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Statement of  
**Hakim Ouansafi, Executive Director**  
**Hawaii Public Housing Authority**

Before the  
**HOUSE COMMITTEE ON FINANCE**

9:00 AM, January 18, 2024  
Hawaii State Capitol  
Room 308

In consideration of  
**INFORMATIONAL BRIEFING RELATING TO**  
**THE EXECUTIVE SUPPLEMENTAL BUDGET, FISCAL YEAR 2025**

Honorable Chair Yamashita, and members of the House Committee on Finance, thank you for the opportunity to provide comments regarding the Department of Human Services – Hawaii Public Housing Authority (HPHA) budget programs HMS 220, HMS 222, and HMS 229.

**A. Provide your agency's mission statement, strategic objectives, goals, and performance metrics. How will the agency measure progress? What milestones will be tracked?**

The HPHA is recognized by the U.S. Department of Housing and Urban Development (HUD) as one of the largest Public Housing Agencies, and one of only three statewide Housing Authorities nationwide. Our agency was first established by the Territorial Legislature in 1935 with the mission of providing safe, decent, and sanitary housing for Hawaii's low-income residents. We are guided by an eleven-person Board of Directors appointed by the Governor and confirmed by the Legislature.

### **Mission Statement**

The Hawaii Public Housing Authority is committed to providing adequate and affordable housing, economic opportunities, and suitable living environments to low-income families and individuals, free from discrimination.

### **HMS 220 – Rental Housing Services (Public Housing)**

Under the Rental Housing Services program, the HPHA develops and manages affordable public housing properties, ensures tenant eligibility requirements and rental rates, processes applications, and maintains each rental property to HUD-standards. The HPHA currently manages 6,210 public housing dwelling units, of which 5,346 are federally-assisted and 864 are State-owned and assisted.

HUD requires the HPHA to utilize an “Asset Management” principle whereby properties are grouped, operated, and evaluated as separate assets with their own independent financials. Federal resources are then allocated according to the needs of each asset. Each Asset Management Project (AMP) group (16 in total) must operate as separate business entity. Each AMP generates its own operating revenues through rental income and must individually account their own financials separately.

Rental Housing Services staff are directly involved in day-to-day property management operations. They are also primarily responsible for maintaining the physical condition of each property.

There are multiple HUD Subsystems which monitor the performance of the HPHA’s federal public housing program. The Management Assessment Subsystem tracks the following metrics to ensure federal resources are utilized effectively:

1. Occupancy rates;
2. Tenant Accounts Receivable (TARs); and
3. Accounts Payable (AP).

The Physical Assessment Subsystem records a physical condition score for each property based on the following three elements:

1. Condition of five inspectable areas (e.g., site, exterior, systems, common areas, and dwelling units);
2. Inspectable items in each inspectable area; and
3. Observed deficiencies.

HUD recently launched a new inspection standard called National Standards for the Physical Inspection of Real Estate (NSPIRE) which will focus heavily on safety and dwelling unit conditions.

Area scores are calculated using the weighted average of several sub-area scores. The total score is the weighted average of each area score, with adjustments made against the scores for inspectable items and observed deficiencies.

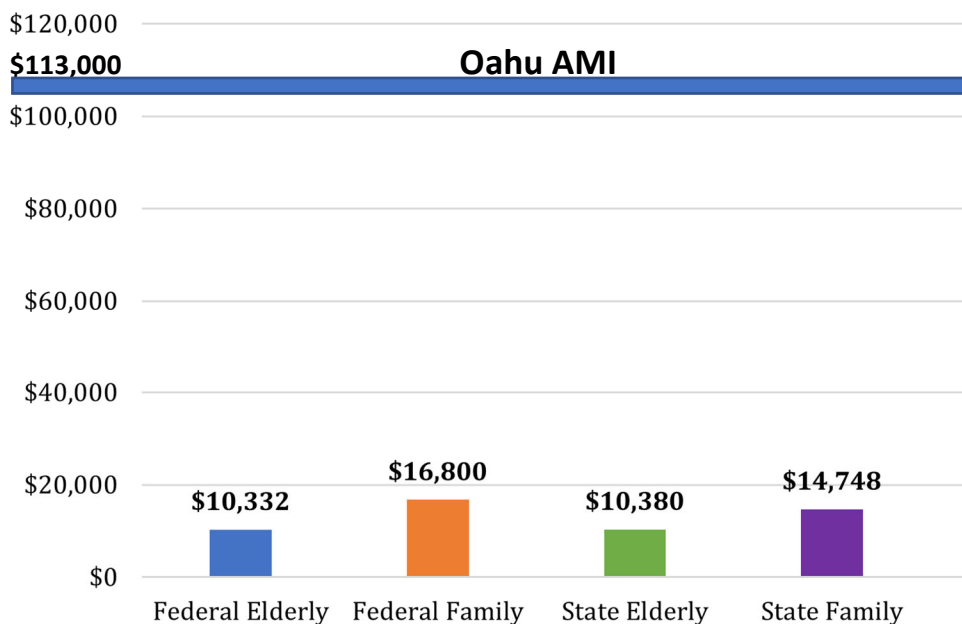
Rental Housing Services program operations are also guided by Section III.G.1 of the State Consolidated Plan which describes how the HPHA will address public housing needs by:

1. Maximizing the number of affordable units within its housing inventory;
2. Facilitating an increase in the number of affordable housing units outside of its inventory;
3. Targeting assistance to families at or below 30% of the Area Median Income, elderly families, and disabled families.

The HPHA is pursuing a more comprehensive approach to property management to address residents' growing need for additional supportive services and greater economic opportunity. Maintaining our aging public housing inventory is another significant challenge constraining available resources. In response, the HPHA has made it a priority to further explore the use and suitability of federal grants and other federal programs and funding sources to support its public housing programs, where applicable.

### Public Housing - Median Income (as of 10/01/23)

## Public Housing Median Income



### **HMS 222 – Rental Assistance Services (Section 8)**

Under the Rental Assistance Services program, the HPHA administers the Housing Choice Voucher (HCV, a.k.a. Section 8) Program for the island of Oahu. The HPHA also provides rental assistance through several Special Purpose Vouchers (SPV), such as:

1. Traditional Section 8 Vouchers;
2. Non-Elderly Disabled (NED) Vouchers;
3. Veterans Affairs Supportive Housing (VASH) Vouchers;
4. Foster Youth Initiative Vouchers;
5. Tenant Protection Vouchers (TPV);
6. Emergency Housing Vouchers;
7. Project-Based Vouchers (PBV); and
8. Performance Based Contract Administration (PBCA).

Each federal voucher program has its own unique set of eligibility criteria which makes management more complex.

Also administered under HMS 222 is the State-funded Rent Supplement Program (RSP), which operates in a similar manner to the HCV Program.

Each voucher program provides a tenant with rental assistance for a dwelling unit found in the private market. Tenants pay a portion of their rent based on their income, while the remainder is covered by rental assistance payments made directly to participating landlords. Under HMS 222, the HPHA administers approximately 3,842 federally funded vouchers/project-based vouchers; 213 State Rent Supplement Program vouchers; and 3,196 PBCA units.

HUD uses the Section 8 Management Assessment Program (SEMAP) to measure the performance of the HCV program. There are 14 indicators HUD uses to evaluate the HPHA's administration:

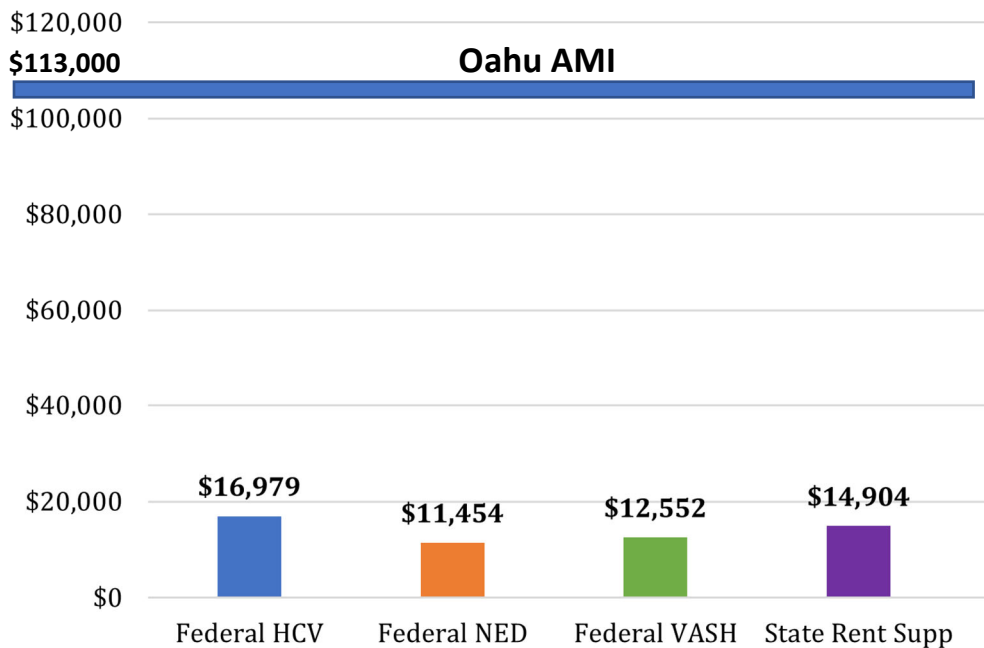
1. Proper selection of applicants from the housing choice voucher waiting list;
2. Sound determination of reasonable rent for each unit leased;
3. Establishment of payment standards within the required range of fair market rent;
4. Accurate verification of family income;
5. Timely annual reexaminations of family income;
6. Correct calculation of the tenant share of the rent and the housing assistance payment;
7. Maintenance of a current schedule of allowances for tenant utility costs;
8. Unit compliance with the Housing Quality Standards before families enter into leases and the HPHA enters into housing assistance contracts;
9. Timely annual housing quality inspections;
10. Performing of quality control inspections to ensure housing quality;
11. Prompt correction of housing quality deficiencies;
12. Use of all available vouchers;
13. Expansion of housing choice outside areas of poverty or minority concentration; and

14. Family enrollment in the Family Self-Sufficiency (FSS) Program and increases in employment income for participants.

The HPHA has a score of 100%, making the Agency a “High Performer” designated by HUD, and shows that the Rental Assistance Services staff ensure that the HCV Program is operated in compliance with all federal regulations found at 24 C.F.R. Part 985. HUD also established new inspection standards (NSPIRE) which will be implemented under the HCV Program as well.

**Section 8 - Median Income (as of 10/01/23)**

Section 8 Median Income



### **HMS 229 – HPHA Administration**

The activities carried out under HMS 229 provide administrative direction to and support the primary responsibilities of all of the HPHA's program areas. Included under HMS 229 are the Office of the Executive Director, Planning & Evaluation Office, Compliance Office, Fiscal Management Office, Information Technology Office, Human Resources Office, Contract & Procurement Office, Hearings Office, and the Development Office.

The HPHA Administration program also monitors for compliance issues in the other major programs (i.e., HMS 220 and HMS 222) and has fiscal authority over all operations.

Program tasks include, but are not limited to:

1. Providing guidance and expertise to other program areas;
2. Ensuring necessary training is provided for staff of all skill levels;
3. Ensuring the effective utilization of federal, state, and other resources;
4. Providing meaningful management reports to branch administrators and supervisors;
5. Utilizing and testing new maintenance and management methods; and
6. Coordinating and conducting all short- and long-term planning efforts.

The financial condition of each federally-assisted program is monitored by HUD's Financial Data System (FDS). Data is submitted by the HPHA and subsequently reviewed by HUD using several metrics. HUD utilizes the following indicators to assess the Authority's overall financial condition:

1. Quick Ratio (QR);
2. Months Expendable Net Assets Ratio (MENAR); and
3. Debt Service Coverage Ratio.

There are two metrics used in evaluating the Capital Fund factor:

1. Timeliness of Fund Obligation; and
2. Occupancy Rate.

Deficiencies in any category are reviewed by HUD and require a corrective action plan to be developed to ensure improvements are made. Higher scores improve the HPHA's eligibility for additional funding, increase the likelihood of receiving other federal grants, and reduce administrative oversight from federal monitors.

**B. Discuss how current state-wide conditions have affected agency operations and the ability to meet goals. Identify and discuss notable performance measures, expected outcomes, and recent results.**

**Lahaina Wildfires**

In August 2023, wildfires in Lahaina, Maui destroyed two federal public housing properties: David Malo Circle and Piilani Homes. Both properties are considered to be total physical losses (David Malo Circle – 18 dwelling units, Piilani Homes – 42 dwelling units).

In the aftermath of the disaster, HPHA staff worked tirelessly to ensure that all of our displaced tenants were safe and had access to the resources they needed. The HPHA also partnered with other federal, State, and county agencies and various community organizations to identify and secure temporary or permanent housing for those tenants.

The HPHA is preparing an after-the-fact Section 18 application which will initiate HUD's demolition and/or disposition process for each property. A Special Applications Center request has been created with HUD and can be completed upon final approval of the Amended Annual Public Housing Agency Plan for FY 24.

The HPHA continues to weigh its options on how best to proceed and is investigating the suitability of different repositioning alternatives. An award of additional Tenant Protection Vouchers which will be issued to affected tenant households is also anticipated within the next year. Shortly after the wildfire occurred, the HPHA submitted a request to HUD for several operational waivers which were made available by the presidential disaster declaration. These waivers were awarded in mid-September and will help the HPHA to better assist our displaced public housing families.

**Affordable Housing Development Updates**

**Kuhio Park Low Rises & Kuhio Homes**

The HPHA has partnered with the Michaels Development Corporation (MDC), an affordable housing developer to redevelop the Kuhio Park Low Rises and Kuhio Homes (KPLR) which is located between Linapuni and Ahonui Streets in the Kalihi neighborhood of Honolulu. The three-phase redevelopment will provide approximately 650 affordable housing units within eight new buildings. The first phase of development will provide 304 affordable housing units in four mid-rise buildings.

The HPHA and the MDC have maintained constant communication with the residents and the surrounding community throughout the year. In January 2023, Nelrod, the HPHA's relocation consultant, completed a resident survey which solicited feedback from families who will be

relocated during the initial phase of KPLR redevelopment. In May 2023, the HPHA hosted an event focused on providing information on future relocation efforts. The HPHA has also been coordinating with the State Department of Education to minimize disruptions to education for public housing youth who will be affected by the redevelopment.

The MDC continued to provide periodic updates to the Kalihi-Palama Neighborhood Board and facilitated several “talk-story” sessions and community town hall meetings this year. The most recent town hall meeting was held on August 31, 2023, and offered residents and the surrounding community the opportunity to ask questions of the HPHA, area legislators, property management, and the MDC.

In February 2023, the HPHA and the MDC applied for Low Income Housing Tax Credits (LIHTC), Hula Mae Multi-Family (HMMF) Tax-exempt Bonds, and Rental Housing Revolving Fund (RHRF) financing from the Hawaii Housing Finance and Development Corporation (HHFDC). The LIHTC and RHRF awards are still pending. However, in late 2023, the first phase of the redevelopment was awarded a significant portion of the City’s allocation of private activity bonds. This approval is a major milestone toward meeting our financing goals.

The MDC is actively preparing a relocation plan for residents who will be impacted by the first phase of construction. Additionally, the MDC is drafting a request for HUD approval of the demolition and disposition of existing public housing units under Section 18 of the Housing Act of 1937.

The environmental assessment needed to comply with historical preservation requirements set forth under Section 106 of the National Historic Preservation Act and related federal environmental review processes (i.e., NEPA) was drafted and is currently with the Governor’s Office for final review.

Permit drawings have been submitted to the City Department of Planning and Permitting (DPP) and are currently under a third-party review process which should help to expedite permitting approval. The KPLR redevelopment is expected to break ground sometime in mid-to-late 2024, subject to financing, resident relocation, and building permit approval.

### **School Street Elderly Affordable Housing**

The HPHA is partnered with Retirement Housing Foundation to redevelop its administrative 1002 North School Street location on the island of Oahu. The project will deliver 800 affordable housing units for elderly families and individuals over the course of three development phases. The Groundbreaking Ceremony for the first phase of constructing 250 units is scheduled for Friday, January 12, 2024.



On October 14, 2021, the HHFDC approved a financing application with the intent to issue \$71,500,000 in HMMF Bonds; reserve \$5,257,493 in annual federal LIHTC over a 10-year period; and \$5,257,493 in annual State LIHTC over a five-year period. The HHFDC Board of Directors also approved a RHRF Loan of \$40,000,000 for this project. Due to unforeseen delays caused by the COVID-19 pandemic, supply shortages, and other factors, the HPHA sought and later received approval from the HHFDC to extend the deadline to commence construction to May 5, 2024.

The HPHA has already received a site subdivision approval from the DPP to create a separate lot to accommodate Phase 1A of the project. Applications for a super-structure permit and building permit were submitted to the DPP and have received and undergone several rounds of comments and revisions. The HPHA anticipates final approval of the building permit in early 2024.

During the HPHA Board of Directors meeting in November 2023, the HPHA Board approved Retirement Housing Foundation's request to transfer the development to Highridge Costa Development Company.

### **Ka Lei Momi Project**

In January 2023, the HPHA issued a Request For Qualifications (RFQ) for a master developer to take a lead role in transforming a portion of its federal public housing portfolio. The RFQ identified nine project sites which the HPHA hopes to redevelop into mixed-income, mixed-use communities that increase the State's overall affordable housing stock. With the Ka Lei Momi Project, the HPHA has set a goal of delivering an additional 10,000 housing units in addition to a one-for-one replacement of all existing public housing units. The Ka Lei Momi redevelopment is expected to be completed in multiple phases, roughly two years each, over the course of 10 years. This timeline is contingent upon permit approvals, market forces, and the availability of funding and adequate financing.

In July 2023, the HPHA selected Highridge Costa Development Company (HCDC) as the master developer for the project. The HPHA, in partnership with HCDC, will explore the utilization of different repositioning and conversion tools in order to pursue the mixed-finance redevelopment of each property. The HPHA intends to utilize all options available at each redevelopment site to ensure greater housing affordability.

The HPHA is prioritizing the development of Mayor Wright Homes (AMP 32, 364 units) and Kapaa Homes (AMP 38, 36 units). For these projects, the HPHA plans to submit an application for LIHTC and Hula Mae bond financing with the HHFDC. The HPHA will aim to begin construction in FY 25.

### **Mayor Wright Homes**

As one of the nine project sites included in the Ka Lei Momi Project, the HPHA and HCDC have prioritized Mayor Wright Homes as one of the first sites to be redeveloped.

The proposed master plan for redevelopment envisions approximately 2,448 new rental units which will include a one-for-one replacement of existing public housing unit. The majority of the remaining units shall be affordable units or families earning between 30% to 140% of the Area Median Income. In addition to these residential units, the project will feature around 55,000 square feet of commercial space. The mix of retail, office, and community service space will support the new residential units and complement the surrounding neighborhood.

The master plan was developed with extensive input from residents, community leaders and stakeholders, elected officials, and service providers who have all participated in a series of ongoing community meetings beginning in 2016.

The redevelopment approach builds on research gathered on its historical, physical, social, and geographic context and technical information provided by consultants performing various site analyses. The Mayor Wright Homes redevelopment would not only improve housing conditions for its current residents, but will fundamentally transform an existing, six-decade old, state-owned land asset, into a new, mixed-income, mixed-use, transit-oriented development enhancing the existing vibrant Kalihi, Liliha, Kapalama, and Iwilei communities. The Project will facilitate the delivery of urgently needed new rental housing units to help address the existing affordable rental housing crisis on Oahu and across the State.

## **Kapaa**

As a Ka Lei Momi site, the HPHA and HCDC have prioritized Kapaa Homes as one of the first sites to begin redevelopment.

The proposed master plan for the redevelopment envisions approximately 124 new residential rental units. This includes a one-for-one replacement of the existing 36 public housing units.

The master plan is being developed with input from residents, community leaders and stakeholders, elected officials, government agencies, and service providers.

The Kapaa Homes redevelopment would not only improve housing conditions for its current residents, but will fundamentally transform an existing, nearly six-decade old, state-owned land asset, into a new vibrant community enhancing the existing surrounding neighborhood. The redevelopment will facilitate the delivery of urgently needed new rental housing units to help address the existing affordable rental housing crisis on Kauai and across the State.

**Rental Assistance Demonstration (RAD)**

The HPHA may apply to convert the following public housing dwelling units to project-based assistance under the guidelines established by PIH Notice 2012-32, REV-3, REV-4, and any successor notices, and PIH Notice 2021-07:

Property Name (All Family Units)	Bedroom Size						Total Units Per Property
	0	1	2	3	4	5	
Kuhio Homes & Low-Rises	0	20	32	37	77	8	174
Mayor Wright Homes	0	24	114	168	50	8	364
Pu`uwai Momi	0	48	86	88	38	0	260
Ka`ahumanu Homes	0	48	86	88	38	0	260
Kamehameha Homes	0	62	123	36	0	0	221
Hale Laulima	0	20	16	0	0	0	36
Nanakuli Homes	0	0	0	36	0	0	36
Lanakila Homes	0	14	66	44	20	0	144
Kahekili Terrace	0	12	22	36	12	0	82
Kapa`a	0	6	8	12	10	0	36
`Ele`ele	0	2	6	10	6	0	24
<b>Total Units</b>	<b>0</b>	<b>256</b>	<b>559</b>	<b>555</b>	<b>251</b>	<b>16</b>	<b>1,637</b>

Upon conversion, the unit types will remain the same. In some cases, some bedroom sizes may change as the HPHA improves its housing stock and redevelops units to ensure compliance with federal Fair Housing requirements by maintaining a minimum of % of units at each development be fully mobility accessible and 2% of units at each development be accessible to those with hearing and/or vision impairments. Pursuant to the RAD CHAP awards, the HPHA will submit an application into the Inventory Removal module in PIC, or HIP upon its implementation, for the disposition of the sites.

The HPHA is firmly committed to improving the quality of life for its residents and providing deeply affordable housing to extremely low to moderately low-income individuals and families. Through the RAD program, the HPHA will continue to own its properties and provide its residents with expanded choices and opportunities. The HPHA will also have the ability to evaluate and

immediately address many needed capital improvements and will continue to serve the same population. The RAD program offers the HPHA the opportunity to transition from its current public housing funding platform to a more stable, predictable, and sustainable funding source (i.e., PBV or PBRA). The same families who are eligible today for public housing will be eligible for the PBV/PBRA program.

Upon conversion to the PBV program, the HPHA will adopt the resident rights, participation, waiting list, and grievance procedures listed in Section 1.6 of the RAD Notice H-2019-09 PIH-2019-23 Rev. 4; the RAD Fair Housing, Civil Rights, and Relocation Notice - Notice H 2016-17, PIH 2016-17 (HA), PIH-2012-32, and the Joint Housing/PIH Notice H-2014-09/ PIH-2014-17.

Additionally, PHA is currently compliant with all fair housing and civil rights requirements and the RAD conversion complies with all applicable site selection and neighborhood reviews standards and all appropriate procedures have been and will be followed. PHA is not under a Voluntary Compliance Agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision and assures that compliance will not be negatively impacted by conversion activities.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the HPHA with access to private sources of capital to repair and preserve its affordable housing assets. Upon conversion, the HPHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration. The HPHA may also borrow funds to address its capital needs.

### **Moving to Work Demonstration Program**

The HPHA was accepted into HUD's MTW Demonstration Program in early 2022 as part of the Landlord Incentive Cohort. Phase 1 of the HPHA's MTW designation will focus on implementing three new incentives for the Section 8 program meant to increase landlord participation:

- Vacancy Loss Payments. The HPHA will pay a landlord up to one month of contract rent as reimbursement for the time a unit spent vacant in between Section 8 participants.
- Initial Inspection Flexibilities. The HPHA will waive the requirement for an initial inspection prior to the start of tenancy if the dwelling unit (1) is less than five years old, (2) passed a Housing Quality Standard or equivalent inspection in the last three years, or (3) is in a census tract with a poverty rate of ten percent or less.
- Signing Bonus Payments. The HPHA will provide a "signing bonus" of up to one month of contract rent to incentivize new landlords to join the Section 8 program.

The HPHA will be submitting the following activity waiver requests to HUD as part of the MTW Supplement for FY 25:

- **Damage Reimbursement Payments.** Under this activity, the HPHA will provide damage reimbursement payments to qualified landlords in an amount up to \$3,000. The reimbursement payment will only be provided for those expenses that exceed the participant's security deposit and shall only be made after a new HAP contract is executed. The HPHA has already amended its Administrative Plan to be able to provide damage reimbursement payments.
- **Biennial Reexaminations for Public Housing.** Under this activity, the HPHA would conduct reexaminations of public housing households every two years. The HPHA would not limit the number of interim adjustments a household may request. The goals of this activity are to alleviate administrative burden and to create an incentive for families to increase their income between reexaminations.
- **Increased Payment Standards.** Under this MTW activity, the HPHA could set its payments standards up to 120% of the Small Area Fair Market Rents (SAFMR) on Oahu. The HPHA previously received regulatory waivers from HUD which allowed it to increase payment standards up to 120% of SAFMRs during the COVID-19 pandemic. The HPHA found that the increased payment standard had a positive impact on voucher holders' ability to find a suitable unit. And by keeping payment standards consistent, the HPHA can avoid any housing instability that would result from the expiration of the COVID regulatory waiver.

**C. Identify programs that have lost or at risk of losing federal funds. Identify the source of these federal funds by federal award title and CFDA number. Discuss the impact to the public and your planned response, including efforts to supplant any federal fund reductions for the current year (FY23) and the upcoming fiscal year (FY24) with other funds.**

N/A.

**D. Provide a web link (URL) of the reports to the Legislature on non-general funds under your department pursuant to HRS 37-47.**

[HPHA Annual Report – FY 2023](#)

**E. Explain the process used to develop the agency's budget and prioritize requests for budget changes.**

The Office of the Executive Director meets regularly with the HPHA's Chief Financial Officer and all branch chiefs to discuss, plan, and formulate the agency's operating and CIP budget requests. The primary goal of all HPHA budget requests are to ensure affordable housing that is safe, decent, and sanitary is accessible to Hawaii's low-income families.

The HPHA Board of Directors has also established a Financial Taskforce and a Budget Taskforce which conducts reviews of all budget requests to ensure conformity with the Authority’s mission and all applicable laws, rules, and regulations. The results of these reviews are submitted to the Board for approval, along with any public comments received.

Faced with an aging public housing inventory and an unprecedented demand for services, the HPHA’s current budgeting process is oriented towards the repair and preservation of existing dwelling units to maintain high-occupancy rates and minimizing vacancy time between tenants. Capital improvement projects which receive the highest priority include those that remove hazardous materials, such as lead-based paint, asbestos, contaminated soils, etc., from in and around our properties; upgrade potentially dangerous or failing infrastructure and utility systems; maintain the structural integrity of aging structures; upgrade fire alarm and/or sprinkler systems as required under the State and county fire codes; and ensure living environments safe from criminal activity. The HPHA has also established partnerships with outside planning, architecture, and engineering firms to perform routine point-in-time physical needs assessments at all properties. Their findings help to inform the Authority’s prioritization of future capital improvement projects.

**F. Identify and discuss significant adjustments contained in the budget request submitted to the legislature. Explain and quantify how significant requests for additional funds are expected to affect outcomes.**

**HMS 220 – Rental Housing Services (Public Housing)**

<b>Request ID</b>	220RH-51 (companion to 229HA-52)
<b>Description of Request</b>	Request to transfer, convert MOF, and redescribe FTE 13.00 permanent positions and funds from HMS 229 to HMS 220, 1.00 MOF A, 9.00 MOF N, and 3.00 MOF W. MOF A trade-off with Other Personal Services (FTE Perm 1.00/A, - \$65,518/A, \$65,518/A; 9.00/N, \$847,818/N; 3.00/W, \$320,990/W).
<b>Reasons for Request</b>	Under the Rental Housing Services program, the HPHA develops and manages affordable public housing properties, ensures tenant eligibility requirements and rental rates, processes applications, and maintains each rental property to HUD-standards. The HPHA currently manages 6,210 public housing dwelling units, of which 5,346 are federally-assisted and 864 are state-owned and assisted. With the U.S. Department of Housing and Urban Development (HUD) transitioning to their new National Standards for the Physical Inspection of Real Estate (NSPIRE) new public housing inspection model, the HPHA has

	<p>determined that the positions in Program ID HMS229 should be transferred to HMS220 in order to meet new federal regulations that will assess the overall condition, health, and safety of public housing properties and units assisted by HUD. If public housing properties are not kept up to standard, the HPHA will risk losing its federal subsidy to assist our most disadvantaged populations with permanent affordable housing.</p>
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<b>Request ID</b>	220RH-52
<b>Description of Request</b>	Request FTE 3.00 permanent Housing Specialist II positions (FTE Perm 1.00/A, \$56,690/A; FTE Perm 2.00/N, \$182,909/N).
<b>Reasons for Request</b>	<p>The HPHA is in need of additional Public Housing Specialist (PHS) positions to serve and address management and residents' needs. The three (3) PHS positions will be assigned to the Asset Management Projects (AMP) listed below.</p> <p>AMP 31 consists of one (1) federal low-income public housing property (Kalihi Valley Homes) and five (5) state low-income public housing properties (Hauiki Homes, Puahala Homes I, II, III, IV) with a combined total of five-hundred and seventy (570) public housing units. With only two (2) PHS positions available to service management and tenants, the A funded PHS position will be able to spread out the existing workload more evenly with a focus on the one-hundred and seventy-four (174) state low-income public housing families. Please know that there are currently no A funded PHS positions to service any state low-income public housing properties.</p> <p>AMP 34 consists of three (3) federal low-income public housing properties (Kalakaua Homes, Makua Alii, and Paoakalani) with a combined total of five-hundred and eighty-three (583) public housing units. With only two (2) PHS positions available to service management tenants, the N funded PHS position will be able to spread out the existing workload more evenly. Please know that these properties primarily service the elderly and non-elderly disabled tenants that have mental and physical disabilities and require additional attention and assistance.</p> <p>AMP 39 consists of six (4) federal low-income public housing properties (Kahekili Terrace, Makani Kai Hale I &amp; II, and Kahale Mua</p>

	<p>federal) and one (1) state low-income public housing property (Kahale Mua state) with a combined total of one-hundred and sixty-eight (168) public housing units. While the tragic wildfire disaster that destroyed Piilani Homes and David Malo Circle in Lahaina has reduced the total amount of public housing units by sixty (60) units, the N funded PHS position will be able to assist the public housing tenants on the island of Molokai as well as the island of Maui. Travel time to and from the island of Molokai puts additional strain on the HPHA’s Maui Office staff and the N funded PHS position will be able to spread out the existing workload more evenly.</p>
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<b>Request ID</b>	220RH-53
<b>Description of Request</b>	Request to convert funding of FTE 3.00 permanent Building Maintenance Worker I positions from MOF W to MOF A, MOF A trade-off with Other Personal Services (FTE Perm 3.00/A, - \$205,338/A, \$205,338/A; -3.00/W, -\$257,469/W).
<b>Reasons for Request</b>	These positions are needed at the Asset Management Projects.

<b>Request ID</b>	220RH-BF (companion to 229HA-BF)
<b>Description of Request</b>	Request to transfer in FTE 3.00 permanent Building Maintenance Worker Is from HMS 229 (FTE Perm 3.00/W, \$257,469/W).
<b>Reasons for Request</b>	These positions are needed at the Asset Management Projects.

<b>Request ID</b>	220RH-FF
<b>Description of Request</b>	Request to increase federal fund ceiling (\$7,540,597/N).
<b>Reasons for Request</b>	Additional federal funds are expected next year.

<b>Request ID</b>	H25011
<b>Description of Request</b>	School Street Development of Elderly Housing, Oahu (\$22,000,000/C).
<b>Reasons for Request</b>	Funding needed due to the increased costs of construction and interest rates.



<b>Request ID</b>	H25003
<b>Description of Request</b>	HPHA Lumpsum, Site and Building Improvements and Health and Safety Improvements, Statewide (\$10,000,000/C).
<b>Reasons for Request</b>	<p>Funding needed to protect the assets and residents of HPHA. Both federal and state public housing programs are historically underfunded. Many buildings are in need of major repairs and renovation, while some dwelling units have been rendered completely uninhabitable. HPHA will use this funding to:</p> <ol style="list-style-type: none"> <li>a. Improve the health and safety of the housing provided to existing residents;</li> <li>b. Protect the physical assets of HPHA’s public housing inventory from further deterioration, thereby reducing future expenditures on rehabilitation or new construction;</li> <li>c. Ensure compliance with federal property requirements and condition standards; and</li> <li>d. Beautify the neighborhoods where public housing is located.</li> </ol>

**HMS 222 – Rental Assistance Services (Section 8)**

<b>Request ID</b>	222RA-51
<b>Description of Request</b>	Request additional general funds for the State Rent Supplement Program (\$400,000/A)
<b>Reasons for Request</b>	Requested funding will enable the HPHA to fund all State Rent Supplement Program participants at the currently authorized rental assistance rate.

<b>Request ID</b>	222RA-FF
<b>Description of Request</b>	Request to increase federal fund ceiling (\$4,797,969/N).
<b>Reasons for Request</b>	Additional federal funds are expected next year.

**HMS 229 – HPHA Administration**

<b>Request ID</b>	229HA-51
<b>Description of Request</b>	Request to convert MOF and redescribe FTE 1.00 position, from temporary to permanent and from MOF N to MOF W (FTE Temp - 1.00/N, -\$111,162/N; Perm 1.00/W, \$119,970/W).
<b>Reasons for Request</b>	For the past several years, it has been difficult to fill temporary civil service positions while competing against the permanent civil positions in recruitment at other State departments.

<b>Request ID</b>	229HA-52 (Companion to 220RH-51)
<b>Description of Request</b>	Request to transfer out FTE 13.00 permanent positions from HMS 229 to HMS 220, 8.00 MOF N funded positions and 5.00 MOF W funded positions (FTE Perm -8.00/N, -\$668,588/N; -5.00/W, -\$409,737/W).
<b>Reasons for Request</b>	Under the Rental Housing Services program, the HPHA develops and manages affordable public housing properties, ensures tenant eligibility requirements and rental rates, processes applications, and maintains each rental property to HUD-standards. The HPHA currently manages 6,210 public housing dwelling units, of which 5,346 are federally-assisted and 864 are state-owned and assisted. With the U.S. Department of Housing and Urban Development (HUD) transitioning to their new National Standards for the Physical Inspection of Real Estate (NSPIRE) new public housing inspection model, the HPHA has determined that the positions in Program ID HMS229 should be transferred to HMS220 in order to meet new federal regulations that will assess the overall condition, health, and safety of public housing properties and units assisted by HUD. If public housing properties are not kept up to standard, the HPHA will risk losing its federal subsidy to assist our most disadvantaged populations with permanent affordable housing.

<b>Request ID</b>	229HA-53
<b>Description of Request</b>	Request FTE 2.00 temporary MOF W funded positions and FTE 2.00 permanent MOF N funded positions (FTE Perm 2.00/N, \$158,306/N; FTE Temp 2.00/W, \$350,845/W).

<b>Reasons for Request</b>	The two (2) Housing Development Specialist positions are needed to assist in all phases of housing development, and they will need two (2) Public Housing Specialist I positions for housing development support. These positions will assist in the Ka Lei Momi, KPT and SSEAHP redevelopment projects in the preparation of feasibility studies for the sites, master plan preparation, processing the required governmental applications and permits, construction of housing units, and coordination with Property Management and Maintenance Services Branch and Office of the Executive Director.
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<b>Request ID</b>	229HA-54
<b>Description of Request</b>	Request to convert FTE 1.00 temporary position to permanent position and funds for federal salary adjustment and equipment (FTE Temp -1.00/N; Perm 1.00/N, \$14,433/N).
<b>Reasons for Request</b>	For the past several years, it has been difficult to fill temporary Civil Service positions while competing against the permanent Civil Service positions in recruitment from other state departments.

<b>Request ID</b>	229HA-BF (companion to 220RH-BF)
<b>Description of Request</b>	Request to transfer out FTE 3.00 permanent Building Maintenance Worker Is to HMS 220 (FTE Perm -3.00/W, -\$257,469/W).
<b>Reasons for Request</b>	These positions are needed at the Asset Management Projects.