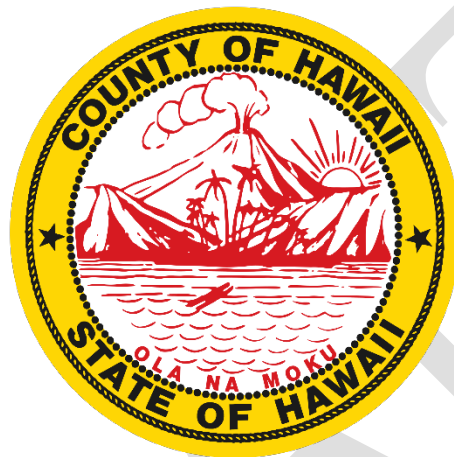


PHA Annual Plan for Fiscal Year 2026-2027



County of Hawaii

Office of Housing and Community Development

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	<p>Y N</p> <ul style="list-style-type: none"> <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s applicable Fiscal Year?</p> <p>Y N</p> <ul style="list-style-type: none"> <input type="checkbox"/> <input checked="" type="checkbox"/> Choice Neighborhoods Grants. <input type="checkbox"/> <input checked="" type="checkbox"/> Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y) <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). <p>(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>see attached report</p>
<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>We did not have any capital improvements</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p>

	(b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

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 the 5-Year and Annual PHA Plan. 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, goals, and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 5.26 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: HI002-County of Hawaii Form HUD-50075-HP (Form ID - 7284) printed by Jenny Tokiuke in HUD Secure Systems/Public Housing Portal at 01/28/2026 02:11PM EST

A. Expand the supply of assisted housing on Hawaii Island

1. Apply for additional Section 8 program vouchers should they become available

The OHCD will continue to look for additional funding opportunities made available by the U.S. Department of Housing and Urban Development (HUD). As programs or allocations become known, the OHCD will review the community needs and administrative capacity to determine how to best expand housing stability.

2. Adopt strategies and options that maintain the maximum program size of the Housing Choice Voucher (HCV) Program

The OHCD currently maintains a lease-up rate exceeding 93% of unit months leased for calendar year 2025. We remain focused on reaching and sustaining a leasing rate of 98%.

The OHCD will continue to monitor funding using HUD's Two-Year Tool along with our PHA software system to project leasing and program enrollment. This approach combined with internal reviews will help to maximize utilization and operate the program at full capacity.

3. Explore ways to expand service delivery to all housing markets on Hawaii Island

In 2025 the OHCD helped 75 families secure housing through its project-based voucher program at Kauhale I Ke Kula Uka located in Kailua Kona, Hawaii. The property offers 99 affordable two- and three-bedroom apartments for families earning 30-60% of the area median income and demonstrates OHCD's capacity to deliver housing in partnership with private developers.

To better serve Hawaii Island, the OHCD will continue to assess island-wide housing needs, including the differences between East and West Hawaii and the availability of new and existing units. The OHCD will strengthen collaboration with community partners, landlords and residents to identify barriers.

B. Improve the quality and efficiency of assisted housing

1. Obtain and maintain a score equaling a 'high performer' status on the Section Eight Management Assessment Program (SEMAP)

The OHCD achieved a SEMAP score of 92% for fiscal year July 1, 2024, to June 30, 2025, earning the designation as a "high performer". This represents a 5% increase from the prior year's score.

This achievement reflects OHCD's continued commitment to program excellence using a quality control system within its housing software to monitor and verify transactions.

2. Maintain utilization for Section 8 vouchers at 98% subject to availability of funding

As of September 2025, the OHCD successfully leased 2074 families, spending 101.09% of our annual budget. While we did not maintain the 98% leasing target for the year, total program expenditures exceed twenty-two million dollars, reflecting our commitment to provide safe, stable and supportive housing for Hawaii Island residents.

3. Explore new and existing ways to fund, coordinate and link supportive services to housing

The OHCD will continue to collaborate regularly with our Continuum of Care, Hawaii Community Assets, Neighborhood Place of Puna's Coordination Center, HOPE Services, Catholic Charities, Hawaiian Community Lending and other local providers that serve the same population to link supportive services to housing.

4. Continue to enhance the efficiency and quality of assisted housing by maintaining key programs such as the Veterans Affairs Supportive Housing (VASH) program, Project-Based Voucher (PBV) contracts, Foster Youth to Independence (FYI) program, Mainstream Voucher program, Stability Voucher program and Emergency Housing Voucher (EHV) program. These initiatives provide targeted rental assistance and supportive services to vulnerable populations ensuring long-term housing stability.

The OHCD is currently utilizing 66% of its VASH vouchers and in March 2025 the PHA was approved for an additional 46 VASH vouchers. We continue to work closely with the Veterans Administration to support veterans through the referral and leasing process and to move eligible households into units as quickly as possible. This partnership remains central to improving our utilization rate and ensuring that veterans in our community receive the housing assistance needed.

The OHCD is currently utilizing 28% of its FYI vouchers. The program's 36-month time limit, along with program requirements limits long-term stability for youth and reduces lease-ups. These constraints, combined with limited local inventory, have made the program challenging to affect our ability to achieve higher utilization. The PHA will continue to prioritize outreach and support efforts to ensure eligible youth receive the stability they need.

The OHCD is currently utilizing 98% of its Mainstream vouchers. The PHA continues to make strong use of this program, effectively reaching our non-elderly with disabilities and demonstrating the significant need for these resources in our community.

The OHCD continues working to expand the use of Stability Vouchers. Currently the OHCD is utilizing 1 out of 15 available vouchers available. Despite this, the OHCD remains committed to supporting applicants and improving utilization moving forward.

The OHCD continues to maximize use of its Emergency Housing Voucher allocation, reaching a utilization rate of 91%. The OHCD will continue to work closely with the CoC and our referral partner, Bridging the Gap to strengthen utilization so households experiencing or at risk of homelessness, as well as those impacted by VAWA can access stable housing.

C. Expand housing options

1. Collaborate efforts with local developers and existing agencies to increase homeownership opportunities

HOP staff will continue to meet with real estate professionals and both nonprofit and for-profit organizations that share the goal of promoting financial education and helping families work toward self-sufficiency. Through these partnerships, the program expands resources and creates more opportunities for participants to achieve long term stability.

2. Provide outreach to potential landlords, including education on the Section 8 program through our website and in-person informational meetings.

The OHCD website offers information about all its housing programs, including resources for current and prospective landlords. A dedicated Landlord Liaison is available to answer questions, address concerns and meet one-on-one. The Landlord Liaison also provides in-person orientations for new or interested landlords to explain the OHCD's responsibilities and the owner's responsibilities, helping prevent confusion about program rules, requirements and the leasing process.

D. Promote Self-Sufficiency

1. Increase the number of families enrolled in the Family Self-Sufficiency (FSS) program by promoting program participation at annual re-exams, displaying visual displays in interviewing cubicles and community engagement.

The PHA disbursed \$74,693.48 in graduation escrow during calendar year 2025 and supported 59 participants in the FSS program, including 7 graduates who successfully completed their contracts.

The OHCD actively promotes the FSS through multiple outreach methods including informational flyers distributed with annual reexamination documents, invitations extended to all new program admissions and visual displays in common areas. To ensure equal access across Hawaii Island, our FSS Program Coordinator holds monthly FSS informational meetings in East Hawaii and provides meetings in West Hawaii in response to participant interest.

2. Increase the number of low-income home ownership by administering the Section 8 Homeownership Option Program (HOP)

The OHCD currently has 19 families participating in the HOP, an 11% increase since 2024. Total HOP HAP payments for CY 2025 are approximately \$166,410. To strengthen growth and success, the OHCD actively promotes HOP to all Section 8 participants through flyers distributed with annual reexamination documents, invitations extended to all new program admissions and visual displays in common areas.

3. Track and celebrate FSS and HOP success stories through the OHCD newsletter and social media to motivate enrollment

The OHCD will continue to highlight the achievements of families participating in the FSS and HOP programs through its newsletter and social media platforms. Graduates are encouraged to share their personal success stories to inspire and motivate others who are pursuing self-sufficiency and homeownership.

4. Increase and promote awareness of the American Job Center (AJC) to new and current participants to promote education and job training.

The office continues to promote the AJC to all program participants, with flyers posted in the office. The FSS Program Coordinator holds FSS program certifications at the AJC, using the space to promote workshops, one-on-one coaching, training programs and career development opportunities offered by the AJC. This setup makes it easier for participants to get the support they need to work toward financial independence.

E. Pursue partnerships that will further the goal of affordable housing opportunities

1. Continue to maintain partnerships with community, Federal and State agencies to expand resources and strengthen long-term sustainability by integrating housing efforts into broader community development initiatives.

The OHCD will continue building partnerships with community organizations, federal and state agencies to improve service and delivery and expand housing opportunities. The OHCD aims to maintain open communication, strengthen collaboration and support the long-term success of its housing programs.

2. Participate in the Community Alliance Program (CAP)

On Hawaii Island, the HUD Continuum of Care (CoC) is known as the Community Alliance Program (CAP) which collaborates closely with the Hoowaiwai Network, a coalition of physicians, business leaders, mental health providers, faith-based organizations and other community partners. The OHCD continues to partner with CAP and Hoowaiwai serving as a liaison between the County and the network. Together, these partnerships focus on ending homelessness in Hawaii County and fostering self-sufficiency.

F. Ensure equal opportunity and affirmatively further fair housing

1. Ensure access and suitable living conditions for families utilizing federally assisted housing regardless of race, color, religion, national origin, sex, including gender identity or expression, sexual orientation, age ancestry familial status, marital status, disability or HIV infection

The OHCD is committed to providing equal access for all families participating in the program by adhering to federal, state and local anti-discrimination laws. Policies and practices are in place to prevent discrimination based on race, color, religion, national origin, sex, familial status, marital status, disability or HIV infection.

To uphold these protections, staff will remain connected to the Fair Housing Coordinator who serves as a resource to both employees and program participants seeking guidance or clarification. The coordinator provides support, resources and direction to help address questions.

2. Continue to improve and dissemination of fair housing information to new and existing participants

Fair Housing information is provided during program briefings. All families receive clear and accessible information outlining their rights and responsibilities under Fair Housing laws. This information is presented through a video presentation and supported by printed materials. Both new and existing participants are encouraged to contact the Fair Housing Coordinator for additional guidance or to discuss their rights and responsibilities in detail.

3. Schedule and encourage annual fair housing training and/or webinars for staff

On April 24, 2025, all staff attended Hawaii's Fair Housing Conference hosted by Hawaii Civil Rights Commission and Legal Aid Society of Hawaii. Information and materials from this and previous training are available for staff and the public on the County of Hawaii website, along with contact information for those seeking legal guidance or who have been a victim of housing discrimination.

Staff will continue to receive regular training and maintain accessible ways for individuals to report discrimination and ensure fair treatment.

4. Update the fair housing video and maintain the fair housing plan on the County website

The OHCD continues to maintain its Fair Housing plan on the County website to ensure public access to essential information and resources. While the Fair Housing video has not been updated, it remains available as part of the program briefing materials provided to all eligible families. The OHCD plans to review and update the video in the future to better reflect current Fair Housing laws and local community resources.

G. Provide the highest quality of governance and services

1. Improve OHCD image and reputation

To improve its image and reputation, the OHCD focuses on fairness, accountability and engagement with participants and landlords. Supervisors regularly review feedback with staff to clarify expectations, refine processes and strengthen overall performance. These ongoing efforts ensure families are treated with fairness, consistency and respect.

The OHCD will begin a community wide survey to gather feedback from program participants, landlords, local partners and community members. This input helps to identify areas of improvement. By listening to community feedback, the OHCD aims to strengthen trust and continue building a reputation as a fair and effective agency.

2. Deliver quality service

The OHCD is committed to delivering quality service through professionalism and a strong focus on community needs. Staff strive to provide timely and accurate assistance to all clients. Staff maintain clear communication to adhere to program regulation and continuously improve through training and feedback.

In June 2025, OHCD staff participated in a conscious communication training hosted by Kuikahi Mediation Center focusing on effective listening and clear communication. This training supports our ongoing commitment to providing service that builds trust and efficiency.

3. Create and maintain an inclusive and safe working environment

The OHCD maintains an open-door approach to encourage collaboration and open communication. The OHCD is committed to addressing concerns promptly and fairly and offers professional development training opportunities for staff who want to continue building their skills.

4. Attract and retain qualified employees, provide opportunities for employees to perform their best, recognize employee contributions

During 2025, several employees earned promotions to new roles, recognizing their hard work, dedication and the meaningful impact they have made in the community through one of our most valuable programs.

The OHCD also welcomed two qualified Housing Specialist to our division, bringing our team to full capacity. Their commitment will strengthen our services and further support our mission.

5. Implement training to maintain professional staffing and expertise in a changing environment and additional training for leadership

The OHCD encourages staff to take online training courses that match their interest in building knowledge in different areas of housing. Staff are also encouraged to attend seminars and connect with other PHAs to share ideas and reinforce effectiveness of the program. This year, a couple of employees participated in the 2025 Pacific NAHRO Conference and returned with practical approaches that have shown positive results. The OHCD also used Nan McKay's online training courses for additional project-based voucher education and sent some staff to a local grant-writing workshop to broaden agency capacity.

6. Implement mentors

The OHCD team includes staff with more than 15 years of experience. Employees are encouraged to seek guidance and exchange ideas with senior staff to develop thoughtful solutions that best serve program participants.

H. Improve housing delivery system

- 1. Continue to provide online fillable forms, waitlist information, applications to various voucher and project-based voucher programs and landlord/tenant informational documents pertaining to subsidized housing**

The OHCD tenant-based waiting list is currently open. The OHCD continues to enhance the housing delivery systems by maintaining the availability of online resources, including fillable forms, waitlist information, applications for tenant-based rental assistance and informational documents for program participants and landlords. As an accommodation for individuals, all online forms can be made available in hard copy and either mailed or provided in person.

- 2. Provide on-going staff training**

The OHCD will continue providing both individual and group training sessions covering a variety of housing topics. These sessions help staff stay informed on updates to the PHAs administrative plan, including HUD requirement changes, local policy revisions, as well as key community resources available to assist program participants.

Staff have access to HUD Exchange online trainings and in 2025 all Inspections staff completed a NSPIRE training to prepare for the upcoming program changes.

- 3. Provide the utility allowance annually**

The calendar year 2026 schedule was updated in October 2025. The utility schedule for single family homes and multifamily units remains the same from the previous calendar year 2025. The OHCD will continue to complete the revision process on an annual basis as required by HUD.

- I. Provide decent, safe and sanitary housing**

- 1. Continue to provide monthly internal quality control HQS inspections**

To make sure all assisted families live in decent, safe and sanitary housing the OHCD will continue conducting internal quality control HQS inspections, maintaining an average approval rate of 96.3% for calendar year 2025. These reviews confirm that inspections are completed accurately to identify areas of improvement and uphold compliance with HUD standards.

- 2. Continue to ensure that rents are fair, reasonable and affordable**

The OHCD will continue to ensure rent remains fair, reasonable and affordable by regularly reviewing rent reasonableness and payment standards to confirm they align with local market conditions and HUD requirements.

J. Violence Against Woman Act Compliance

1. Actively follow the Violence Against Woman Act (VAWA)

Staff will make sure applicants and participants are informed of their protections under VAWA. The OHCD maintains clear procedures for handling VAWA-related documentation to ensure that no applicant or participant is denied housing assistance or evicted solely because they are a victim of domestic violence, dating violence, sexual assault or stalking.

The OHCD collaborates with local service providers to obtain updated information on support services in the community such as counseling, legal aid and healthcare.

Policies within the PHAs administrative plan include lease bifurcation, allowing victims to remain in their housing while removing the abuser and prohibiting evictions or adverse actions against victims based solely on their status as victims.

2. Ensure proper VAWA notification, documentation and confidentiality

All program applicants and participants will receive written notice of their VAWA rights at different stages of program participation. This includes notices at admission, denial, eviction and termination. Staff will verify that VAWA documentation is requested and received and securely maintained in accordance with HUD regulations.

Confidentiality will be upheld and any information related to it will not be shared without the applicant or participant's consent.

3. Follow VAWA policies related to program participation

The OHCD will continue to follow VAWA policies to ensure participants who request protection under VAWA are treated fairly and can keep their housing. Staff will provide options such as emergency transfers, lease changes and referrals to local support services when needed. The OHCD will also continue training staff to make sure everyone understands VAWA protections and how to properly apply requirements.