



STATE OF HAWAII
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

<http://dbedt.hawaii.gov/hhfdc>

CONSOLIDATED PLAN INFORMATIONAL PACKET
For Program Year 2016
(July 1, 2016 – June 30, 2017)

Contents

1. Tentative Schedule for Development of the Action Plan for 2016-17
2. Purpose of the Consolidated Plan
3. Description of HOME Investment Partnerships (HOME) Program
4. Description of Emergency Solutions Grant (ESG) Program
5. Description of Housing Opportunities for Persons with AIDS (HOPWA) Program
6. Description of Housing Trust Fund Program



EQUAL HOUSING
OPPORTUNITY

STATE OF HAWAII CONSOLIDATED PLAN CYCLE
PY 2016 ACTION PLAN
 (July 1, 2016 to June 30, 2017)
Tentative Schedule

DEVELOP 2016 - 2017 ACTION PLAN

October –November 2015	Hold Series of Consultation Meetings for 2016-2017 Action Plan
October 14, 2015 (Wednesday, 10:00 am)	HAWAII: West Hawaii Civic Center, 74-5044 Ane Keohokalole Highway, Kailua-Kona, Island of Hawaii
October 16, 2015 (Friday, 10:00 am)	HAWAII: County of Hawaii’s Office of Housing and Community Development, Existing Housing Conference Room, 1990 Kinoole Street, Hilo, Island of Hawaii
October 19, 2015 (Monday, 10:00 am)	MAUI: County of Maui’s Department of Planning Conference Room, Kalana Pakui Building, 1 st Floor, 250 South High Street, Wailuku, Island of Maui
October 30, 2015 (Friday, 10:00 am)	HONOLULU: Hawaii Housing Finance & Development Corporation, Boardroom, 677 Queen Street, Suite 300, Honolulu, Island of Oahu
November 9, 2015 (Monday, 4:30 pm)	KAUAI: Lihue Civic Center, Pi’ikoi Building, Conference Room A, 4444 Rice Street, Suite 330, Lihue, Island of Kauai
October 2015 – February 2016	Develop 2016-2017 Action Plan of the Consolidated Plan
February 22, 2016	Counties’ & DHS-BESSD deadline to submit Annual Action Plan Information to HHFDC.
March 23, 2016	Mail Draft 2015-2016 Action Plan to Counties and libraries for review
March 25, 2016	Publish statewide public comment notice on Draft 2016-2017 Action Plan
March 26, 2016	Start 30-day period to accept public comment on the draft 2016-2017 Action Plan
April 25, 2015	Last day of public comment period on Draft 2016-2017 Action Plan
May 12, 2016	HHFDC Board consideration of 2016-2017 Action Plan
May 15, 2016	Submit 2016-2017 Action Plan to HUD
July 1, 2016 – June 30, 2017	Implement Consolidated Plan – Program year 2016-2017

PURPOSE OF THE CONSOLIDATED PLAN

The Consolidated Plan is an application by the Hawaii Housing Finance and Development Corporation (HHFDC) to the U. S. Department of Housing and Urban Development (HUD) for funding through the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant Program (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) program. These funds are utilized in the Counties of Hawaii, Kauai, and Maui. The City and County of Honolulu receives a direct allocation from HUD.

The Consolidated Plan process is mandated by HUD to ensure that jurisdictions receiving direct federal assistance develop and utilize a plan for its housing and related needs of very low-, low- and moderate-income families in a way that improves the availability and affordability of decent, safe and sanitary housing within a suitable living environment.

In May, 2015, the Hawaii Housing Finance and Development Corporation (HHFDC) adopted the Consolidated Plan for the period July 1, 2015 through June 30, 2020. The Consolidated Plan established these priorities:

- Construction of affordable rental units for both the general population and for special needs populations;
- Provision of tenant-based rental assistance;
- Development (new construction or rehabilitation of existing buildings) of transitional housing units;
- Project development and construction of affordable for-sale homes;
- Provision of down-payment/closing cost assistance and gap loans;
- Provision of homebuyer education and counseling sessions;
- Funding for operations of shelters for the homeless and for victims of domestic violence, including the transition to permanent housing;
- Funding for activities supporting homelessness prevention and rapid re-housing to help individuals and families living on the streets or in emergency shelters achieve stability through permanent housing placement;
- Housing information and rental assistance to persons with HIV/AIDS; and
- Support for fair housing education and training.

HHFDC will be adopting an Annual Action Plan for the one-year period of July 1, 2016 through June 30, 2017. The HHFDC administers the HOME program, and the State's Department of Human Services - Benefits, Employment and Support Services Division administers the ESG and HOPWA programs. In PY2016, HUD expects to launch its new Housing Trust Fund (HTF) program, intended to complement existing federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families. HHFDC has been designated to administer the HTF program for the State of Hawaii.

For each year in the 5-year period, the HHFDC will develop an Annual Action Plan and a Consolidated Annual Performance and Evaluation Report. The Annual Action Plan describes how funds will be spent in the specific program year, and the Consolidated Annual Performance and Evaluation Report evaluates the actual use of funds during the program year.

Citizens may participate in the planning process through public hearings on needs and priorities and through the review and comment period on the Annual Action Plan and any substantial amendments.

STATE OF HAWAII
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

HOME INVESTMENT PARTNERSHIPS PROGRAM
(Program Year 2016-17)

The HOME Investment Partnerships Program (HOME) is a federally-funded program which was created by the National Affordable Housing Act of 1990. This program is intended to be a locally designed and administered program which: 1) expands the supply of decent, safe, affordable, and sanitary housing, with primary attention to low income rental housing; 2) strengthens the abilities of state and local governments to design and implement affordable housing strategies; and 3) provides both federal financing and technical assistance.

According to the HOME Program regulations, the State of Hawaii (the “State”) is the Participating Jurisdiction (PJ); the Hawaii Housing Finance and Development Corporation (HHFDC) is the agency designated to administer the HOME Program for the State. The HOME Program requires that all HOME funds be utilized to assist households earning 80% or below of the area median income.

Each year, the U.S. Department of Housing and Urban Development (HUD) determines by formula the amount of HOME funds that States and units of local governments are eligible to receive. In PY 2016-17, the State anticipates receiving approximately \$3,000,000 in HOME funds. The State distributes its HOME funds in accordance with the State Consolidated Plan which provides information on the State’s housing needs, primarily in the counties of Hawaii, Kauai, and Maui, and a strategic plan to address those needs. The State has designated the counties of Hawaii, Kauai and Maui as HOME State Recipients to administer the State’s HOME funds to address their respective housing needs. In accordance with HHFDC’s allocation policy, the County of Kauai is designated to receive the state’s entire HOME allocation in PY 2016-17, less five percent for HHFDC’s administration of the program.

HOME funds can be used to expand and/or preserve the supply of safe, decent and affordable rental housing. This includes new construction or acquisition and/or rehabilitation of rental housing units affordable to very low and low-income families. HOME funds also can be used for tenant-based rental assistance and new construction, acquisition and/or rehabilitation of housing for homeownership.

The State’s HOME Program encourages any program or activity funded in whole or in part with HOME funds to avoid the displacement of individuals and families unless it is the only practical alternative. Should HOME funds be utilized for such an activity, the HHFDC as well as the State Recipients, will comply with Section 104(d) of the Housing and Community Development Act of 1974, as amended, and the Uniform Relocation Act, which is detailed in the State’s HOME Partnerships Program Residential Antidisplacement and Relocation Assistance Plan.

Contacts: HOME funds are administered by the Counties’ housing agencies:
Hawaii – Noel Fujimoto Telephone: (808) 961-8379
Kauai – Gary Mackler Telephone: (808) 241-4429
Maui – Linda Munsell Telephone: (808) 270-7356

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
Benefits, Employment and Support Services Division
Homeless Programs Office

**EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM
(Program Year 2016-17)**

The Emergency Shelter Grant Program, authorized by 24 CFR Part 576, was revised to focus less on emergency shelters and more on homelessness prevention and rapid re-housing. To better reflect its objectives, the name of the program was also changed to the Emergency **Solutions** Grant (ESG). Funds are provided to states, local governments, and to private nonprofit organizations to assist individuals and families living in places not meant for human habitation or in publicly or privately operated shelters designated to provide temporary living arrangements. Eligible homeless participants are provided supportive services and financial assistance to attain and sustain permanent housing. Additionally, ESG funds enable service providers to assist at-risk individuals and families on the brink of homelessness to remain in stable, permanent housing. ESG funds may also be used to either improve the quality of existing emergency shelters for the homeless or help to make additional homeless shelters available through the rehabilitation or conversion of existing buildings. ESG can be used to pay certain operating and social service expenses in connection with emergency shelters for the homeless, and for homeless prevention activities. This allows persons who are homeless to have access to safe and sanitary shelter as well as supportive services and other kinds of assistance needed to improve their situation. The State utilizes the ESG funds for operational costs such as utility payments, insurance and security for emergency shelters.

The State anticipates receiving approximately \$400,000 of ESG funds for PY2016-2017.

Contact: Judy Ishida Telephone: 586-7064 (Oahu)

or toll-free from the Neighbor Islands:

Hawaii	Telephone: 974-4000, ext. 67064
Kauai	Telephone: 274-3141, ext. 67064
Maui	Telephone: 984-2000, ext. 67064
Molokai / Lanai	Telephone: 1-800-468-4644, ext. 67064

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
Benefits, Employment and Support Services Division
Homeless Programs Office

**HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS
(Program Year 2016-17)**

The Housing Opportunities for Persons with AIDS (HOPWA) Program, authorized by 24 CFR Part 574, provides resources and incentives to states, local governments, and private nonprofit organizations to devise long-term comprehensive strategies for meeting the housing needs of persons with acquired immunodeficiency syndrome (AIDS) or related diseases and their families. HOPWA funds may be used to support all forms of housing designed to prevent homelessness including emergency housing, shared housing arrangements, apartments, single-room occupancy (SRO) dwellings and community residences. Also allowed are housing information services; resource identification; acquisition, rehabilitation, conversion, lease, and repair of facilities to provide housing and services; new construction for SRO dwellings and community facilities; project or tenant-based rental assistance; short-term rent, mortgage, and utility payments to prevent homelessness of the tenant or mortgagor of a dwelling.

The State anticipates receiving approximately \$200,000 of HOPWA funds for PY2016-2017.

Contact: Judy Ishida Telephone: 586-7064 (Oahu)

or toll-free from the neighbor islands:

Hawaii	Telephone: 974-4000, ext. 67064
Kauai	Telephone: 274-3141, ext. 67064
Maui	Telephone: 984-2000, ext. 67064
Molokai / Lanai	Telephone: 1-800-468-4644, ext. 67064

STATE OF HAWAII
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

HOUSING TRUST FUND PROGRAM
(Program Year 2016-17)

The Housing Trust Fund Program (HTF) is a new federally-funded program which was created by Title I the Housing and Economic Recovery Act of 2008. This program is intended to be a locally designed and administered program for the production or preservation, primarily of rental housing, affordable and available to extremely low-income households. HUD anticipates the launch of this program in PY2016, and HHFDC has been designated to administer the HTF program for the State of Hawaii.

HUD has issued the HTF Interim Rule to establish regulations that will govern the program. It is anticipated that the HTF funds will target the development of units to assist households earning 30% or below of the area median income. HUD will determine annually by formula the amount of HTF that states are eligible to receive. By statute, HUD will provide states a minimum annual allocation of \$3,000,000 or if funding is insufficient, HUD will publish an alternative methodology for public comment. HHFDC will establish an allocation plan and, upon HUD's approval, distribute its HTF funds in accordance with the State's Consolidated Plan.

HTF funds can be used to expand and/or preserve the supply of safe, decent and affordable rental housing. This includes new construction or acquisition and/or rehabilitation of rental housing units affordable to extremely low-income families ($\leq 30\%$ Area Median Income), and some operating costs for rental projects. Up to 10% of HTF funds may also be used for homeownership housing, restricted to 1st-time homebuyers with incomes at or below 50% AMI.

Once HUD announces HTF funding availability and its formula allocation, HHFDC will establish a statewide allocation plan. HHFDC is considering methods that will use HTF funds prudently and efficiently to maximize the production of affordable housing units as quickly as possible.

Contacts: HTF Program is administered by HHFDC:
Glori Inafuku Telephone: (808) 587-0538