$1,121	$986
Kaua`i	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
	2011	23,201	$1,273	$1,254	$983	$1,311	$1,292
State	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	$1,346
	2011	455,311	$1,355	$1,332	$1,495	$1,421	$1,398

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, and 2011
Note. Sum of County figures may not equal the State total due to rounding.

Table A-9. Shelter-to-Income Ratios, 1992, 1997, 2003, 2006, and 2011

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%
	2011	310,882	54.1%	8.2%	28.0%	9.7%
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%
	2011	54,132	40.8%	18.0%	30.2%	11.0%
Hawai`i	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%
	2011	67,096	49.1%	12.5%	25.1%	13.3%
Kaua`i	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%
	2011	23,201	46.0%	17.3%	24.2%	12.6%
State	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%
	2011	455,311	51.4%	10.4%	27.7%	10.5%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, and 2011
Note. "Not enough information" households include those with no shelter payment and those that did not provide sufficient information to calculate a shelter-to-income ratio.
Note. Sum of County figures may not equal the State total due to rounding.

9.1 Strategy for Addressing Housing Needs.

- **Mixed finance public-private partnership redevelopment**

  Rent revenue, operating and capital funding from federal and state sources are not sufficient to maintain and modernize Hawaii's public housing. In order to bring additional capital into the system, HPHA is bringing in private developers as partners, which allows the housing authority to maintain public housing while turning over renovations and operation to the private company. The private developer is required to maintain the same number of public housing units, while adding other types of housing. The result is a mixed income community with all levels of housing types. This mixed-finance, public-private partnership model is being used to redevelop Kuhio Park Terrace. Through the KPT project, HPHA has learned how to successfully redevelop distressed properties with a private sector partner, and plans to apply this model to other HPHA properties.

- **Grant Funds**

  There are a variety of Federal and State grant programs that can be utilized to make program and capital improvements. HPHA will seek resident services and self- sufficiency program funds, community investment grants, and energy improvement and capital improvement grants, to name a few. Staff will also investigate the potential for the agency to participate in the Rental Assistance Demonstration program.

- **Personnel**

  Much of the workforce of the HPHA has turned over in recent years. The agency is evaluating its organizational structure, and concentrating on hiring new staff and providing extensive, up-to-date training to ensure the best services to our tenants.

10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals:

- Elderly designation: HPHA wants to designate 3 elderly high rise buildings as elderly only. We are in the process of obtaining funds to hire a consultant to do the studies and processes necessary to obtain HUD approval.
- Resident Monitors: vacant positions in the Property Management Branch are being filled and the Resident monitor program will be implemented during the year.
- Self-Sufficiency Programs: HPHA is adding two positions to the Resident Services section to coordinate additional self-sufficiency services for residents.
- Asset Management: HPHA has a HUD Technical Assistance consultant team reviewing the current AMP structure. When their report is final we will make AMP structure changes based on the findings.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

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:

<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.

<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.

11.0	**Required Submission for HUD Field Office Review**. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (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) Challenged Elements (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)