

Tuesday, August 11, 2026
9:00 a.m. – 11:00 a.m.

THIS MEETING WILL BE HELD VIA MICROSOFT TEAMS (INTERACTIVE AUDIO-VISUAL CONFERENCE TECHNOLOGY) OR TELECONFERENCE CALL (AUDIO-ONLY COMMUNICATION) AND AT 1002 NORTH SCHOOL STREET, BUILDING A, HONOLULU, HI 96817

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF REGULAR RESIDENT ADVISORY BOARD MEETING
1002 North School Street, Building A
Honolulu, Hawaii 96817**

Providing/Submitting Testimony – Written, Oral, Audiovisual:

Interested persons can submit written testimony in advance of each meeting that will be distributed to the Board members prior to the meeting. Submit written testimony no later than 12:00 noon on Friday, August 7, 2026, which will be distributed to Board members. You may submit written testimony via email to tamara-lee.a.kamai@hawaii.gov or by U.S. mail to P.O. Box 17907, Honolulu, HI 96817. Late written testimony will be distributed to the Board members as soon as practicable, but we cannot ensure they will receive it with sufficient time for review prior to decision-making on the agenda item in question.

The Board will also consider public testimony given at the meeting on any item relevant to this agenda.

Individuals may submit oral testimony during the meeting by sending an email request to tamara-lee.a.kamai@hawaii.gov no later than Friday, August 7, 2026, or by using the “Raise Hand” feature in Microsoft Teams, or by simply announcing/identifying themselves and the item they want to testify about during the public testimony portion of the meeting. Individuals may also provide audiovisual oral testimony by using the “Raise Hand” feature in Microsoft Teams, clicking the “Unmute” icon to talk, and clicking the “Start Video” icon to turn camera on.

Executive Session: If or when the Board enters executive session, all non-Board members will be moved to the virtual waiting room by the HPHA. Individuals are welcome to wait in the virtual waiting room and will be readmitted to the meeting at the end of the executive session.

I. CALL TO ORDER

II. FOR DISCUSSION

Discussion with the Hawaii Public Housing Authority, Planning and Evaluation Office:

- A. To Discuss the Redevelopment Master Plan, Redevelopment Process and Schedule, and U.S. Department of Housing and Urban Development Section 18 Process for Mayor Wright Homes and Phase IB.
- B. To Discuss the Proposed Changes to the Hawaii Public Housing Authority's (HPHA) Chapter 17-2028, Hawaii Administrative Rules (HAR), Entitled “Federally Assisted Public Housing Projects”.

- Amend Section 17-2028-2 as Follows:

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- a. Incorporate the Definition for "Co-Head" from the HPHA's Admissions & Continued Occupancy Policy (ACOP);
- b. Align the Definition of "Family" with 24 CFR Section 5.403;
- c. Incorporate the Definition for "Head of Household" from the HPHA's ACOP;
- d. Incorporate the Definition for "Homeless" or "Homelessness" from the HPHA's ACOP;
- e. Revise the Definition of "Household" to Also Include Foster Children and Foster Adults Approved by the HPHA to Reside in a Dwelling Unit;
- f. Delete the Definition of "Involuntarily Displaced";
- g. Delete the Definition of "Serviceman";
- h. Revise the Definition of "Spouse" to Clarify that a Spouse Shares Equal Responsibility with a Head of Household for Ensuring a Family Fulfills All Responsibilities Under the Program;
- i. Delete the Definition of "Utility Reimbursement"; and
- j. Add a New Definition for "Work-Exempt Individual";
- Amend Section 17-2028-5 as Follows:
 - a. Clarify that the Occupancy Standards Set Forth the Appropriate Bedroom Size for Tenant Transfers; and
 - b. Incorporate Language Regarding the Occupancy Limits Prescribed by Local County Housing Codes Found in Section 17-2028-6;
- Repeal Section 17-2028-6;
- Amend Section 17-2028-7(j) to Clarify the HPHA Shall Not Provide Utility Allowance Reimbursements if the Utility Allowance Exceeds Total Tenant Payment;
- Amend Section 17-2028-22 as Follows:
 - a. Require a Family to Submit a Valid Social Security Number and Appropriate Documentation to the HPHA for a New Household Member Under the Age of Six Within Ninety Calendar Days of the Addition;
 - b. Clarify that an Applicant is Ineligible for Admission if Applicant Gives the HPHA Reasonable Cause to Believe Applicant Engages in or During a Three-Year Period Preceding the Date a Preliminary Application was Submitted had Engaged in Drug-Related Criminal Activity; Violent Criminal Activity; Other Criminal Activity Involving Violence, Threats of Violence, Weapons, Sexual Offense, Crimes Against Persons, Crimes Against Property, Offenses Involving the HPHA's Property or Funds; or Any Other Criminal Activity Which is Considered Likely to Adversely

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- Affect the Health, Safety, or Right to Peaceful Enjoyment of a Public Housing Property by Other Tenants or the HPHA;
 - c. Require an Applicant to Disclose Any Pre-Existing Relationship(s) with a Director, Officer, Employee, or Representative of the HPHA Which May Present a Conflict of Interest; and
 - d. Establish that an Applicant is Ineligible for Admission if Applicant Uses a Federally Assisted or State-Aided Public Housing Dwelling Unit or Any Dwelling Unit Receiving Rental Assistance from the HPHA as a Primary Residence or Mailing Address as an Unauthorized Tenant;
- Amend Section 17-2028-23 as Follows:
 - a. Clarify that an Applicant or Tenant Must Have a Request for a Live-In Aide Approved by the HPHA in Writing;
 - b. Clarify that an Individual is Ineligible to Serve as a Live-In Aide if the Individual Gives the HPHA Reasonable Cause to Believe the Individual Engages in or During a Three-Year Period Preceding a Tenant's Live-In Aide Request was Submitted had Engaged in Drug-Related Criminal Activity; Violent Criminal Activity; Other Criminal Activity Involving Violence, Threats of Violence, Weapons, Sexual Offense, Crimes Against Persons, Crimes Against Property, Offenses Involving the HPHA's Property or Funds; or Any Other Criminal Activity Which is Considered Likely to Adversely Affect the Health, Safety, or Right to Peaceful Enjoyment of a Public Housing Property by Other Tenants or the HPHA;
 - c. Require that a Live-In Aide Not Provide Supportive Services on Only a Part-Time, Rotating, or Intermittent Basis;
 - d. Require that a Live-In Aide be Certified by a Doctor or Other Professional as Capable of Providing Supportive Services for Twenty-Four Hours a Day; and
 - e. Require that a Live-In Aide Must Reside with a Tenant and Must Use the Tenant's Dwelling Unit as the Sole Residence;
- Amend Section 17-2028-24 to Remove the Ten Business Day Deadline to Notify Applicants of Their Selection or Non-Selection for a Limited Opening of a Waiting List and Instead State the HPHA Shall Notify Applicants Within a Reasonable Time Following the Closing of the Waiting List;
- Amend Section 17-2028-34 as Follows:
 - a. Remove the Local Preferences for Involuntarily Displacement and Domestic Violence Victims Receiving Case Management Services from a Domestic Violence Shelter, Program, or Clearinghouse;

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- b. Amend the Local Preference for Homelessness by Clarifying that an Applicant Qualifies if Applicant Experienced Homelessness at Any Time During the Twelve Months Preceding the Preliminary Application Date, and Applicant Completed or is Compliant with a Housing or Service Plan as Certified by a Case Manager or Other Employee of a Social Service Provider or Nonprofit Organization Receiving Federal, State, or County Funding, or a State or County Agency Which Administers Social Service Programs; and
 - c. Remove the Requirement that Single Applicants who are Elderly, Disabled, or Displaced Receive Preference in Placement on a Waiting List Over All Other Single Applicants, Regardless of Local Preferences;
- Amend Section 17-2028-37 to Clarify that an Applicant May Only Request an Informal Hearing if the HPHA Removes Applicant from a Waiting List as a Result of an Ineligibility Determination;
- Amend Section 17-2028-39 to Remove the Requirement that Fifty Percent of Available Dwelling Units be for Applicants Without a Preference;
- Adopt Section 17-2028-51.01 to:
 - a. Establish that a Work Requirement Policy for all Non-Elderly, Non-Disabled Family Members of Fifteen Hours Per Week of Work-Related Activities;
 - b. Establishes that Work-Related Activities May Include Employment on at Least a Part-Time Basis; Enrollment in an Accredited Educational Institution or a Vocational, Technical, or Other Degree-Seeking Certification Program; Apprenticeships or Internships; Employment Counseling; U.S. Job Corps; and Community Service or Volunteer Activities;
 - c. Establish How the HPHA may Verify Compliance with the Work-Requirement Policy for Non-Exempt Persons;
 - d. Establish that Non-Work-Exempt Applicants Shall Be Given a Six Month Grace Period Following Their Admission to the Program;
 - e. Establish a Ninety-Calendar Day Warning Period to be Given if a Non-Work Exempt Tenant Falls Out of Compliance;
 - f. Establish that the HPHA May Suspend this Policy During Periods of Economic Downturn, Natural Disasters, Public Health Emergencies, or for Other Reasons as Determined to be Necessary; and

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- g. Clarify that the Work Requirement Policy Does Not Exempt a Tenant or any Family Member from Complying with the Community Service Requirements Pursuant to 24 CFR Part 960, Subpart F;
- Adopt Section 17-2028-51.02 to:
 - a. Establish that a Non-Work Exempt Family Member May Request a Hardship Exemption from the Work Requirement Policy in Writing and the Information that Must Be Included;
 - b. Establish Examples of Qualifying Hardships;
 - c. Establish the Factors to be Considered by the HPHA and the Timeline for Review of a Hardship Exemption Request;
 - d. Establish how the HPHA will Determine the Length of any Hardship Exemption it Grants; and
 - e. Establish that a Tenant may Grieve the Denial of a Hardship Exemption by the HPHA;
- Amend Section 17-2028-52 to Require that a Tenant Comply with the Work Requirement Policy to Remain Eligible for Continued Occupancy;
- Amend Section 17-2028-54 to Allow the HPHA to Perform Biennial Reexaminations;
- Amend Section 17-2028-55 to Clarify the HPHA may Perform Biennial Reexaminations;
- Amend Section 17-2028-57 to:
 - a. Remove Language Regarding the Transfer State-Aided Public Housing Tenants to Federal Public Housing Properties;
 - b. Establish that if no Dwelling Unit is Available at a Public Housing Project, the HPHA may Transfer a Family to Another Property Within the Same Geographic Waiting List Area; and
 - c. Remove the Restriction on Families Transferring Between Federally Assisted Housing Programs;
- Amend Section 17-2020-59 to Provide that the HPHA may Terminate a Rental Agreement if a Tenant, Member of Tenant's Household, or a Guest or Other Person Under the Tenant's Control:
 - a. Engages in the Illegal Use of a Drug or Gives the Authority Reasonable Cause to Believe that the Illegal Use (or Pattern of Illegal Use) of a Drug or Abuse (or Pattern of Abuse) of Alcohol may Interfere with the Health, Safety, or Right to Peaceful Enjoyment of Any Authority Property by Other Tenants;
 - b. Engages in Any Criminal Activity on Any of the Authority's Properties That Threatens or Could Threaten the Health,

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- Safety, or Right to Peaceful Enjoyment of Other Residents, the Authority's Employees or Representatives, or Other Individuals on a Property or that Damages the Authority's Property Itself;
- c. Engages in Any Drug-Related Criminal Activity on or Near Any Authority Property as Determined by the Authority;
 - d. Engages in Conduct on Any of the Authority's Properties that Threatens or Could Threaten the Health or Safety of Other Residents, the Authority's Employees or Representatives, or Other Individuals on a Property or That Damages the Authority's Property Itself;
 - e. Has Been Convicted of a Felony During the Term of the Tenancy, Including but not Limited to Felonies Involving Violence, Threats of Violence, Weapons, Sexual Offenses, Crimes Against Persons, Crimes Against Property, Offenses Involving the Authority's or a Resident or Tenant Association's Property or Funds, or Any Other Felony That Threatens, or That Could Threaten, the Health, Safety, or Peaceful Enjoyment of the Premises by Others;
 - f. Allows an Individual, Who They Know to be Trespassed from the Property, to Visit or Stay on the Property or in the Unit During the Trespass Period;
 - g. Furnishes False or Misleading Information During any Authority Grievance or Eviction Hearing That Affects or Could Reasonably Affect the Hearing Decision; and
 - h. Clarify that Notice of Proposed Termination Shall Be Given to a Tenant Thirty Calendar Days Before an Eviction Referral is Made;
- Amend Section 17-2028-61 to Establish a Minimum Rent of \$100;
 - Amend Section 17-2028-62 to Remove Reference to the Utility Allowance Reimbursement;
 - Delete and Replace Section 17-2028-63(b) with Section 17-2028-64(d), and Clarify that the HPHA May Exempt Resident Associations and Nonprofits from the Facilities Maintenance Fee for Community Events or Programs Meant to Provide Supportive Services; and
 - Make Technical, Non-Substantive Changes to Sections 17-2028-2, 17-2028-3, 17-2028-7, 17-2028-21, 17-2028-22, 17-2028-32, 17-2028-36, 17-2028-37, 17-2028-38, 17-2028-39, 17-2028-54, 17-2028-59, 17-2028-60, 17-2028-60.01, 17-2028-60.02, 17-2028-60.03, 17-2028-62, 17-2028-64, 17-2028-82, 17-2028-83, and 17-2028-92.

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- C. To Discuss the Proposed Changes to the Hawaii Public Housing Authority's (HPHA) Chapter 17-2020, Hawaii Administrative Rules (HAR), Entitled "Eviction – Practice and Procedure".
- Amend Section 17-2020-2 to Include a Definition for "Household";
 - Rename Subchapter 2 as "Prehearing Procedure";
 - Amend Section 17-2020-11 to Clarify that a Notice of Proposed Termination Shall Inform a Tenant of Tenant's Right to Reply to the HPHA Pursuant to Section 17-2021-5, HAR;
 - Rename Subchapter 3 as "Hearing Procedure";
 - Add a New Subchapter 3.1, Entitled "Hearings", Consisting of Sections 17-2021-31 to 17-2020-40;
 - Amend Section 17-2031-31(c) to State the Composition of the Eviction Board Shall be Consistent with the Requirements of Section 356D-93, Hawaii Revised Statutes;
 - Amend Section 17-2020-33 as Follows:
 - a. Clarify that Non-Curable Violations May Be Committed by a Tenant, Any Member of Tenant's Household, or Any Guest or Other Person Under Tenant's Control;
 - b. Provide that the Following Violations are to be Considered Non-Curable by the Eviction Board:
 - i. Any Violation or Conduct that Threatens or Could Threaten the Health or Safety of Other Residents; HPHA Employees or Representatives, or Other Individuals on Any HPHA Property or that Damages the HPHA's Property Itself;
 - ii. Any Criminal Activity that Threatens or Could Threaten the Health, Safety, or Right to Peaceful Enjoyment of Other Residents, HPHA Employees or Representatives, or Other Individuals on Any HPHA Property or that Damages the HPHA's Property Itself is Non-Curable;
 - iii. Where Any Family Member is Convicted of a Felony During the Term of Tenancy, Including but Not Limited to Any Felony Involving Violence, Threats of Violence, Weapons, Sexual Offenses, Crimes Against Persons, Crimes Against Property, Offenses Involving the HPHA's or a Resident or Tenant Association's Property or Funds, or Any Other Felony that Threatens or Could Threaten the Health, Safety, or Peaceful Enjoyment of the Premises by Others;

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- iv. Any Property Damage, Regardless of Whether Such Damage Threatens or Could Threaten the Health or Safety of Other Residents, HPHA Employees or Representatives, or Other Individuals, Which Requires a Projected Cost Which Exceeds \$3,000;
 - v. Any Violation Where the Family Allows an Individual, who the Family Knows to be Trespassed from the Property, to Visit or Stay on the Property or in the Family's Dwelling Unit during the Trespass Period;
 - vi. Any Violation Where at the Time of Admission, Reexamination, Interim, or at Any Other Time, the Family has Submitted False Information to the HPHA or has Withheld Information from the HPHA or has Made Willful Misstatements to the HPHA; and
 - vii. Any False Statement or Misrepresentation by the Household During Any HPHA Related Grievance or Eviction Hearing that Affects or Could Reasonably Affect the Hearing Decision; and
- c. Delete Subsections (c) and (d) Which are Inconsistent with Section 356D-64, Hawaii Revised Statutes; and
- Make Technical, Non-Substantive Changes to Sections 17-2020,4, 17-2020-11 and 17-2020-31.

III. ADJOURNMENT

The Board agenda and packet materials for this meeting are available for inspection on the State Calendar's website: <https://calendar.ehawaii.gov/calendar/> and is available for in person review at the Board's office located at 1002 North School Street, Building E, Honolulu, HI 96817. If you need an auxiliary aid/service (e.g., large print, taped materials, sign language interpreter, etc.) or other accommodation due to a disability, please contact Ms. Tamara Kamai-Lee by telephone at (808) 832-4685 or by email at tamara-lee.a.kamai@hawaii.gov as soon as possible, preferably by close of business three (3) days prior to the meeting date. Requests made as early as possible have a greater likelihood of being fulfilled. If a request is received after the deadline, the HPHA will try to obtain the auxiliary aid/service or accommodation but cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats such as large print or electronic copy.