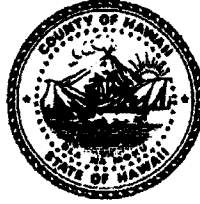


William P. Kenoi
Mayor



County of Hawai'i
HAWAI'I COUNTY HOUSING AGENCY
50 Wailuku Drive, Hilo, Hawai'i 96720
Phone: (808) 961-8379 Fax: (808) 961-8685

Hawai'i County Housing Agency is comprised of the Hawai'i County Council Members

MEETING NOTICE

DATE: April 14, 2015
TIME: 9:00 a.m.
PLACE: KONA COUNCIL Chambers
West Hawai'i Civic Center
74-5044 Ane Keohokālole Highway Building A
Kailua-Kona, Hawai'i 96740

2015 APR - 8 PM 2: 53
COUNTY CLERK
COUNTY OF HAWAII

AGENDA

1. **CALL TO ORDER**
2. **STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS:**
3. **APPROVAL OF MINUTES FROM:**

April 15, 2014

4. **NEW BUSINESS:**
 - A. Appointment of Chairperson
 - B. Appointment of Vice Chairperson
 - C. Overview of the Office of Housing and Community Development Programs.
 - D. Approval of the Public Housing Agency ("PHA") Plan for the Housing Choice Voucher (Section 8) Program for the County of Hawai'i.

5. **OLD BUSINESS:**

None.

6. **ADMINISTRATOR'S ORAL REPORT:**

None.

7. **NEXT MEETING:**

8. **ADJOURNMENT:**

Notice is hereby given that pursuant to Hawai'i Revised Statutes (hereinafter "HRS") §92 3.5, the Hawai'i County Housing Agency will be conducting this meeting via videoconference. Members will be present at the following locations:

- Hilo Council Chambers, Hawai'i County Building, 25 Aupuni Street, First Floor, Room 1401
- Kona Council Chambers, West Hawai'i Civic Center, 74-5044 Ane Keohokālole Highway, Bldg. A

If audio stream between Kona and Hilo is lost for more than a short period of time, the meeting will be terminated.

Public attendance via videoconference is available at the following locations:

County Council Room, Hawai'i County Building, 25 Aupuni Street, First Floor, Room 1401; and Waimea Council Office, Holomua Center, 64-1067 Māmalahoa Highway, Suite 5.

Public attendance via videoconference is also available at the following locations:

County Facility (former Bank of Hawai'i Building), 54-3888 Akoni Pule Highway, Kohala; Hawaiian Ocean View Estates Community Center, 92-8924 Leilani Circle; and Pāhoa Neighborhood Facility, 15-2710 Kauhale Street.

If for technical or other unanticipated circumstances the video and/or audio connection cannot be made or is disrupted, the scheduled meeting will continue.

Note: The meeting place is accessible to persons with disabilities. To request an Auxiliary Aid, language translation, and/or services to participate in this meeting (i.e., sign language interpreter, large print, etc.), please call 961-8379.

Meeting of the
HAWAI`I COUNTY HOUSING AGENCY
Hilo, Hawai`i
April 15, 2014

Agency Members Present

Greggor Ilagan
Dru Mamo Kanuha
Zendo Kern
J. Yoshimoto
Val Poindexter
Margaret Wille
Brenda Ford
Karen Eoff
Dennis "Fresh" Onishi

Absent and Excused

Staff Members Present

Stephen Arnett
Susan Akiyama
Susan Caseria
Chasity-Lynne DeVera
Sharon Hirota

Members of the Public

Corporation Counsel

Amy Self

Mr. Ilagan: Welcome to the Hawai`i County Housing Agency and today is April 15, 2014. We are, we're not ahead of schedule, we are a little bit behind. It's 9:20 and we are at the Kona Council Chambers at West Hawai`i Civic Center. I would like to introduce our agency, Margaret Wille, on my far right, Valerie Poindexter, Brenda Ford, J. Yoshimoto, Karen Eoff, Dru Kanuha, Zendo Kern and in Hilo, we have Dennis "Fresh" Onishi. At this time, before we...

Ms. Ford: We are missing one agency member.

Mr. Ilagan: Yes, I said at Hilo, Dennis "Fresh" Onishi. Right there, you see him waving?

Ms. Ford: Did he send in a six day notice?

Mr. Ilagan: No, he's right there.

Ms. Ford: No, I see him. But did he send in his six day notice that he would be there? Because he can't participate if he didn't.

Mr. Ilagan: For the agency we have separate rules comparing to, I guess he has it right there, but we do have different rules and right now we're following the Roberts rules. We are not, we don't have the Council rules adopted for this agency.

Ms. Ford: Okay.

Mr. Ilagan: But we do have that.

Ms. Ford: Thank you. I'm going to just file my formal protest on this one. Thank you.

Mr. Ilagan: Thank you. Your protest is duly noted. At this time, before we do the approval of minutes, we are going to have statements from the public. Do we have any testimony from Kona? We don't have any testimony from Kona. Good morning Hilo, do we have any testimony? Good morning Hilo.

Mr. Onishi: There's no testifiers.

Mr. Ilagan: Thank you Hilo. Waimea, good morning Waimea, do we have any testifiers.

Waimea: Good morning, we have no testifiers. Thank you.

Mr. Ilagan: Good morning Kohala, do we have any testifiers?

Kohala: Good morning, we have no testifiers for the Housing Agency.

Mr. Ilagan: Thank you. Ocean View, good morning, do we have any testifiers? Ka'u and Ocean View is not available for this Housing Agency. And of course, saving the best for last, Pahoa, do we have any testifiers?

Pahoa: Good morning, there are no testifiers here in Pahoa.

Mr. Ilagan: Thank you Pahoa. At this time, we will close the statements from the public. We will go ahead and could I please have a motion to approve... Yes, I did all testimony sides, thank you for the reminder. At this time, the statements of the public is closed, may I have a motion to approve the minutes from April 8, 2013?

Mr. Kern: So moved.

Mr. Kanuha: Second.

Mr. Ilagan: Moved by Mr. Kern and second by Mr. Kanuha, any discussion with the minutes? No discussion at this time, all in favor say aye.

Members: Aye.

Mr. Ilagan: All opposed? None, minutes have been approved. Moving on to new business, may I have a motion for approval of the Public Housing Agency Plan for the Housing Choice Voucher Program for the County of Hawai'i?

Mr. Kern: So moved.

Ms. Eoff: Second.

Mr. Ilagan: Moved by Mr. Kern and second by Ms. Eoff. Any discussion? Mr. Arnett, if you don't mind, could you please introduce yourself and speak just a little bit about it?

Mr. Arnett: Good morning, Stephen Arnett, Director of Housing & Community Development for the County of Hawai'i. Good morning agency members. As a requirement for the HUD funding of our Section 8 Voucher Program, we are required to do a five year and one year plan regarding the approval, having the agency...

Mr. Onishi: We cannot hear you.

Mr. Ilagan: Is your mic on?

Mr. Arnett: My mic is on, yes.

Mr. Ilagan: We are going to take a five minute break.

Mr. Ilagan: We are back from recess, I hope that we didn't delay anything, the discussion, but I just want to say, if you could continue, Administrator Arnett?

Mr. Arnett: Yes. As a result of our one year plan that we are required to submit to HUD, a draft of that plan is before you following the blue paper in your packet. I'm going to have Sharon Hirota who is my Division Head for the Section 8 Rental Subsidy Program, Existing Housing come forward and give you the details on what we would like to have you approve today. So

Sharon, if you would come forward in Hilo and describe where we're going with this please.

Ms. Hirota: Good morning.

Mr. Ilagan: Good morning Sharon.

Ms. Hirota: So we are requesting the approval of the Public Housing Agency Plan. It's an annual plan that we must file to HUD in regards to our Housing Choice Voucher/Section 8 Program documenting our plans and actions for the upcoming fiscal period starting July 1, 2014. We held, as required, we conducted a public hearing. Well first of all, we made the plan available for public review and had a public hearing on April 2. And we received public comments in regards to one of the action items and so this is in regards, located on page four of nine of the actual plan in section 7.0 that talks about the Project Based Voucher Program. And based on comments that we received, the Office of Housing is going to increase the number of available Project Based Vouchers in 2014 from 20 to 55. So we will be amending this plan and then submitting it upon your approval to HUD. No other changes will be made.

Mr. Ilagan: Thank you Sharon for that clarification, Administrator Arnett.

Mr. Arnett: So based upon that we would ask you to approve the draft of this plan so we can submit to HUD and increase the Project Based Vouchers from our original number of 20 to 55 so that we can have an additional number of Big Island residents getting rental subsidy.

Mr. Ilagan: Thank you. Does any of the Housing Members have any discussion? Ms. Wille.

Ms. Wille: Thank you Chair. Mr. Arnett, a couple questions. On the Homeownership Assistance Program, and I see that that is sort of moving people towards the option of homeownership rather than rental and if you could just say very, very briefly how that works, and I guess my question is, how much money is being diverted over to that as opposed to the rental and what the cost is per unit considering that we got over 8,000 people on the waiting list, over 52% have children and over 48% are in the extremely low income area.

Mr. Arnett: You want to clarify your question for me just a little bit please?

Ms. Wille: So I see that there's both a rental program and a homeownership program, and I admit, I haven't researched exactly what the cost of each is and I just wonder if you could just summarize...

Mr. Onishi: Excuse me, Mr. Chair?

Mr. Ilagan: What's your point of order Mr. Onishi?

Mr. Onishi: In Hilo we are having a hard time hearing because of the volume but then if we put up the volume than this humming sound get louder so people in the audience and also with the staff, they can't really understand what Ms. Wille is saying.

Mr. Ilagan: Thank you Mr. Onishi.

Ms. Wille: Okay, Fresh, does this sound okay? Better?

Mr. Onishi: Yes, much better.

Ms. Wille: Okay, so I'm just looking at how we're allocating funds and comparing what funds are being used for the homeownership program versus the rental program. And just as a point of inquiry, given the high, what I've mentioned before, if they didn't hear me in Hilo, was that there's over, right now, 8,000 waiting to be on the rental program and of those, over 52% have children and over 48% of those are in the extremely low income category. So just out of concern as to how we're allocating funds, to what extent are we sort of taking money from the rental program to the homeownership option program and whether that's a good idea to continue doing.

Mr. Arnett: Sharon, do you want to take that or do you want me to have that?

Ms. Hirota: No, I can take it.

Mr. Arnett: Okay.

Ms. Hirota: So in regards to the Section 8 Homeownership Program, it is a volunteer program for those who are current participants of the Section 8 program. And if they are interested in becoming a homeowner and is homeowner ready, the program allows for mortgage assistance versus rental assistance. We do not allocate monies or divvy out, divide monies saying we're going to allocate so many to homeownership or so many to project based. Our total funding, if somebody is interested, we

would switch over from rental assistance to mortgage assistance. So we currently have three program participants that are receiving mortgage assistance. We've serviced around a total of six families since the inception of the program about four years ago. Three of them are no longer receiving. So they were receiving mortgage assistance and they "graduated" and is now paying 100% of the mortgage on their own based on their income. So we do still service three.

Ms. Wille: Okay so it's basically being used as a transition program and not sort of taking the place in any way of the rental program?

Ms. Hirota: That is correct. So it is more geared toward people who are interested and who have become mortgage ready, have connected to resources in our community and through our programs and the mortgage assistance is more like gap funding, if the individual cannot afford the entire mortgage on their own.

Ms. Wille: Thank you and my second question is just in terms of this 8,722 applicants waiting, what's on the horizon here? I mean are we moving towards more, we've got the affordable housing projects or workforce housing projects or just how you see us addressing those 8,000 people waiting on the applicant list.

Ms. Hirota: In regards to the number of people on our waiting list, I will tell you that we are the only County currently that has a wait list open in our State and the list continues to grow. But since December of 2013, we've started calling people off of our wait list, the first time in over two years. So as of today, we've called up 400 applicants off of our wait list and our plan is to continue to do so for the remainder of 2014 in order to spend down our allocation that HUD has given us for the calendar year 2014. So by the end of 2014 we would have called up at least, we're hoping if all works out, at least 1,300 off of our wait list.

Ms. Wille: And when you say off of the wait list, where you are determining that they may be no longer eligible and that would bring the wait list down or that they now...?

Ms. Hirota: Correct.

Ms. Wille: That's correct?

Ms. Hirota: Yes so our wait list, we are calling people off the wait list. So far, our statistics show that 70% have responded that they are interested in the program but we are still working on the processing of the applications.

Ms. Wille: Okay so, I just want to adjust my question. I guess I'm not really, for our County to be one allowing people to get on the waiting list, I'm not sure how that really plays towards what we're doing in order to address getting those applicants that are eligible into some kind of shelter or housing.

Ms. Hirota: Okay so once we, the way the Section 8 Program works is that once our office determines that a family or participant is eligible, they will search for a rental unit in the general public, so they don't need to stay in a specific area or in a specific project. They would then enter into a lease agreement directly with a private landlord anywhere within our County.

Ms. Wille: I see so all of these 8,000 people, or the number of those that are eligible, could be out locating suitable housing shelter right now and then making arrangements with you all through the program to get a Section 8 voucher?

Ms. Hirota: We will offer the voucher to those off of the waiting list based on the date and time they applied. So our wait list is over six years old. We are processing applications dating back in April of 2008.

Mr. Arnett: Let me answer your question a little more directly. The answer to your question is no. 8,000 people seeking housing, seeking a voucher, not happening. Long story short is that as your name comes up to the top of the list, those are the people who are then vetted to determine whether or not their income requirements are equal to what are necessary for rental subsidy. But everybody on the list seeking housing, we don't have that kind of funding. I'm sorry.

Ms. Wille: Okay. Thank you.

Mr. Ilagan: Thank you Ms. Wille, Ms. Ford?

Ms. Ford: Mr. Arnett, also this may have been stated earlier but I just want to make sure I understand it. Of those 8,000, as they come up and they're vetted, the reason they drop off the list is either they don't need it anymore or they didn't qualify in the beginning.

Mr. Onishi: Excuse me, Mr. Chair can you have her move closer to the mic? We cannot hear her.

Ms. Ford: Ok thanks. The people who move to the top of the list who are then vetted, either don't need the help anymore or they don't qualify and that's the reason they are dropping off the list to be vetted out?

Mr. Arnett: That's true, yes.

Ms. Ford: Okay so I think you and I had a discussion sometime before that a lot of people will apply for the housing vouchers that never would be qualified. We seem to have, and this is just a comment, we seem to have a gap between the people at the very low end who will qualify for the housing Section 8 vouchers and those right above them who kind of fall through the crack. They can't get the assistance but they also don't make enough money to get into the market priced housing, is that correct?

Mr. Arnett: Yes ma'am, that is.

Ms. Ford: Alright, thank you Mr. Chair.

Mr. Ilagan: Thank you Ms. Ford. Any other Housing Members have any discussion, comments? At this time we will end discussion and all in favor for the motion to approve the Public Housing Agency Plan for the Housing Choice Voucher Program for the County of Hawai'i say aye.

Members: Aye.

Mr. Ilagan: Any opposed? None. At this time the approval has been voted on and we have no old business. We don't have Administrator's oral report and we don't have a next meeting so may I have a motion for adjournment?

Mr. Kern: So moved.

Ms. Ford: Second.

Mr. Ilagan: Moved by Mr. Kern, second by Ms. Ford, all in favor say aye.

Members: Aye.

Mr. Ilagan: Any opposed? We have the ayes and the meeting is now adjourned. (9:40 am)

4. NEW BUSINESS

- A. Approval of the Public Housing Agency ("PHA") Plan for the Housing Choice Voucher (Section 8) Program for the County of Hawai'i.

4D. Approval of the Public Housing Agency (PHA) Plan for the Housing Choice Voucher (Section 8) Program for the County of Hawai`i.

With the passage of the Quality Housing and Work Responsibility Act of 1999, Congress required that Public Housing Agencies file a five-year (5) plan and a one-year (1) plan with the U.S. Department of Housing and Urban Development (HUD).

The Office of Housing and Community Development (OHCD) is seeking approval of the one (1) year plan for fiscal year beginning July 1, 2015. This request follows the requirement set forth by HUD.

On February 10, 2015, the OHCD published Public Notices in the Hawai`i Tribune-Herald and West Hawai`i Today announcing that the PHA Plan would be available for public review at the Office of Housing and Community Development in Hilo and Kona. Written comments were welcomed and interested persons could testify at the public hearings.

Public Hearings, as required by 24 CFR (Code of Federal Regulations) Part 903, were held on Tuesday, March 31, 2015, in Hilo at the OHCD Conference Room, 1990 Kino`ole Street, Suite 104, and in Kona at the OHCD Conference Room, West Hawaii Civic Center, Building B, 2nd Floor at 9:00 a.m.

Comments from the general public will be included in the final version of the PHA plan submitted electronically to HUD before April 17, 2015.

ACTION:

That the Hawai`i County Housing Agency approve the attached PHA Plan of the Office of Housing and Community Development.

DRAFT
FOR PUBLIC REVIEW & COMMENT
2015 Public Housing Agency (PHA) Plan
Annual Plan
July 1, 2015 – June 30, 2016

Public Comment Period
February 10 – March 31, 2015

Public Hearing
9:00AM, March 31, 2015

Office of Housing and Community Development
Existing Housing Division – Conference Room
1990 Kino`ole Street, Suite 104, Hilo

OR

Office of Housing & Community Development
West Hawai`i Civic Center
74-5044 Ane Keohokalole Highway
Building B., 2nd Floor
Kailua – Kona, HI 96740
(by video conferencing)

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: <u>HAWAII COUNTY HOUSING AGENCY</u> PHA Code: <u>HI002</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>JULY 1, 2015</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>1805</u>												
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 <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
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.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:												
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.												

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

See Attachment A

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

6.0

Office of Housing and Community Development
50 Wailuku Drive
Hilo, Hawai'i 96720

Office of Housing and Community Development
Existing Housing Division
1990 Kino'ole Street, Suite 105
Hilo, Hawai'i 96720

Office of Housing & Community Development
West Hawai'i Civic Center
74-5044 Ane Keohokalole Highway
Building B., 2nd Floor
Kailua – Kona, Hawai'i 96740

<p>7.0</p>	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><u>Homeownership Program</u> <i>The Office of Housing and Community Development (OHCD) administers a Section 8 Homeownership Option Program. The purpose of the program is to provide an option for eligible participants to apply their Housing Choice Voucher (Section 8) assistance towards homeownership assistance rather than for rent. The OHCD's objectives are to expand homeownership opportunities for its Section 8 participants by assisting them in transition from rental to homeownership using all available resources under the Homeownership Option Program or other available resources. As of December 31, 2014, the OHCD has completed total of six (6) homeownership closings.</i></p> <p><i>The OHCD policies for the Homeownership Option Program are established in Rule 6 of the Administrative Plan.</i></p> <p><u>Project Based Voucher Program</u> <i>In order to better serve the elderly, persons with disability and other special needs populations, the Authority will continue to research the feasibility and viability of "project-basing" tenant-based Section 8 Vouchers.</i></p> <p><i>For 2015-2016, the OHCD may Project Base up to twenty (20) vouchers. The use of the rental assistance vouchers through the Project Based Voucher Program is consistent with the County of Hawaii's Consolidated Plan.</i></p> <p><i>The OHCD policies for the Project Based Voucher Program are established in Rule 4 of the Administrative Plan.</i></p>
<p>8.0</p>	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p><i>Not applicable to Hawai'i County Housing Agency.</i></p>
<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><i>Not applicable to Hawai'i County Housing Agency.</i></p>

8.2	<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 style="text-align: center;"><i>Not applicable to Hawai'i County Housing Agency.</i></p>																																													
8.3	<p>Capital Fund Financing Program (CFFP). <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 style="text-align: center;"><i>Not applicable to Hawai'i County Housing Agency.</i></p>																																													
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><u>1. Statement of Housing Needs</u> [24 CFR Part 903.7 9 (a)]</p> <p>A. Housing Needs of Families in the Jurisdiction/s Served by the PHA</p> <table border="1" data-bbox="305 1100 1414 1787"> <thead> <tr> <th colspan="3" style="text-align: center;">Housing Needs of Families on the Section 8 Program Waiting List</th> </tr> <tr> <th></th> <th style="text-align: center;"># of Applicants</th> <th style="text-align: center;">% of total Applicants</th> </tr> </thead> <tbody> <tr> <td>Waiting List Total</td> <td style="text-align: center;">8,112</td> <td></td> </tr> <tr> <td>Extremely Low Income <=30% AMI</td> <td style="text-align: center;">3,609</td> <td style="text-align: center;">44%</td> </tr> <tr> <td>Very Low Income (>30% but <=50% AMI)</td> <td style="text-align: center;">907</td> <td style="text-align: center;">11%</td> </tr> <tr> <td>Low Income (>50% but <80% AMI)</td> <td style="text-align: center;">240</td> <td style="text-align: center;">3%</td> </tr> <tr> <td><i>Did not provide income information</i></td> <td style="text-align: center;">1,690</td> <td style="text-align: center;">21%</td> </tr> <tr> <td>Families with Children</td> <td style="text-align: center;">2,984</td> <td style="text-align: center;">37%</td> </tr> <tr> <td>Elderly Families</td> <td style="text-align: center;">661</td> <td style="text-align: center;">8%</td> </tr> <tr> <td>White</td> <td style="text-align: center;">2,837</td> <td style="text-align: center;">35%</td> </tr> <tr> <td>Black / African American</td> <td style="text-align: center;">293</td> <td style="text-align: center;">4%</td> </tr> <tr> <td>American Indian / Alaska Native</td> <td style="text-align: center;">127</td> <td style="text-align: center;">2%</td> </tr> <tr> <td>Asian</td> <td style="text-align: center;">616</td> <td style="text-align: center;">8%</td> </tr> <tr> <td>Native Hawaiian / Pacific Islander</td> <td style="text-align: center;">2,729</td> <td style="text-align: center;">34%</td> </tr> <tr> <td>Did Not Disclose Information</td> <td style="text-align: center;">1,510</td> <td style="text-align: center;">19%</td> </tr> </tbody> </table> <p style="text-align: center;">*some applicants may have elected to check multiple ethnicities</p>	Housing Needs of Families on the Section 8 Program Waiting List				# of Applicants	% of total Applicants	Waiting List Total	8,112		Extremely Low Income <=30% AMI	3,609	44%	Very Low Income (>30% but <=50% AMI)	907	11%	Low Income (>50% but <80% AMI)	240	3%	<i>Did not provide income information</i>	1,690	21%	Families with Children	2,984	37%	Elderly Families	661	8%	White	2,837	35%	Black / African American	293	4%	American Indian / Alaska Native	127	2%	Asian	616	8%	Native Hawaiian / Pacific Islander	2,729	34%	Did Not Disclose Information	1,510	19%
Housing Needs of Families on the Section 8 Program Waiting List																																														
	# of Applicants	% of total Applicants																																												
Waiting List Total	8,112																																													
Extremely Low Income <=30% AMI	3,609	44%																																												
Very Low Income (>30% but <=50% AMI)	907	11%																																												
Low Income (>50% but <80% AMI)	240	3%																																												
<i>Did not provide income information</i>	1,690	21%																																												
Families with Children	2,984	37%																																												
Elderly Families	661	8%																																												
White	2,837	35%																																												
Black / African American	293	4%																																												
American Indian / Alaska Native	127	2%																																												
Asian	616	8%																																												
Native Hawaiian / Pacific Islander	2,729	34%																																												
Did Not Disclose Information	1,510	19%																																												

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.
Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

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 by:

- *Closely monitor and adjust program payment standards as needed to enable families to rent throughout the jurisdiction*
- *Undertake measures to ensure access to affordable housing among families assisted by the OHCD, regardless of unit size required*
- *Maintain or increase Section 8 Program lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty*
- *Participate in the Consolidated Plan development process to ensure coordination with broader community strategies*

Strategy 2: Increase the number of affordable housing units by:

- *Apply for additional Section 8 Program vouchers should they become available*
- *Pursue housing resources other than public housing or Section 8 tenant-based assistance.*
- *The OHCD projects that in 2015-2016, it may Project-Based up to twenty (20) units. The Project-basing of units under the Section 8 Program is consistent with the Agency's Consolidated and PHA Plans.*

9.1

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

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

- *Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance*

Need: Specific Family Types: The Elderly and Families with Disabilities

Strategy 1: Target available assistance to the elderly and the disabled:

- *Apply for special-purpose vouchers targeted to the elderly, should they become available*
- *Affirmatively market to local non-profit agencies that assist families with disabilities*

Strategy 2: Conduct activities to affirmatively further fair housing

- *Participate in Annual Fair Housing Seminar. Provide information to all attendees about the Section 8 Programs.*

Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing.

- *In October 2012, the OHCD was awarded a HOME Program grant to provide rental assistance to eligible individuals and families. On January 8, 2015, a HOME grant application was submitted, requesting for HOME funding for 2015- 2017.*

PHA Goal: Improve the quality of assisted housing

- *For the Fiscal Year ending June 30, 2014, the OHCD received an overall performance rating of "High Performer". The OHCD continues to follow its documented internal audit procedures to ensure it continues meeting HUD's Section 8 Program requirements.*
- *The OHCD will continue to meet with at least four (4) interested organizations per year to explain the Section 8 Programs.*

PHA Goal: Increase assisted housing choices

- *The OHCD will continue to provide voucher mobility counseling, conduct outreach efforts to potential landlords for the Section 8 Program*
- *As of December 31, 2014, the OHCD has completed total of six (6) Section 8 Homeownership Option Program transactions. The OHCD will continue to work with eligible program participants*

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

- *The OHCD continues to meet at least four (4) times annually with community groups, service agencies, landlords and tenants to discuss improvements to rental units. For the period 2008 - 2014, the Section 8 program staff conducted HQS training as part of the County's Fair Housing annual training. The OHCD has plans to participate in the annual event in April 2015.*

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

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

- *The OHCD continues to promote the Section 8 Family Self-Sufficiency and Section 8 Homeownership Option Programs to all eligible participants. The Program Coordinator conducted quarterly informational meetings.*
- *As of December 31, 2014, there are 25 active participants in the FSS Program.*
- *As of December 31, 2014, there are 42 graduates from the FSS Program.*

10.0

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

- *Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familiar status and disability.*
- *Policy and procedures for reasonable accommodation have been implemented.*
- *On-going education on Fair Housing continues to be provided to include, but not limited to workshops, publications, etc.*
- *On-going efforts to educate the public and landlords: free workshop have been conducted for anyone wishing to attend.*
- *Provide information to the public: the OHCD in conjunction with the counties has coordinated training for the public, landlords, and employees on fair housing laws.*

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

In accordance with Notice PIH 99-51, PHAs are required to explain "substantial deviations" from the 5-Year Plan in the Annual Plan. PHAs may change or modify their plans or policies described in them but any "significant amendment or modification" requires the PHA to submit a revised PHA Plan that has met full public process requirement.

A "substantial deviation" or a "significant amendment or modification" is defined by OHCD as substantive change to the OHCD's method of doing business. HUD rules govern many of the procedures used by any PHA, including OHCD. Where HUD rules require OHCD to state its policies regarding its procedures, those policies are contained in the Rules and Regulations of the Office of Housing and Community Development (Rules). Substantive changes in those Rules require a Public Hearing according to Hawaii Revised Statutes Chapter 91. Some examples of substantial deviations or significant amendments or modifications to the Rules of OHCD would be:

- 1) *Changes to rent or admissions policies*
- 2) *Changes to Waiting List policies;*
- 3) *Changes in the eligibility criteria for participants;*
- 4) *Changes in the grievance settlement policies.*

OHCD will also explain in the Annual Plan when there is a substantive change in OHCD's policies as stated in the 5-Year Plan. That change will meet public process requirements.

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.

The following documents are applicable to the Hawai`i County Housing Agency:

(a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)

(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.

Public Hearing for the PHA Plan is scheduled for Tuesday, March 31, 2015 as follows:

9:00AM *Office of Housing and Community Development
Existing Housing Division – Conference Room
1990 Kino`ole Street, Suite 104, Hilo*

-OR- *Office of Housing & Community Development
West Hawai`i Civic Center
74-5044 Ane Keohokalole Highway
Building B., 2nd Floor
Kailua – Kona, HI 96740*

11.0

The following documents are NOT applicable to the Hawai`i County Housing Agency:

(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)

(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)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing.**)
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.**
 - 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:
<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

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

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (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.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

PHA Plan Elements. (24 CFR 903.7)

Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.

No changes

2. Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

Sources	Planned \$
Federal Grant (CY 2010 Grants)	
Annual Contributions for Section 8 Tenant Based Assistance (<i>estimate only</i>)	\$
Family Self-Sufficiency Grant	\$
Total Resources	\$

3. Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

Not applicable to Hawai'i County Housing Agency.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

No changes.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

Not applicable to Hawai'i County Housing Agency.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

Not applicable to Hawai'i County Housing Agency.

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

Not applicable to Hawai'i County Housing Agency.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

Not applicable to Hawai'i County Housing Agency.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

No changes.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

The results of the audit for fiscal year 2014-2015 are being finalized.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

Not applicable to Hawai'i County Housing Agency.

13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

No changes.

Hawai'i County Housing Agency
Annual Plan
July 1, 2015 – June 30, 2016
Attachment B
Page 1 of 1

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.

Public Hearing for the PHA Plan is scheduled for Tuesday, March 31, 2015 as follows:

9:00AM

*Office of Housing and Community Development
Existing Housing Division – Conference Room
1990 Kino'ole Street, Suite 104, Hilo*

OR

*Office of Housing & Community Development
West Hawai'i Civic Center
74-5044 Ane Keohokalole Highway
Building B., 2nd Floor
Kailua – Kona, HI 96740*