



STATE OF HAWAII
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 Queen Street, Suite 300
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CONSOLIDATED PLAN INFORMATIONAL PACKET
For
PY2023 Annual Action Plan
(July 1, 2023 – June 30, 2024)

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STATE OF HAWAII CONSOLIDATED PLAN CYCLE
PY2023 Action Plan
(July 1, 2023 to June 30, 2024)

DEVELOP PY2023 Action Plan

August – December 2022	Hold Series of Consultation Meetings for the PY2023 Action Plan.
August 16, 2022 (Tuesday, 10:00 am)	COUNTY OF HAWAII: Virtual Public Hearing via ZOOM. Host: Office of Housing and Community Development (OHCD). For access to ZOOM, see instructions and link on the OHCD website: https://www.hawaiicounty.gov/office-of-housing .
August 25, 2022 (Wednesday, 1:00 pm)	COUNTY OF HAWAII: In-Person Public Hearing. OHCD. 1990 Kinoole Street, Existing Housing Conference Room, Suite 104, Hilo, Hawaii Island.
September 20, 2022 (Tuesday, 1:00 pm)	CITY & COUNTY OF HONOLULU: Virtual Public Hearing via TEAMS. Host: Hawaii Housing Finance and Development Corporation (HHFDC). Connectivity Information: Join on your computer or mobile app: See Notice of Public Hearing on HHFDC’s website at www.dbedt.hawaii.gov/hhfdc Or call in (audio only): +1 808-829-4853 , Phone Conference ID: 88161044# .
September 22, 2022 (Thursday, 1:00 pm)	CITY & COUNTY OF HONOLULU: In-Person Public Hearing. Host: HHFDC. Location: HHFDC Board Room, 677 Queen Street, Suite 300, Honolulu, Oahu.
October 12, 2022 (Wednesday, 2:00 pm)	COUNTY OF KAUAI: Virtual Public Hearing via TEAMS. Host: HHFDC Connectivity Info: See Notice of Public Hearing on HHFDC’s website at www.dbedt.hawaii.gov/hhfdc Or call in (audio only): +1 808-829-4853 , Phone Conference ID: 837 077 217# .
October 17, 2022 (Monday, 10:00 am)	COUNTY OF KAUAI: In-Person Public Hearing. Host: Kauai County Housing Agency. Location: Moikeha Building, 4444 Rice Street, Suite 120, Lihue, Kauai.
October 19, 2022 (Wednesday, 9:00 am)	COUNTY OF MAUI: Virtual Public Hearing. Host: County of Maui, Office of the Mayor’s CDBG Division. Connectivity Information forthcoming.
October 21, 2022 (Friday, 9:00 am)	COUNTY OF MAUI: In-Person Public Hearing. Host: County of Maui, Office of the Mayor’s CDBG Division. Location: Kalana O Maui Building, 200 South High Street, 9 th Floor, Mayor’s Conference Room, Wailuku, Maui.
January 2023 – February 2023	Develop PY2023 Action Plan.
February 10, 2023	HHFDC-FIN & DHS-BESSD: Deadline to submit Action Plan information to HHFDC-PECB.
March 3, 2023	Send Draft Action Plan to counties and libraries for public review and comment.
March 9, 2023	Publish Notice of Public Comment on Draft PY2023 Action Plan.
March 10, 2023	Start 30-day period to accept public comment on the Draft PY2023 Action Plan.
April 8, 2023	End of public comment period.
April 14, 2023	Deadline to respond to public comments.
May 11, 2023	HHFDC Board consideration of PY2023 Action Plan.
May 12, 2023	Submit PY2023 Action Plan to HUD.
July 1, 2023 – June 30, 2024	Implement Annual Action Plan – Program Year 2023-2024.

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 National Housing Trust Fund (HTF) program, the Emergency Solutions Grant Program (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) program. HHFDC's allocation of HOME, ESG, and HOPWA funds are utilized in the counties of Hawaii, Kauai, and Maui; the City and County of Honolulu receives a separate allocation of these funds from HUD. HHFDC's allocation of HTF funds are utilized statewide, including the City and County of Honolulu.

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 extremely low-, 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 2020, the Hawaii Housing Finance and Development Corporation (HHFDC) adopted the Consolidated Plan for the period between July 1, 2020 and June 30, 2025. The Consolidated Plan established these priorities:

- Construction of affordable rental units for both the general and 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;
- 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 (AAP) for the one-year period between July 1, 2023 and June 30, 2024. HHFDC administers the HOME and HTF programs, and the State's Department of Human Services - Benefits, Employment and Support Services Division administers the ESG and HOPWA programs.

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

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STATE OF HAWAII
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
HOME INVESTMENT PARTNERSHIPS PROGRAM
(Program Year 2023-2024)

The HOME Investment Partnerships Program (HOME) is a federally funded program 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% of the area median income and below.

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 PY2023, 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 and address their respective housing needs. In accordance with HHFDC’s allocation policy, the County of Maui is designated to receive the State’s entire HOME allocation in PY2023, less five percent for HHFDC’s administration of the program.

HOME funds may 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 affordable 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, HHFDC and 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.

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STATE OF HAWAII
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HOUSING TRUST FUND PROGRAM
(Program Year 2023-2024)

The National Housing Trust Fund Program (HTF) is a federally funded program, which was created by Section 1131 of Title I of the Housing and Economic Recovery Act of 2008. This program is intended to be locally designed and administered to increase and preserve the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing for extremely low- and very low-income households, including homeless families. HUD launched this program in PY2016, and HHFDC was 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. 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. HTF funds may be used for the new construction or acquisition and/or rehabilitation of rental housing units affordable to extremely low-income families ($\leq 30\%$ Area Median Income [AMI]), and some operating costs for rental projects. Up to 10% of HTF funds may also be used for homeownership housing, restricted to first-time homebuyers with incomes at or below 30% AMI.

HHFDC's HTF allocation plan sets forth the distribution of HHFDC's HTF funds in accordance with the State's Consolidated Plan. Due to the limited amount of HTF funds available, HHFDC's allocation plan allows for the utilization of its HTF funds solely for rental housing activities serving households earning incomes at or below 30% of the AMI in all four counties. Under the plan, HHFDC retains 5% of the annual allocation for administration. In past allocations, HHFDC annually distributed 50% of the HTF funds to the City and County of Honolulu (City) and rotated the remaining 50% to one of the neighbor island counties, in accordance with the rotation of HOME funds.

For PY2023, HHFDC will allocate 100% of HTF funds less 5% admin for HHFDC to the County of Maui (subject to the approval of HHFDC's Board of Directors). HHFDC will present the PY2023 HTF Allocation Plan to HHFDC's Board of Directors in October 2022.

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

**EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM
(Program Year 2023-2024)**

The Emergency Shelter Grant Program, authorized by Title 24 Code of Federal Regulations Part 576, was revised to focus less on emergency shelters and more on homelessness prevention and rapid re-housing. To better reflect its objectives, in 2012, the name of the program was also changed to the Emergency **Solutions** Grant (ESG). Funds are provided to states, local governments, and 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 improve the quality of existing emergency shelters for the homeless or to make additional homeless shelters available through the rehabilitation or conversion of existing buildings. ESG funds may also be used to pay certain operating and social service expenses in connection with emergency shelters for the homeless, and for homeless prevention activities. These funds provide homeless individuals and households access to safe and sanitary shelter, as well as supportive services and other types 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 \$450,000 of ESG funds for PY2023-2024.

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**HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS
(Program Year 2023-2024)**

The Housing Opportunities for Persons with AIDS (HOPWA) Program, authorized by Title 24 Code of Federal Regulations 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. Eligible uses of HOPWA funds also include 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 \$250,000 of HOPWA funds for PY2023-2024.

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