

**5-Year PHA Plan
(for All PHAs)**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

**OMB No. 2577-0226
Expires: 03/31/2024**

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. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs

A.	PHA Information.																																				
A.1	PHA Name: <u>County of Maui</u> PHA Code: <u>HI004</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY) <u>07/2023</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2024-2028</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission																																				
<p>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 on 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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans</p> <p>The 5-Year Plan beginning 07/2023 for the period of 2024-2028 can be found on the County of Maui Housing Choice Voucher website: https://www.mauicounty.gov/2041/Housing-Choice-Voucher-Section-8-Program</p> <p>The 5-Year Plan, Plan Elements, and all information relevant to the public hearing and proposed PHA plan are available for viewing and inspection by the public and is posted at the main office located at:</p> <p>County of Maui, Housing Division Section 8 office 2065 Main Street, Suite 108 Wailuku, HI 96793</p> <p>The PHA will provide information on how the public may reasonably obtain additional information for the PHA policies contained in the standard 5-Year Plan but excluded from the streamlined submissions by requesting a meeting with the HCV Program Manager by calling (808) 270-7751.</p>																																					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)																																					
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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<p>B.1</p>	<p>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.</p> <p>The mission of the County of Maui is similar to that of the Department of Housing and Urban Development which is to work towards strengthening the housing market to bolster the economy and protect consumers, meet the need for quality affordable rental units, utilize housing as a platform for improving quality of life, and build inclusive and sustainable communities free from discrimination</p>
<p>B.2</p>	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years</p> <p>A. Maximize the current resources for the housing program Objectives:</p> <ol style="list-style-type: none"> 1. Maintain lease-up of baseline units at no less than 95% on an annual basis 2. Maintain budget authority expenditure at no less than 95% on an annual basis 3. Apply for the maximum number of new Housing Choice Vouchers (HCV), when made available by HUD <p>B. Improve the quality of assisted housing Objectives:</p> <ol style="list-style-type: none"> 1. Ensure carbon monoxide detection is maintained in dwelling units that contain a fuel burning appliance or fuel burning fireplace, as well as dwelling units with attached private garages 2. As per HUD's National Standards for the Physical Inspection of Real Estate, ensure an operable smoke alarm is installed inside each sleeping area, outside each area, and on each level. <p>C. Improve the delivery of housing through cost effective management and operational efficiency Objectives:</p> <ol style="list-style-type: none"> 1. Update or revise policies, including to but not limited to changes on admissions, continued occupancy, management, inspections, transfers, waiting lists, and self-sufficiency to improve the management of the HCV Program and create a healthier community 2. To increase operational efficiencies by working with community agencies by pursuing options to provide improvement to the quality of housing, living environment, and service programs 3. Explore enhanced partnerships and support of Federal, State, and Local agencies to address affordable housing and supportive service issues <p>D. Manage the Section 8 Housing Choice Voucher Program in an efficient and effective manner Objectives:</p> <ol style="list-style-type: none"> 1. Continue to maintain a "High Performer" rating in the Section Eight Management Assessment Program (SEMAP) score 2. Operate a customer-friendly, fiscally prudent rental assistance program in accordance with the federal regulations <p>E. Ensure equal opportunity in housing and affirmatively further Fair Housing Objectives:</p> <ol style="list-style-type: none"> 1. Undertake affirmative measures to ensure access to all persons regardless of race, color, religion, national origin, sex, sexual orientation, gender identity, marital status, familial status, and disability 2. On-going training to educate staff 3. On-going efforts to educate landlords by distributing information on Fair Housing requirements <p>F. Improve economic opportunity for the families and individuals on the Housing Choice Voucher Program Objectives:</p> <ol style="list-style-type: none"> 1. Increase the number of families enrolled in the Family Self-Sufficiency (FSS) program and continue to administer escrow accounts 2. Continue to administer the Homeownership Option Program (HOP) throughout Maui County 3. Use Housing Choice Vouchers for new Project Based Vouchers that is consistent with the PHA Annual Plan, and the goal of deconcentrating poverty and expanding housing and economic opportunities. <p>G. Enhance housing choices Objectives:</p> <ol style="list-style-type: none"> 1. Conduct a thorough analysis of payment standards 2. Review utility allowance schedules annually and update, if needed 3. Develop strategies for providing outreach to landlords

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Mission

The County of Maui continues to establish partnerships with lower income families by assisting them with securing decent, safe, and affordable housing by issuing vouchers when vouchers become available. The County of Maui ensures rents charged by owners are reasonable by conducting rent comparisons for similar unassisted units in the marketplace. Furthermore, the County of Maui continues to conduct annual Housing Quality Standards inspections and continues to work with landlords to guarantee decent and safe housing for participants.

The County of Maui administers both the Family Self-Sufficiency and Homeownership Option Program thus providing economic opportunities to participant families. The County of Maui will continue to collaborate with outside agencies to include Legal Aid Society of Hawai'i and Hawaii Civil Rights Commission to ensure services are provided without discrimination.

Goals

1. Expand the supply of assisted housing

- The County of Maui has been awarded a total of 5 additional HUD VASH vouchers bringing the total number of awarded HUD VASH vouchers to 40. The County of Maui will continue to apply for HUD VASH vouchers as they become available.
- The County of Maui has been awarded a total of 76 Emergency Housing Vouchers. There are 40 leased vouchers and 5 active issuances.
- The County of Maui will continue to open the wait list and will conduct call ups once vouchers become available. From January 25, 2021 through January 27, 2021 the wait list was opened during which time applications were accepted.

2. Improve the quality of assisted housing

- The County of Maui continues to maintain a "High Performer" rating in the Section Eight Management Assessment Program (SEMAP) score by conducting monthly quality assurance audits.
- The County of Maui is at 99% of its voucher utilization. The County of Maui is actively issuing vouchers to eligible applicants.

3. Improve housing choices

- Payment standards were last modified effective 01/01/2023. Current payment standards are within the range acceptable by HUD.
- The County of Maui presently has 12 active families participating in the Homeownership Option Program. This program allows first time homebuyers to utilize their rental assistance to pay for monthly homeownership expenses.
- The County of Maui continues to play an active part in the annual Landlord Summits. Such conferences create an environment for other agencies, landlords/owners, and participants to work in collaboration in promoting decent and affordable housing. The last Landlord Summit was held on 07/24/2019 due to COVID-19. However, the County of Maui continues to maintain close communication with landlords.
- A Public Based Voucher (PBV) waitlist was implemented on 08/01/2018. There are 197 applicants on the PBV waitlist.

4. Promote self-sufficiency

- The County of Maui presently has 27 active families participating in the Family Self-Sufficiency (FSS) Program. The FSS Program is designed to empower families economically by creating an escrow savings account for increases in earned income. During the course of the last fiscal year, there was a total of two FSS graduates earning a total of \$15,660.06.
- The County of Maui continues to identify and facilitate supporting services for program participants by determining a participant's individual needs and providing agency information to the participant.
- The County of Maui continues to seek new partnerships with entities to enhance social and economic services by reaching out to local organizations such as Catholic Charities, Maui Economic Opportunity, and Habitat for Humanity.

5. Ensure equal opportunity and affirmatively further Fair Housing

- The County of Maui continues to include the Fair Housing Specialist in requests for Reasonable Accommodation due to disability to ensure such individuals have equal access to housing opportunities regardless of disability. Furthermore, The County of Maui will refer any cases to Legal Aid Society of Hawai'i, Hawaii Civil Rights Commission, or the Housing Division Fair Housing Specialist pertaining to discrimination and potential violation of a participant's civil rights. The County of Maui will continue to work with Legal Aid Society of Hawai'i to ensure families have equal access to housing opportunities in the HCV Program.
- The County of Maui staff continue to be trained annually on all elements relating to Fair Housing.
- The County of Maui continues to distribute Fair Housing information during all briefings and annual reexaminations. Furthermore, information is disseminated during the Landlord Summits and Fair Housing trainings.

6. Improve housing delivery system

	<ul style="list-style-type: none"> • The County of Maui's current administration continues to be effective in ensuring an appropriate housing delivery system. Current Director and Deputy Director of the County of Maui have experience and knowledge in the housing arena. • The County of Maui staff continue to receive training at least annually. This is achieved by attending trainings offered by other PHAs as well as attending online and in-person trainings offered by Nan McKay & Associates and Legal Aid Society of Hawai'i. Nan McKay & Associates is a compliance-focused organization which assists with operational best practices and the complexities of state and federal regulations. • Utility allowances are updated annually. The latest update was effective 10/01/2022. <p>7. Seek partnerships that will further the goal of affordable housing opportunities</p> <ul style="list-style-type: none"> • A collaboration was established between the County of Maui and Hale Mahaolu in the development of Hale Mahaolu Ewalu. Hale Mahaolu Ewalu was established to provide affordable housing opportunities to Maui County's elderly. • The County of Maui continues to provide support and establish enhanced relationships with the U.S. Department of Veterans Affairs, local and state agencies (Legal Aid Society of Hawai'i, Family Life Center, Catholic Charities, Women Helping Women) for the purpose of addressing affordable housing and supportive service issues. • The County of Maui has established a close rapport with support agencies Mental Health Kokua, Aloha House, and Legal Aid Society of Hawai'i to ensure the necessary assistance is provided.
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>Goals: To protect the rights of victims of domestic violence, dating violence, and stalking to secure and maintain housing without being victimized a second time by being denied housing or losing housing due to the criminally violent acts perpetrated against them</p> <p>Objectives:</p> <ul style="list-style-type: none"> • To inform applicants and participants of the HCV Program of their rights under VAWA. • To educate participant landlords in assisting with protecting the rights of victims and avoiding evictions where the victim can certify that they qualify for protection • To link victims with community resources who can assist them further. • To ensure compliance with all applicable legal requirements imposed by VAWA <p>Policies:</p> <ul style="list-style-type: none"> • The County of Maui will not knowingly deny assistance to otherwise eligible applicants simply because they have been victims of domestic violence, dating violence, sexual assault, or stalking • The County of Maui will not knowingly terminate the assistance of otherwise compliant persons simply because they are victims of domestic violence, dating violence, sexual assault, or stalking • The County of Maui will educate applicants and participants of their rights under VAWA • The County of Maui will work to educate landlords about VAWA and the rights of victims under the act and work with the landlord and the victim to protect the housing assistance of the victims and their families. • The County of Maui will provide and maintain housing opportunities for victims of domestic violence, dating violence, sexual assault, or stalking <p>Activities:</p> <ul style="list-style-type: none"> • Provide information about VAWA legislation protecting the rights of victims of domestic violence during the Landlord Summit and during other meetings with landlords. • Notify all tenants of their rights under VAWA annually. • Include information on the rights of victims on all correspondence terminating individuals from the rental assistance program • Create and maintain collaborate arrangements between law enforcement authorities, victim service providers, and other entities to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence, sexual assault, or stalking. <p>Services and programs offered either by The County of Maui or in cooperation with other service providers.</p> <ul style="list-style-type: none"> • Advise victims of their rights to maintain their eligibility for housing assistance if their failure to comply with the program rules or termination of a lease is because of their status as a victim of domestic violence • If the County of Maui becomes aware that an assisted individual is a victim of domestic violence, dating violence, sexual assault, or stalking, the County of Maui will refer to victim to DV providers or shelters, as appropriate.
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>

<p>C.1</p>	<p>Significant Amendment or Modification Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The PHA hereby defines "substantial deviation" and "significant amendment/modification" as any change in policy which significantly and substantially alters the PHA's stated mission and the individuals the PHA serves. Discretionary or administrative amendments consistent with the PHA's stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.</p> <p>The County of Maui will consider the following to be substantial deviations to the 5-year plan for the purposes of submitting a revised plan and meeting full public process requirements:</p> <ul style="list-style-type: none"> • Changes in admission policies • Changes in the organization of the waiting list <p>It will not be considered a substantial deviation from the plan:</p> <ul style="list-style-type: none"> • To make modifications to the Administrative Plan which improve access to the program by applicants or participants or clarifications of new issues in order to provide a consistent implementation of the rules. • To incorporate new procedures brought about by new regulations or clarifications of regulations by HUD • To make changes to parts of the plan, which are found to be inconsistent with regulations.
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>

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Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), Five-Year Period that the Plan covers, i.e. 2019-2023, PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. Plan Elements.

B.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. (24 CFR § 903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR § 903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

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.

C.4 Required Submission for HUD FO Review

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ...". Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement, and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, 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.