

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. 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

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.				
A.1	PHA Name: KAUAI COUNTY HOUSING AGENCY PHA Code: HI005 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2021 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) 1166 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission			
	Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.			
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)			
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia
	No. of Units in Each Program			
	Lead HA:			

B.	Annual Plan.
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p> <input type="checkbox"/> <input checked="" type="checkbox"/> 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"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification. </p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>HI005 Revised PHA's 5 Year Plan due to changes in Department Structure-removal of Hale Kokua with continuance of Homeless Program only.</p>
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. 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>Kauai County will be contracting up to 50 PBV vouchers within 2 new projects and 2 existing properties, located in the East and West districts of the island, in the current and futures fiscal years. All PBV transactions will be consistent with the policies of deconcentrating poverty and expanding housing opportunit</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077 PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan. Attached as Exhibit A</p>
B.5	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan. Attached as Exhibit B.</p>
B.6	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>Attached as Exhibit C.</p>
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(a) 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> <p>NOTE: HI005 continuously attempts to secure members willing to participate in forming a RAB. Our agency will continue to explore and implement new ways to reach out and gain interests in participants to be able to form a RAB.</p>

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning ___ 7/01/2021 ___, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).


Kauai County Housing Agency
PHA Name

HI005
PHA Number/HA Code

x Annual PHA Plan for Fiscal Year 2022

x 5-Year PHA Plan for Fiscal Years 2020 - 2024 Revised 2/23/2021

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official	Title
Derek S.K. Kawakami	Mayor of the County of Kauai
Signature 	Date <u>3/3/21</u>

3/3/21

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**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Derek S.K. Kawakami, the Mayor, County of Kauai
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Kauai County Housing Agency
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

County of Kauai
Local Jurisdiction Name
pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

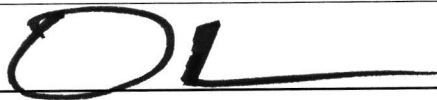
The Annual Plan is consistent with the Consolidation Plan in that the PHA is developing, implementing and engaging in strategies to meet local affordable needs by providing safe, decent, and sanitary housing for residents and participants of the Housing Choice voucher Program, which meets low to moderate income objectives of the Consolidation Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
Derek S.K. Kawakami

Title
Mayor of the County of Kauai

Signature



Date

2/3/21

8/2/21

PROGRESS REPORT

Attachment C

EXPAND THE SECTION 8 HOUSING CHOICE VOUCHER TO 100% LEASE UP

Objective 1 – Expend 100% of the HCV Program’s Annual Budget.

- Achieve a monthly average of 1,000 active vouchers.
- Achieve an annual lease up rate of 60%.

The Housing Choice Voucher Program actively leased up 160 more families by the end of calendar year 2020 by continuously pulling from the waitlist. 41 PBV units are also being leased up in FY20 and FY21. Current lease up rate is up from 49% to 60%. Agency is working to lease up additional families, as we expend 100% of the Annual Budget.

Objective 2 – Issue 100 new vouchers yearly

- Contract 50% of maximum Project Based Voucher (PBV) issuance.
- Transition 50 Tenant-Based Rental Assistance (TBRA) Program families to the HCV Program.
- Process 500 new Waitlist applicants.

Currently, all completed and contracted PBV units have been leased up, all TBRA families that are pulled from HCV waitlist have been transitioned to the HCV program and over 2400 waitlist applicants have been pulled and processed.

Objective 3 – The Family Self-Sufficiency (FSS) Program will support the HCV program households to increase their earned income and to reduce the dependency on public assistance.

- Maintain a cumulative yearly enrollment of 125 households.
- Graduate 50 households who meet self-sufficiency standards.
- Assist 75 households with gaining employment.

FSS program enrollment, activities, and household finances for FY21 have been directly impacted by the COVID-19 pandemic. Participation has decreased to 64 households with 22 earning escrow. Workshops, financial literacy, and other collaborative efforts continue to be postponed due to safety concerns. While this year has proven to be challenging due to COVID-19 restrictions, FSS program associates continue to assist participants to achieve their goals, increase their income, and successfully complete the program. In FY21, 12 households have successfully met their goals and graduated from the FSS program.

DEVELOP AND PRESERVE AFFORDABLE HOUSING AND SUPPORT COMMUNITY DEVELOPMENT

Objective 1 – Support the development of 2,000 new housing units

- The County will develop 125 units per year.
- Execute Development Agreements via public-private partnerships (P3).
- Bring one Low-Income Housing Tax Credit (LIHTC) project to Kaua'i annually.
- Complete pre-development work.
- Leverage HUD funds to develop.
- Support CIP infrastructure projects.

Currently there are 54 units under construction utilizing P3 and LIHTC financing. 320 units are currently near construction or in pre-development.

Objective 2 – Preserve the long-term affordability and existing stock of affordable housing inventory.

- Expand Homebuyer Program to build portfolio of affordable single-family homes.
- Continue and expand Limited Appreciation Leasehold program.

The Housing Agency currently has two affordable homes sales under contract and a third undergoing presale remodeling work.

Objective 3 – Generate \$25 million of economic investment for the County.

- Timely expend federal funds.
- Prioritize housing and community development projects that minimally leverages five dollars of funds for every one dollar of Housing Agency funds.
- Infuse County's rental market with \$8.5 million of rental assistance payments.
- Commence construction on one affordably housing project per year.

The Housing Agency continues to meet Federal timeliness tests to expend federal funds in a timely manner. One project is currently under construction with two projects set to break ground in late 2021.

DEVELOP AND EXPAND COUNTY HOMELESS SERVICES

Objective 1 – Build a second Supportive Housing Project on the Kealahou Model.

- Identify a site and complete second project in west Kauai.
- Learn from existing Kealahou model to implement sustainable supportive services program.

The County is currently working to complete a master plan for the development of a 400-acre parcel in Waimea on west Kaua'i. The Housing Agency intends to include a second Supportive Housing project within this plan to address homelessness.

Objective 2 – Support Homeless Solutions.

- Provide support services for permanent housing.
- Build a cooperative relationship with traditional state based homeless programs.
- Expand membership in the Kaua'i Continuum of Care.
- Implement the Coordinated Entry System and Housing First model.

The Housing Agency conducted more than a dozen homeless service outreach events in 2020 bring non-profit groups together to offer coordinated outreach services at designated homeless encampments.

Objective 3 - Expand Tenant Based Rental Assistance Program for Homeless families.

- Achieve a monthly average of 50 active vouchers.
- Expand cooperative relationship with Kauai Continuum of Care caseworker partners.

The County has expanded its TBRA program to approximately 20 monthly average vouchers and is actively seeking additional funding to further build this program.

INCREASE FINANCIAL CAPACITY TO SUPPORT THE STRATEGIC PLAN.

Objective 1 - Increase public awareness of the Housing Agency and its services.

- Represent the Housing Agency on public advisory boards and task forces.
- Conduct public outreach workshops focused on housing programs.
- Assist families to obtain home ownership.

The Housing Agency continues to participate in advisory boards like the Affordable Housing Task Force, Transit Oriented Development (TOD) board.

Housing Agency staff assist potential homeowners through our Home Purchase Program and Homebuyer Loan Program.

Objective 2 – Support legislative policies that promote the development of affordable housing.

- Build stable funding stream for County Housing Development Fund.
- Implement revenue bond program to expand financing options for “gap group” housing.
- Provide administrative support and applicable exemptions to qualified projects.
- Enforce workforce housing requirements of the County Housing Policy

At the end of 2020 County amended the Housing Policy to reduce the inclusionary zoning burden and further incentivize affordable housing development. The Housing Agency also recently promulgated new Administrative Rules to implement incentive programs to promote the construction of Affordable Rental Units.

Objective 3 – Support the professional growth of the Housing Agency staff.

- Conduct annual staff performance evaluations and provide adequate training for professional development.
- Compose operational manuals for each Division.
- Create an electrical central library of Housing Resources.

Staff performance evaluations continue to be conducted and on-line training is Recommended, as training courses are available.